



Planning Dept
Rochdale Council
Smith St
Rochdale
OL16 1XU

Our Ref: UK0041294.2363
Planning Portal Ref: PP-15166477
18 August 2026

Dear Sir/Madam,

Application to Discharge Part of Condition 6 and remainder of Condition 19 of Approved permission at Land South Of Cowm Top Lane , Castleton , Rochdale (Ref. 22/01190/FUL)

We write on behalf of the applicant, Barratt David Wilson (BDW), in relation to planning permission ref: 22/01190/FUL to inform you that an application for approval details reserved by a condition has been submitted via the planning portal (planning portal ref: **PP-15166477**).

WSP have reviewed the below updated information to ensure that it fulfils the below conditions.

Condition 6 (Archaeology)

Condition 6 states the following:

"No development shall take place until the applicant or their agents or 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.”

Application 25/01146/DOC, decided on 22nd May 2026 confirmed the discharge of section a(i) of this condition.

In order to discharge the remainder of this condition, this application includes the following:

- XS07 Cowm Top Rochdale Assessment Report v1_2r

This submission consists of a completed report to show the completed archaeological fieldwork work that has been undertaken by the applicant to ensure full compliance with Condition 6 of this application. The report details the extent of Trial Trenching undertaken on site and a complete artefact record. The completion and methodology set out in the report has been previously reviewed and assessed and approved by GMAAS through direct liaison. In terms of the condition, the submitted document allows for the discharge of the below sections:

- **Section a(ii)** – The report sets out 54 archaeological evaluation trenches were excavated (plus two watching brief areas). The report provides methodology, trench plans, feature descriptions, sections and results.
- **Section a(iii)** - The evaluation identified only shallow post-medieval field boundaries and a small number of pits, with no archaeologically significant remains requiring further mitigation excavation. The WSI provides a mechanism for further excavation if needed, but the evaluation concluded such work was unnecessary.
- **Section b** – Detailed artefact assessment, environmental assessment and interpretation of archaeological features are included in Sections 6, 7 and 9.
- **Section b(ii)** – The report has been produced in liaison with GMAAS.
- **Section c** – Digital copy of the report to be issued to the Greater Manchester Historic Environment Record.
- **Section d** – The WSI contains provisions for publication and public dissemination where significant remains are discovered. The assessment report concludes that no further publication beyond the grey literature report is required and that results will be publicly available through OASIS/ADS and HER
- **Section e** – An archive inventory is provided and arrangements for deposition are described.
- **Section f** - The WSI identifies Archaeological Services WYAS as the archaeological contractor and confirms that TEP and ASWYAS are ClfA Registered Organisations with appropriately qualified personnel.

Having worked proactively with GMAAS to ensure that the condition is adhered to. This application now seeks its formal discharge.

Condition 19 (Access):

Condition 19 states the following:

“No works to construct the service road from Cowm Top Lane and emergency access road from Trows Lane (including vegetation clearance and groundworks) shall take place until construction and levels details, method statements (including programme of works) and adoption standards for the construction of those accesses have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the accesses have been constructed in accordance with the approved details.

To discharge this condition, we have submitted the following:

- H8544-BAH-XX-XX-DR-TR-300381-P01-Emergency Access Construction Drawing
- Condition 9 Access Approval (Liaison with Rochdale Highways)

Details of the Cowm Top Lane access were provided and discharged in application 25/00796/DOC dated, 16th September 2025. This application now seeks to discharge the remainder of the application relating to the Emergency Access.

Alongside the detailed plan, we have submitted written acceptance of the arrangements by John Gillighan at Rochdale Council. We now submit this information to ensure formal discharge of the remainder of the condition.

Conclusion

We trust that the information is sufficient to fully discharge condition 6 and 19.

Please do not hesitate to get in touch if you have any queries or require any further information.

Yours faithfully,



Callum Crow

Graduate Planner