



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: 25/00841/DOC
Enquiries to: Rachel Carney
Direct Line: (01706) 924342
Date: 22 September 2025

Ms Ruth Sienkiewicz
Seven Architecture
Clarendon House
Victoria Avenue
Harrogate
HG1 1JD

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00841/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 13 (HCO-SEV-XX-XX-RP-A-09104 - Historic Building Record) of planning permission 24/00547/FUL
Location:	Hopwood Hall College, Middleton Campus, Rochdale Road, Middleton, M24 6XH

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

Conditions and Reasons:

- 13 No development to which this permission relates shall commence until a programme of historic building recording (level 3) and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: To ensure adequate recording of the historic environment in accordance with policy JP-P2 of Places for Everyone Joint Development Plan, policy P2 of the adopted Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure no disturbance of the historic record before appropriate recording.

The following document has been submitted:

- Historic Building Record, Reference HCO-SEV-XX-XX-RP-A-09104, dated July 2025.

Greater Manchester Archaeological Advisory Service have reviewed the Historic Building Record and have confirmed that it provides a comprehensive written, photographic and drawn record of the building. A copy of the report has been accessioned to the Historic Environment Record as a final account.

The requirements of condition 13 have been satisfied.

Yours faithfully,

Melanie Hale
Head of Planning Services