

30th June 2026

Rachel Carney
Development Management
Rochdale Council

Via Planning Portal

Dear Rachel

Planning Portal reference: PP-15050193

**Application to discharge Condition 19 (Programme of Archaeological Works) attached to full planning permission reference 25/00541/FUL
Hopwood Hall College (Rochdale Campus), St Mary's Gate, Rochdale OL12 6RY**

On behalf of Willmott Dixon Construction, we are submitting the following information in order to discharge condition 19 (Programme of Archaeological Works) attached to planning permission 25/00541/FUL:

- Archaeological Evaluation and Watching Brief (Ref: 61082-CIV-XX-XX-R-O-3000 Nov 2025)

For reference, the full wording of planning condition 19 is set out below:

'A programme of archaeological work shall be undertaken in line with the Hopwood Hall College Project Design for an Evaluation and Watching Brief (dated April 2025) and within 6 months of the date of this permission and report of the findings shall be submitted to and approved in writing by the Local Planning Authority. The works will be undertaken in accordance with the agreed Project Design, which covers the following:

1. *A phased programme and methodology to include:*
 - a) *an archaeological evaluation;*
 - b) *an archaeological watching brief;*
 - c) *pending the results of the above, a targeted open-area excavation carried out in accordance with an updated Project Design.*
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.*
 - c) *Deposition of the final report with the Greater Manchester Historic Environment Record.*
3. *Dissemination of the results of the site investigation commensurate with their significance.*
4. *Provision for archive deposition of the report, finds and records of the site investigation.*
5. *Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design'*

The submitted archaeological evaluation required by condition 19 overviews the archaeological works carried out in the northwest part of the current car park. This was followed by a watching brief to be maintained in order to record remains of the water wheel pit uncovered during remedial works. The watching brief was recommended due to the depth of the excavations and inaccessibility of the structural remains for excavation. The archaeological evaluation was commenced in July 2025. Three trenches were excavated, the results are detailed in the submitted report. Following completion of the evaluation and watching brief it was concluded that no further site investigation was required within the site boundary.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact me or Richard Purser should you have any queries or require any additional information.

Yours sincerely,

A handwritten signature in black ink that reads "Sophie McGeough". The script is cursive and fluid.

Sophie McGeough, Assistant Planner

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