



PLANNING AND DEVELOPMENT

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Mr Jake Crompton
Stonebond Properties (Manchester) Ltd
Suite 5, Egerton House
Towers Business Park
Didsbury
Manchester
M20 2DX
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00262/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 8 (Archaeology) on planning permission 20/01170/OUT
Location:	Site Formerly Of Tack Lea Works And Shepperd Mill, Greenbooth Road, Norden, 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:

- 8 No development (other than the clearance of trees or shrubs) shall take place until the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) has been secured and which has been prepared by the appointed archaeological contractor and submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:
- (a) A phased programme and methodology of site investigation and recording to include:
 - o targeted field evaluation trenching
 - o (depending upon the evaluation results) a strip map and record exercise
 - o targeted open area excavation
 - (b) A programme for post investigation assessment to include:
 - o analysis of the site investigation records and finds
 - o production of a final report on the significance of the archaeological and historical interest represented.
 - (c) Provision for publication and dissemination of the analysis and report on the site investigation.
 - (d) Provision for archive deposition of the report, finds 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 protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: There is a risk of disturbance to below ground features of archaeological importance on commencement.

Decision: The submitted Enhanced Project Design (PD) for archaeological evaluation, prepared by Lanpro in March 2024 is accepted. A further submission will be required in order to comply with points b), c) and d) of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services