

Officer Report

Case Reference: 25/01146/DOC
Location: Land South Of Cowm Top Lane Castleton, Rochdale
Proposal: Submission of details to comply with conditions 6 (archaeological investigation) and 12 (landscaping and public open space details) on planning permission 22/01190/FUL
Recommendation: Approve
Officer: Ryan Killeen

Recommendation: Approve

Condition(s) (2)

- 6 No development shall take place until the applicant or their successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Rochdale Borough Council. The WSI shall cover the following:
- a. Informed by the updated North West Regional Research Framework (NWRRF), a phased programme and methodology of archaeological fieldwork investigation and recording to include:
 - i. Geophysical survey of proposed development areas
 - ii. informed by the above, targeted archaeological evaluation trenching
 - iii. informed by the above, more detailed targeted excavation (subject of a new WSI)
 - b. A programme for post fieldwork assessment to include:
 - i. Analysis of the site investigation records and finds
 - ii. Production of a final report on the significance of the archaeological and historical interest represented.

c. Deposition of the final report with the Greater Manchester Historic Environment Record.

d. Commensurate with the significance of any remains identified, a scheme to disseminate the results of the archaeological investigations for the benefit of the local and wider community.

e. Provision for archive deposition of the report and records of the site investigation.

f. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

The programme of fieldwork should be undertaken by a suitably qualified and experienced archaeological contractor, funded by the applicant, and in accordance with guidance provided by GMAAS who would also monitor the implementation of the programme of works on behalf of Rochdale Borough Council.

Reason: In accordance with Places for Everyone Plan Policies JPA-23, JP-P2, Core Strategy Policy P2 and Paragraph 218 of the NPPF - 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.

Reason for Pre-commencement Condition: Construction/clearance works on site have the potential to impact archaeology from the initial stages, which therefore needs to be investigated, evaluated and if necessary mitigated prior to works starting on site.

Decision: The submitted report "Archaeological Investigation (Trial Trenching)" report no. 4380 dated October 2025 by WYAS Archaeological Services is accepted insofar as it relates to the requirements of criterion a)i).

A further submission will be required to provide details of the remaining criteria in order to comply with the requirements of the condition.

12 No above ground works shall take place until a detailed scheme of soft and hard landscaping for landscaped areas and Public Open Space (including but not limited to the western and central linear parks, seating areas and natural play areas within dry swales, southern NEAP and landscape buffers surrounding the site) shall be submitted to and approved in writing by the local planning authority. These details shall include:

- a statement setting out the design objectives and how these will be delivered;
- indications of all existing trees and hedgerows on land including species, spread and maturity;
- details of any retained trees, together with measures for their protection in the course of development;

- planting plans;
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities;
- earthworks showing existing and proposed finished levels or contours;
- details of any banks, terraces, other earthworks and retaining structures;
- additional pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (such as entrance features, furniture, play equipment, landscape decorations, refuse or other storage units, and signage), aligning where relevant with the approved NEAP and Trim Trail equipment listed under Condition 2;
- retained historic or other landscape features and proposals for protection/retention (including the historic OS Datum stone located on the northern boundary); and
- an implementation and phasing programme for landscaping and open space delivery.

The landscaping works shall be carried out in accordance with the approved details and the agreed implementation and phasing programme.

The completed scheme shall be managed and maintained in accordance with the scheme of management and maintenance (to be approved under Condition 15).

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development, and in the interests of the amenity (general and visual) and character of the area, in accordance with Places for Everyone Plan Policies JP-P1, Core Strategy Policies P1, P2, P3, and DM1, and the NPPF.

Decision: The details of open space and play areas as set out within the document "Play Areas," prepared by PGLA Landscape Architects dated October 2025 is accepted.

The development shall be carried out in accordance with the approved details and in accordance with any agreed phasing in order to comply with the requirements of the condition.