



PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Telephone: 0300 303 8873
Email: rachel.carney@rochdale.gov.uk
Our ref: 25/01120/DOC
Enquiries to: Rachel Carney
Direct Line: (01706) 924342
Date: 10 December 2025

Miss Sophie McGeough
Plan Red Ltd
Colony
19 Spring Gardens
Manchester
M2 1FB
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/01120/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 5 (piling) on planning permission 25/00541/FUL
Location:	Hopwood Hall College Rochdale Campus, St Marys Gate, Rochdale, OL12 6RY,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 5 No piling or any other foundation designs using penetrative methods shall take place until such time as details have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling does not harm groundwater resources in line with the provisions of the National Planning Policy Framework.

A Technical Note dated October 2025 and a Response Letter dated 13th November 2025, prepared by Tier Consult Group have been submitted.

The choice of piling solution (Continuous Flight Auger) is considered acceptable. The Environment Agency also recommended that during the installation period of the piling and shallow mine grouting programme that sufficient and frequent monitoring receptors should be enacted to ensure that these sensitive receptors are protected and to avoid additional action because of pollution incidents being reported to the Environment Agency.

Subject to the piling being undertaken in accordance with the submitted details the requirements of condition 5 are satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services