



GMAAS
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service
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Mr R. Killeen
Principal Planning Officer
Rochdale Borough Council
Number One Riverside
Smith Street
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Date: 8th April 2026

Dear Ryan

Application 25/00405/FUL - Demolition of existing dwelling and construction of a residential development for 45 no. dwellings with access and associated works - Land South of Greenvale, Bamford, Rochdale

Thank you for consulting GMAAS regarding the above planning application.

The application area does not contain any designated heritage assets and does not lie within a conservation area, although it is potentially of some archaeological interest. This is highlighted in an archaeological desk-based assessment prepared by HCUK in November 2026 and submitted in support of the application.

The desk-based assessment benefitted from consultation with the Greater Manchester Historic Environment Record and draws together the available historic documentary and cartographic information in charting the known development and land-use of the application site. It also draws on the research carried out in 2020 for a historic environment assessment that studied the wider *Places for Everyone* allocation (JPA 17). The desk-based assessment provides a consideration of the likely impact of the development proposals upon the significance of the application site's archaeological resource and fulfils the requirements of Policy 207 in the National Planning Policy Framework.

The archaeological assessment concludes that the application site has 'medium potential for archaeological remains' deriving from human activity during the medieval and post-medieval periods, and acknowledges that the possibility for encountering archaeological remains dating to earlier periods cannot be discounted. The report also acknowledges that the delivery of the proposed scheme has potential to 'expose, damage and destroy hitherto unknown archaeological remains'. GMAAS agrees with these conclusions.

Additionally, the application site forms part of a wider *Places for Everyone* land allocation (JPA 17), which has the following adopted policy relating to archaeology: 'Define the archaeological potential of the development site through the completion of archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Bamford/Norden Historic Environment Assessment 2020. The masterplan must detail where significant archaeology must be preserved in situ and demonstrate how the development has responded sympathetically to this'.



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GMAAS recommends that the application site is subject to further archaeological investigation in advance of development, in line with Policy JP Allocation 17. In the first instance, this should aim to determine the presence or absence of archaeological remains and, if present, establish their condition, extent, date and significance. The work should comprise a geophysical survey, the results of which will inform the scope of intrusive investigation via evaluation trenching. The resultant information will enable the requirement and scope of an appropriate archaeological mitigation strategy to be formulated.

As below-ground remains that do survive intact are not going to be of national, but of regional or local significance, GMAAS would be content to see the archaeological investigation conditioned on the planning consent. The condition should be worded as follows:

'No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design which has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology to include:

- a) a geophysical survey;***
- b) an archaeological evaluation;***
- c) pending results of the above, targeted open-area excavation and recording.***

2. A programme for post-investigation assessment to include:

- a) analysis of the site investigation records and finds;***
- b) production of a final report on the significance of the heritage interest recorded.***

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the site investigations commensurate with their significance.

5. Provision for archive deposition of the report, finds and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: In accordance with NPPF Policy 218: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.'

GMAAS will monitor the implementation and progress of the archaeological works on behalf of Rochdale Borough Council.

Yours sincerely



Ian Miller BA FSA

Heritage Management Director

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