ROCHDALE BOROUGH COUNCIL

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Date: 31 March 2021

Mrs Alex Radley
Axis
Axis, Unit 11 Well House Barns
Chester Road
Bretton
Chester
CH4 0DH
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**21/00321/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4 (Written Scheme of Investigation) and 18 (Building Recording Survey) of planning application 20/00082/FUL**
Location:	**Various Locations Within Littleborough, Between Grid Coordinates SD93341609 And SD93651620 At Riverstone Bridge; At SD9341614 (Charles Street);, SD93591621 (Peel Street); SD94011653 (Foam Converters); SD94051682 (Lower Town House Brook); ..**

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 at the development areas of 'Gale' and 'Carriage Drive' as identified on drawing No's 'IMNW000100-JAC-ZZ-4B0-DR-PL-0002' and 'IMNW000100-JAC-ZZ-4B0-DR-PL-0001' 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 and approved in writing by Rochdale Local Planning Authority. The WSI shall cover the following:

a A phased programme and methodology of archaeological fieldwork investigation and recording to include:
i) geophysical survey
ii) evaluation trenching (where supported by evaluation results)
iii) targeted area excavation (where supported by evaluation results)
iv) watching brief
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 Deposition of the final report with the Greater Manchester Historic Environment Record.
d A scheme to disseminate the results of the archaeological investigations for the benefit of the local and wider community
e Provision for archive deposition of the report and records of the site investigation.

f Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

The programme of fieldwork shall be undertaken by a suitably qualified archaeological contractor, funded by the applicant. GMAAS would monitor the implementation of the programme.

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 application is supported by a Written Scheme of Investigation (WSI) for an Archaeological Watching Brief prepared by Jacobs in February 2021. GMAAS have been consulted and accept the WSI which allows for stage 1 of the condition to be implemented. This application therefore represents a partial discharge of condition 4. The condition cannot be fully discharged until all the stages set in the condition have been completed.

18 No works shall take place at the development area of Gale until a 'Building Recording Survey' for the 'Mill Race' (Greenvale Brook), identified as 'Asset 56' in the submitted document 'ES Chapter 11 - Historic Environment Gazetteer' referenced 'IMNW000100-JAC-ZZ-4B0-RP-EN-0030| C04 A4' dated January 2020 completed in line with Historic England's "Understanding Historic Buildings - A Guide to Good Recording Practice" (2016) at a minimum Level 2 (Descriptive Record) is produced and has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to secure an understanding of a building and its significance to inform the preparation of a scheme of conservation, repair or alteration in accordance with Policy P2 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Officer response:

The application is also supported by a WSI for a Historic Building Recording Survey, prepared by Jacobs in February 2021. GMAAS and the Councils Conservation Officer accept the WSI which should allow for the work to be undertaken. The condition is part satisfied and will be fully discharged once the building recording survey has been undertaken and the report submitted and approved by the Local Planning Authority.

Yours faithfully,



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Signed on behalf of the Council