



PLANNING AND DEVELOPMENT

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Mr Jake Robinson
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303 Bridgewater Place
Birchwood Park
Warrington
WA3 6XF
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/01249/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Discharge of condition 7 (Archaeology) and condition 10 (Piling Method Statement) of planning permission 22/00998/FUL
Location:	Silver Hill Farm And Plot W Of Kingsway Business Park , Broad Lane And Lower Lane, Rochdale, OL16 4PT

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

Conditions and Reasons:

- 7 No demolition, soft-strip or development works within any parcel or phase of the development shall take place (except those works allowed by Listed Building Consent Ref. 22/00999/LBC) until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works for that parcel or phase. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following as is relevant to that parcel or phase:
 - 1) Informed by the updated North West Regional Research Framework, a phased programme and methodology of investigation and recording to include:
 - a. historic building recording of the Silver Hill Farm complex
 - b. a site walkover to identify and record any surviving features or remains of the farm enclosure
 - c. a watching brief to be maintained during primary infrastructure works across Plot W, with results used to inform the necessity of watching briefs in other areas
 - d. informed by the above, more detailed excavation (subject of new WSI)
 - 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 archaeological and historical interest represented.
 - 3) Deposition of the final report with the Greater Manchester Historic Environment Record.
 - 4) Dissemination of the results commensurate with their significance.

- 5) Provision for archive deposition of the report 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 Section 16, Paragraph 205 - Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

OFFICER RESPONSE: The Written Scheme of Investigation for an Archaeological Evaluation by Trial Trenching, by Allen Archaeology, Date: 19th June 2024, received by the Local Planning Authority on 20th December 2024 and the Archaeological Evaluation Report by Allen Archaeology, Date: March 2025, received by the Local Planning Authority on 11th March 2025, have been reviewed by Greater Manchester Archaeological Advisory Service (GMAAS). GMAAS has advised that there are numerous elements of the condition outstanding that have not yet been met. These include:

- o Stage 1a (historic building recording of the Silver Hill Farm Complex) has not been undertaken, and will need to be done so in accordance with a dedicated and approved WSI. This stage in turn has the potential to inform on areas of the farm complex that may warrant further investigation (including below-ground potential), so Stage 1d cannot be discharged.**

- o Stages 2-5 are all post-fieldwork and yet to be completed (analysis, reporting, deposition, dissemination and archiving) - so these cannot yet be discharged.**

- o Stage 6 - Allen Archaeology were nominated as the organisation to undertake Stages 1a and 1c, so it would make most sense for them to carry on providing archaeological services to see out the condition, but this is at the applicant's discretion, so it would be best to leave Stage 6 undischarged until later in the process.**

In line with the consultation response from GMAAS, Condition 7 can only be partially discharged, amounting to the pre-commencement preamble (based on an acceptable WSI for evaluation trenching), and Stages 1b and 1c. The condition cannot be fully discharged until all the stages set in the condition have been completed.

- 10 No piling or any other foundation designs using penetrative methods shall take place within any parcel or phase of the development, unless a Piling Method Statement to confirm installation methods and monitoring regime for that parcel or phase has been submitted to and approved in writing by the Local Planning Authority. Each parcel or phase of the development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling activity does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework.

OFFICER RESPONSE: The Technical Report by Trittech Ground Engineering, Project No: CF0044, Date: 27/02/2025, Revision: 01 FINAL, received by the Local Planning Authority on 20th December 2024, has been reviewed and is considered acceptable. The approved Technical Report 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