



PLANNING AND DEVELOPMENT

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Date: 15 October 2024

Mr John Chadwick
Knacks Farm
Knacks Lane
Rochdale
OL12 6BJ

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00712/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of conditions 4 (Archaeological Works) and 5 (Colour of lighting columns) of planning permission 23/00363/FUL
Location:	Knacks Farm, Knacks Lane, Rochdale, OL12 6BJ,

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 commence until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:
 1. A phased programme and methodology to include:
 - a) an archaeological watching brief during any ground-breaking works.
 2. 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.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI

Reason: In accordance with NPPF policy 16, paragraph 211: 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.

Reason for pre-commencement condition: These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential.

Officer Response: The Project Design by Brogan Archaeology, Date: June 2024, NGR 387346 416166 Version 1, received by the Local Planning Authority on 18th July 2024, has been reviewed and is considered acceptable. To fully comply with the condition, all of the required elements of fieldwork have to have been completed, together with post excavation analysis and reporting, the deposition of a project archive and an appropriate level of dissemination.

- 5 The use hereby permitted shall not commence until details of the colour of the proposed lighting columns has been submitted to, and approved in writing by, the local planning authority.

Reason: In order to ensure the proposed development would not have an adverse impact on the openness of the Green Belt by significantly increasing the prominence of the proposed development in accordance with Policy G4 of the Core Strategy, Policy G/D/2 of the UDP and the NPPF.

Officer Response: The application form states the lighting columns will be galvanised steel. There has been no comments from the Council's Lighting Officer or Conservation Officer and as such, this material is considered acceptable. The materials shall be implemented in complete accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services