



PLANNING AND DEVELOPMENT

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Date: 3 March 2025

Miss Shannon Cooke
Kellen Homes
105 Dalton Ave
Warrington
WA3 6YF
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00145/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of condition 11 (archaeology) of planning permission 23/00070/VRCON
Location:	Land At Don Street, Middleton, M24 2GG, ,

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

Conditions and Reasons:

- 11 The development shall be completed in full accordance with the information submitted with regards to archaeological works as contained within the approved Written Scheme for a Programme of Archaeological Investigation as set out in Condition 2. The development shall not be occupied until the site investigation has been completed in accordance with the programme set out in the approved WSI and provision made for the completion of all elements of that programme, covering the following:
1. 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.
 2. Deposition of the final report with the Greater Manchester Historic Environment Record.
 3. Dissemination of the results of the site investigations commensurate with their significance.
 4. Provision for archive deposition of the report, finds and records of the site investigation.

Reason: In accordance with NPPF policy 16, paragraph 205: 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.

OFFICER RESPONSE: The Archaeological Strip, Map and Record by aeon archaeology, Project Code: A0391.2, Report no: 0379, Date: January 2023 v1.0, received by the Local Planning Authority on 14th February 2025 and the Archaeological Investigation by aeon archaeology, Project Code: A0391.1,

Report no: 0378, Date: January 2023 v1.0, received by email from GMAAS on 14th February 2025 have been reviewed and are considered acceptable. GMAAS are therefore satisfied that the requirements of the condition have been fulfilled and the condition can be discharged in full.

Yours faithfully,

Melanie Hale
Head of Planning Services