

Officers Report

Case Reference: OTH/2026/0603
Location: Hopwood Hall College Rochdale Campus, St Marys Gate,
Rochdale, OL12 6RY
Proposal: Submission of details to comply with condition 19
(archaeological works) on planning permission 25/00541/FUL
Recommendation: Approve
Officer: Rachel Carney

Recommendation: Approve

Condition(s) (1)

- 19 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.
 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
 4. Dissemination of the results of the site investigation 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 Project Design.

Reason: To protect the significance of any archaeological remains on the site in accordance with Policy P2 of the adopted Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and Paragraph 218 of the National Planning Policy Framework.

Arcaeological Evaluation and Watching Brief, dated November 2025, report ref 6182-CIV-XX-XX-R-O-3000 has been submitted.

This report has been reviewed by the Greater Manchester Archaeological Advisory Service (GMAAS).

GMAAS have confirmed that the submitted report sets out the results of the archaeological evaluation trenching and a subsequent watching brief that was maintained during development groundworks. The evaluation trenching was carried out in accordance with an agreed Project Design and fulfilled the requirements of Part 1a of Condition 19. Structural remains that were uncovered in some of the trenches warranted further archaeological investigation and following consultation with GMAAS it was agreed that the most appropriate approach would be to maintain a watching brief, as per Part 1b of the condition, although an open-area excavation (Part 1c) was not merited.

It is also confirmed that the report presents the analysis of the data recovered from the evaluation trenching and subsequent watching brief and a copy has been accessioned to the Greater Manchester Historic Environment Record, fulfilling all elements of Part 2 of Condition 19. The deposition of the report with the Historic Environment Record, where it will ultimately become a public document, represents a level of dissemination commensurate with the significance of the results, in line with Part 3 of the condition. It is also understood that arrangements have been made for archive deposition, as required by Part 4 of the condition.

In light of the above it is considered that all parts of Condition 19 have been satisfied completely.