



Mr Alistair Trueman
Bellway Homes Ltd (Manchester)
304 Bridgewater Place
Birchwood
WA3 6XG
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	22/01461/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 17 (noise mitigation scheme) on planning permission 16/01399/HYBR
Location:	Bellway Development "Hopwood meadows" on Land Bound By Manchester Road, Hareshill Road and Pilsworth Road, West Of Junction 19 Of The M62, Rochdale

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

Conditions and Reasons:

- 17 No development shall take place on any phase of development until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that particular phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the Local Planning Authority. The WSI shall cover the following:
- a) A phased programme and methodology of investigation and recording to include:
 - a historic building survey
 - archaeological evaluation
 - informed by the above, more detailed targeted excavation (subject of a new WSI)
 - b) A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological and historical interest represented.
 - c) Dissemination of the results commensurate with their significance.
 - d) Provision for archive deposition of the report and records of the site investigation.
 - e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible in accordance with the requirements of Core Strategy Policy P2 and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the opportunity for archaeological investigation is undertaken as part of pre-commencement works on site in the public interests of recording and advancing understanding of the archaeological heritage of the site.

OFFICER RESPONSE: The submitted WSI and investigation reports from TEP and Oxford Archaeology, dated September 2022 and November 2022 respectively are hereby approved. To comply with the condition, works shall be carried out in accordance with the approved documents.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services