



Mr Andrew Thornton
Seddon Construction Ltd
Plodder Lane
Edge Fold
Bolton
BL4 0NN

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00479/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 4 (written scheme of investigation) on planning permission 20/01429/FUL
Location:	Land At Nixon Street , Nixon Street, Rochdale, OL11 3JG

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

Conditions and Reasons:

- 4 *No development shall take place until the implementation of a programme of archaeological works has been secured. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to an approved in writing by the Local Planning Authority. The WSI shall cover the following:*
1. *A programme of archaeological survey to include:*
 - a. *A more detailed archaeological desk based assessment/historic research*
 - b. *Evaluation through trial trenching*
 - c. *Informed by the above, more detailed, targeted archaeological excavations and recording*
 2. *A programme for post investigation assessment to include:*
 - a. *Detailed analysis of finds*
 - b. *Production of a final report on the significance of the archaeological interest*
 3. *Deposition of the final report with the Greater Manchester Historic Environment Record and Rochdale Local Studies Library*
 4. *Dissemination of the results commensurate with their significance*
 5. *Provision for archive deposition of the report and records of the site investigation*
 6. *Nomination for a competent person or persons/organisation to undertake the works set out within the approved WSI*

Reason: To record and advance understanding of the significance of any heritage asset to lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible in accordance with Policies P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what archaeological features are present prior to commencement of any building or engineering works on site.

The submitted 'Archaeological Strip, Map and Record and Watching Brief Report' by Oxford Archaeology dated March 2023 is accepted. On the advice of Greater Manchester Archaeological Advisory Service, the requirements of condition 14 have been satisfied and the condition is therefore discharged.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services