

Red Bank, Victoria North, Manchester
Archaeological Desk-Based Assessment
September 2021

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Report

Archaeological Desk-Based Assessment

Site

Red Bank, Victoria North, Manchester

Client

Arup

Date

September 2021

Planning Authority

Manchester City Council (MCC)

Grid Reference

SJ 84660 99652

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Approved By

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Report Status

Final

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Contents

Executive Summary

- 1.0 Introduction
- 2.0 Aims, Objectives & Methodology
- 3.0 Statutory and Planning Policy Framework
- 4.0 Archaeological & Historic Baseline
- 5.0 Proposed Development and Potential Impact on Heritage Assets
- 6.0 Summary and Conclusions

Sources Consulted

Appendix A - Gazetteers

List of Illustrations

- Figure 1: Site Location Map
- Figure 2: HER Data Plot
- Figure 3: HER Events Data
- Figure 4: 1844 Cheetham Tithe Map
- Figure 5: 1850 Ordnance Survey Map 1:1,056
- Figure 6: 1844 Bacon Map
- Figure 7: 1891 Ordnance Survey 1:500
- Figure 8: 1922-1923 Ordnance Survey 1:2,500
- Figure 9: 1951 Ordnance Survey 1:2,500
- Figure 10: 1952 Ordnance Survey 1:2,500
- Figure 11: 1966 Ordnance Survey 1:2,500
- Figure 12: 1978-1990 Ordnance Survey 1:2,500
- Figure 13: 1990-1994 Ordnance Survey 1:10,000
- Figure 14: 2006 Ordnance Survey 1:10,000
- Figure 15: 2021 Ordnance Survey 1:10,000

Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD

Executive Summary

This archaeological desk-based assessment has been prepared to support a planning application for advanced enabling works at a c. 2.9ha site, which forms part of a wider site identified for residential-led development at Red Bank, Victoria North, Manchester (hereinafter referred to as the “study site”) (Figure 1). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the study site.

A review of the available evidence has confirmed that the study site has high potential to contain Post-Medieval and Modern features and a low potential to contain features from all other periods.

It is anticipated that some further archaeological work will be required on the site. Due to the low archaeological potential from most archaeological periods, along with the disturbed nature of the site, it is considered that any additional archaeological works can be undertaken as a condition of consent of the development. Any such works will be discussed and agreed with GMAAS, and an appropriate Archaeological WSI prepared and submitted to them, in advance of these works commencing on site.

1.0 Introduction

- 1.1** This archaeological desk-based assessment has been prepared to support a planning application for advanced enabling works at a c. 2.9ha site, which forms part of a wider site identified for residential-led development at Red Bank, Victoria North, Manchester (Figure 1). It has been researched and prepared by Orion Heritage on behalf of Arup. The site (hereinafter referred to as the “study site”) is located at grid reference SJ 84660 99652. It has been prepared to provide initial advice to the client and to support a planning application for residential development.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.
- 1.3** The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** The study area used in this assessment is a 500 m buffer from the boundary of the study site.
- 1.5** A site visit was undertaken on the 20th of September 2021 when the conditions were overcast and dry, the visibility was clear.

Location, Topography and Geology

- 1.6** The study site (Figure 1) is located c. 1600 m northeast of Manchester city centre and occupies land between the railway located c. 230 m to its south and Red Bank and Honey Street c. 60 m to its north. The River Irk, situated to the southeast of the study site, flows from the northeast to the southwest before joining the River Irwell. The study site is relatively flat, covering an area of approximately 2.93 ha and is orientated along a northeast to southwest axis. Its northeast boundary abuts a public right of way.
- 1.7** The site largely follows the route of a former railway siding which started at the mainline leading into Victoria Station before heading northwest. The majority of the site is a mixture of trees and scrub with an area of hard

standing in its north-eastern corner. The study site's southwest corner is also formed by an area of hard standing which abuts Red Bank.

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework* 2021) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment

will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The archaeological desk-based assessment will include:

- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at the University of Manchester;
- Examination of material currently held in the Greater Manchester Historic Environment Record, including Historic Landscape Characterisation, for the study site and for a 500 m search area;
- Consultation of the National Heritage List for England; and
- Site inspection.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1** The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.2** Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.3** Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.4** Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.5** Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.
- 3.6** Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.7** *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

- 3.8** *Archaeological Interest* is defined as a heritage asset which holds, or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 3.9** *Designated Heritage Assets* comprise: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Garden, Registered Battlefield or Conservation Areas designated under the relevant legislation.
- 3.10** *Significance* is defined as the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.11** *Setting* is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 3.12** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- “Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”*

Local Planning Policy

- 3.13** The Manchester Core Strategy (MCS 2012), the saved policies of the Unitary Development Plan (UDP 1995) and the Northern Gateway Strategic Regeneration Framework (MCC 2019) are the relevant development plans. The MCS 2012 contains several overarching heritage and design policies including CC9: Design and Heritage and EN3: Heritage.
- 3.14** The relevant part of MCS 2012 Policy CC9 states:
- Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.*
- 3.15** The relevant part of MCS 2012 Policy EN3 states:
- Throughout the City, the Council will encourage development that compliments and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged*

importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

- 3.16** The Northern Gateway Strategic Regeneration Framework (SRF) approved by MCC in 2019 identifies the wider Red Bank, Victoria North area for major residential-led redevelopment comprising in excess of 5,000 new homes and associated infrastructure.

- 3.17** The UDP 1995 contains saved policy DC20 Archaeology:

The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.

b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.

c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

Reasons :-

Ancient Monuments and sites of archaeological interest are valuable as part of Manchester's heritage and there is a presumption for their retention in place and against any damage occurring to them or to their setting. The policy gives effect to the obligation placed on the Council by statute to give particular attention to development proposals affecting Ancient Monuments and sites of archaeological interest, and reflects the general policy objective set out policy E2.8 in this plan. The Council will rely on the coverage of Ancient Monuments and sites of archaeological interest contained in the Sites and Monuments Record for Manchester for evidence of known archaeological remains.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

3.18 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

4.0 Archaeological and Historic Baseline

Archaeological Heritage Assets

- 4.1** The heritage assets under consideration have been identified by means of a review of the following resources and are shown on Figures 2 and 3:
- Greater Manchester Historic Environment Record (HER) Data;
 - Greater Manchester Archaeological Advisory Service (GMAAS) Data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive (online);
 - Pastscape;
 - Environment Agency Lidar Data;
 - Google Earth and Bing aerial imagery;
 - Local studies and record office research; and
 - Review of historic mapping.
- 4.2** This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous archaeological investigations

- 4.3** A watching brief and limited test pitting was undertaken by SLR Consulting (SLR 2016) between 2013-2015 as part of redevelopment works at Victoria Station. The work identified human remains from the former Walker's Croft burial ground, as well as the possible boundary limit of the burial ground. Probable foundations of the former 19th century Ducie Bridge were also identified during this work.
- 4.4** An archaeological evaluation was undertaken by ARS Ltd (ARS 2016) in 2016, approximately 250 m to the southwest of the study area. The evaluation was undertaken to ascertain the survival level of remains of 19th century slum housing; however, no archaeological remains were encountered.

Prehistoric

- 4.5** There are no recorded Prehistoric finds or features within the study site and there are relatively few prehistoric sites within the local area in general.
- 4.6** General patterns of settlement locations that have been identified indicate that the surrounding valley would have been a favourable location for occupation and transport routes. The upland areas of the surrounding moors may have been exploited for hunting, but the poor drainage of the Pennines and spread of blanket peat at higher altitudes would have discouraged any settlement. Worked flints have been discovered on the gravel terraces in the vicinity of Ordsall Lane and Albert Park in Salford, and prehistoric finds are known from the general area of Manchester Cathedral (UMAU 2000), although

there is no known evidence for prehistoric activity in proximity to the present study area.

- 4.7** Therefore, based upon the available evidence, the study site is considered to have limited potential to contain finds and features relating to the Prehistoric periods.

Iron Age - Roman

- 4.8** The study site does not contain any known Iron Age – Roman features.
- 4.9** The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as Mamucium, apparently meaning 'a breast shaped hill'. The site of this encampment is marked today by Camp Street in Castlefield, situated to the southwest of the city centre, and over 1 km to the southwest of the study area.
- 4.10** A Roman coin and quern stone (HER 1253.1.0) were recovered from Aspin Lane and Angel Street in 1904, approximately 500 m from the study area.
- 4.11** A small coin hoard (HER 1393.1.0) was recovered approximately 250 m to the southeast of the study area. The coins were dated to the 3rd century and were likely an accidental loss rather than a deliberate deposition.
- 4.12** Therefore, based on the available evidence, the study site is considered to have a low potential to contain Iron Age – Roman finds and features.

Anglo Saxon - Medieval

- 4.13** The HER records an Anglo-Saxon funerary urn (HER 1254.1.0) approximately 500 m to the northwest of the site, in the Red Bank area. The urn is now lost.
- 4.14** Manchester was recorded in the Domesday Book. It was the land of Roger of Poitou and included the churches of St Michael's in Ashton-under-Lyne and St Mary's, Manchester (DB Phillimore reference: Cheshire R5,2).
- 4.15** Cheetham is first mentioned in a record of 1212. It was recorded as a ploughland occupied by the tenant Roger de Middleton, who paid an annual rent to King John (Farrer, 1903, Vol. I, p. 66). Under Roger the estate was held by Henry de Chetham. Later in the 13th century Cheetham was held by the Cheetham family directly of the King. Later the manor was held by the Pilkingtons in exchange for knight's service to the King. The manor was forfeited in 1485 and then granted to the Earl of Derby together with the manor of Knowsley until the 17th century. There are no records of Cheetham Manor later than this, but the Earl of Derby remained the chief landowner into the 20th century (Brownbill & Farrer, 1911, p. 260).
- 4.16** A 14th century watermill (HER 9863.1.0) is recorded on the current site of Victoria Station, the building of which destroyed the last remains of the mill. The 1650 and 1794 plan still show extant elements remaining but these are gone by 1844.

- 4.17** A second mill (HER 9864.1.0) is recorded in much the same manner as above and within the same locale, destroyed by the building and extension of Victoria Station in 1844.
- 4.18** The study area is largely beyond the extent of Medieval Manchester (HER 16050.1.0), with limited medieval activity. Therefore, based upon the available evidence, the study site is considered to have a low potential to contain finds and features relating to the medieval period.

Post Medieval

- 4.19** The study site has remained on the outskirts of settlement during the post medieval period and was open, unenclosed farmland during this time. The pre-OS mapping of the study site indicates that the north bank of the Irk was undeveloped fields.
- 4.20** The 1844 Cheetham tithe map demonstrates the largely agricultural nature of the site (Figure 3). The study site occupies Plots 324 ('Field Stream and ½ of Stream') and 325 ('Field & Footpath'). It also extends partially into Plots 312 ('Field & Enclosure'), 311 ('Field & Enclosure') and 310 ('Field & Cartroad'). At this point, part of what is to become Bank Street can be seen in Plot 322 with a number of small, detached properties on its southern flank which border the study site boundary. Cheetham Street can be seen further to the north with its south side undeveloped.
- 4.21** The 1850 Ordnance Survey (OS) drawing shows the rapid residential development of the western portion study site (Figure 4). The study site and much of the land to its northeast remain as large open undeveloped field parcels. The south side of Cheetham Street now has residential development along its length.
- 4.22** The Bacon Map of 1884 (Figure 5) shows the study site with the railway running southwest to northeast along the northern boundary of the site. There is no other development on the site at this time.
- 4.23** By the Ordnance Survey mapping of 1891 (Figure 6) there has been rapid widescale development of the site. What was possibly a single branch line in 1884 has been widened to include a number of other lines which has necessitated the demolition of an entire street, Great Horrocks Place and the buildings along its length. The northeast area of the study site is now occupied by numerous sidings and a large carriage shed. Development to the north along Cheetham Street and Bank Street has continued with tightly packed terraced housing along their lengths along with the addition of another entire street constructed on land between them. To the south of the site beyond the River Irk, much of the land north and south of the railway line has been developed with new roads and terraced housing. On the banks of the River Irk, two large Gasometers are now present and a circular feature, presumably a turntable for the locomotives, is also shown at the end of a branch of sidings on the sites southern boundary.

- 4.24** The line was electrified in 1916 and by the Ordnance Survey mapping of 1922 (Figure 7) the railway infrastructure had been expanded on the site with the addition of further sidings to the south of the study site boundary. Bank Street to the north has been renamed Honey Street, and the large industrial buildings and reservoir which were present along Hargreaves Street to the southwest have also gone. Union Bridge is also labelled where Rodger Street crosses the River Irk to the southwest of the site.
- 4.25** The mapping of 1951 (Figure 8) shows the widescale demolition of housing stock along the north and south flanks of a number of the roads in the area particularly along Cheetham Street, Back Bank Street and Honey Street to the north of the site. The buildings which occupied the southwest are of the study have also gone and have been replaced by a Z shaped building labelled as Irkdale House.
- 4.26** By the following year, the 1952 mapping (Figure 9) shows that the large carriage shed located in the northeast of the site has gone. There are little other changes to the site at this time.
- 4.27** Between the Ordnance Survey mapping of 1966 and 1978 (Figures 10 - 11) there is little change to the study site. Although the locomotive turntable is still evident, its link to the other sidings appears to have been severed. To the north of the site Cheetham Street's name has been changed to Collingham Street and has a number of large industrial units to its north labelled as Empress House. The building which currently occupies the southwest corner of the site is now shown and simply labelled as 'Works'.
- 4.28** The Ordnance Survey mapping of 1990 (Figure 12) shows the Prestwich line as still extant and running through the site, although the area of sidings has been removed. The Z shaped building in the southwest corner of the site, Irkdale House, has gone and been replaced with a linear building on the southern flank of Bank Street. In 1991-92 the trainline was converted into a tramline of the Manchester Metrolink, now known as the Bury Line.
- 4.29** The mapping of 2006 (Figure 13) shows the site largely clear of any development and by this time the last remnants of the former Prestwich line have been removed. The route the line took through the site is labelled as 'Dismantled Railway'. Network Rail relinquished ownership of the site in 2017.
- 4.30** The Ordnance Survey mapping of 2021 (Figure 14) shows the site as it is at present
- 4.31** In summary, the study site had remained on the outskirts of settlement during the earlier post medieval period, but post-1844 underwent significant changes to its character including heavy industrialisation. The mapping demonstrates the presence of rail infrastructure and associated buildings within the study site. Therefore, based on the available evidence, the study site is considered to have a known potential to contain foundation remains of post medieval buildings and associated post medieval finds.

- 4.32** A site visit was undertaken on the 21st September 2021 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site, however only limited access was available as much of the site is fenced. No features of archaeological interest were noted within the study site.

Summary of Archaeological Potential and Assessment of Significance

- 4.33** A review of the available evidence has confirmed that the study site has a low potential to contain Prehistoric, Iron Age, Roman and Medieval features and a high potential to contain features from the Post Medieval period.

5.0 Proposed Development and Potential Impact on Heritage Assets

Site Conditions

- 5.1** The site is currently an industrial and former railway area to the northeast of Victoria Station, Manchester.

The Proposed Development

- 5.2** The study site is intended to accommodate advanced enabling works to prepare the wider Red Bank site for further infrastructure works which benefit from HIF funding and are scheduled to commence in 2022. The enabling and infrastructure works will prepare the wider Red Bank site for residential-led development in accordance with the aspirations of the Northern Gateway SRF. This first application seeks planning permission for works comprising demolition of the Creamline Dairy and creation of a temporary construction haul road.

Potential Archaeological Impacts and Mitigation Measures

- 5.3** A review of the available evidence has confirmed that the study site has a low potential to contain Prehistoric, Iron Age, Roman and Medieval features and a high potential to contain features from the Post Medieval period.
- 5.4** It is anticipated that some further archaeological work will be required on the site. Due to the low archaeological potential from most archaeological periods, along with the disturbed nature of the site, it is considered that any additional archaeological works can be undertaken as a condition of consent of the development. Any such works will be discussed and agreed with GMAAS, and an appropriate Archaeological WSI prepared and submitted to them, in advance of these works commencing on site.

6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment considers a c. 2.9 hectare site proposed to accommodate advanced enabling works at Red Bank, Victoria North, Manchester which is proposed for development (Figure. 1).
- 6.2 A review of the available evidence has confirmed that the study site has a low potential to contain Prehistoric, Iron Age, Roman and Medieval features and a high potential to contain features from the Post-Medieval period.
- 6.3 It is anticipated that some further archaeological work will be required on the site. Due to the low archaeological potential from most archaeological periods, along with the disturbed nature of the site, it is considered that any additional archaeological works can be undertaken as a condition of consent of the development. Any such works will be discussed and agreed with GMAAS, and an appropriate Archaeological WSI prepared and submitted to them, in advance of these works commencing on site.

Sources

General

British Library

The National Archives

Greater Manchester Historic Environment Record

Cartographic

1844	Cheetham Tithe Map
1850	Ordnance Survey Map 1:1,056
1844	Bacon Map
1891	Ordnance Survey 1:500
1922-1923	Ordnance Survey 1:2,500
1951	Ordnance Survey 1:2,500
1952	Ordnance Survey 1:2,500
1966	Ordnance Survey 1:2,500
1978-1990	Ordnance Survey 1:2,500
1990-1994	Ordnance Survey 1:10,000
2006	Ordnance Survey 1:10,000
2021	Ordnance Survey 1:10,000

Websites

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British History Online – <http://www.british-history.ac.uk/>

British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 500m buffer of the study site was adopted. The following gazetteer represents all of the entries from the Greater Manchester Archaeological Advisory Service.

Abbreviations:

GMAAS:

Greater Manchester Archaeological Advisory Service

Pref Ref:

Greater Manchester Archaeological Advisory Service
monument identification reference number

PREF REF	NAME
9871.1.0	TRINITY CHURCH (SITE OF)
16903.1.0	WORKERS' HOUSING ON BAPTIST STREET (SITE OF)
16902.1.0	DEAKIN'S COURT/ DAKIN'S COURT (SITE OF)
13720.1.0	CHARTER STREET MISSION (FORMERLY CHARTER STREET RAGGED SCHOOL FOR GIRLS)
16904.1.0	PARTICULAR BAPTIST CHAPEL
16050.1.0	AREA OF MEDIEVAL MANCHESTER
16818.1.0	FIELD BOUNDARY (SITE OF)
13907.1.0	FIELD BOUNDARY (FORMER LINE OF), BRIGHTON STREET
8321.1.0	FORMER FREE LIBRARY
13911.1.0	ROPE WALK (SITE OF), CHASE STREET
15724.1.0	TERRACED HOUSING, FLAG ROW (SITE OF)
15742.1.0	BUILDING, ROGER STREET (SITE OF)
1393.1.0	ROMAN & OTHER COINS FOUND IN THE RIVER IRK
1251.1.0	ROCHDALE ROAD GARAGE (SITE OF)
9660.1.0	BATEMAN'S IRON WORKS; COLLYHURST CLOUGH CHEMICAL WORKS; MOSS BROOK WORKS (SITE OF)
11252.1.0	CAT NEST (HOUSES) AND GEORGE & DRAGON PUBLIC HOUSE (SITE OF)

PREF REF	NAME
11670.1.0	PARKERS HOTEL
15746.1.0	BUILDING, ROGER STREET (SITE OF)
13908.1.0	WORKERS' HOUSING (SITE OF), ROGER STREET
9657.1.0	LITTLE GREEN BREWERY (SITE OF)
15733.1.0	RED BANK MILL (SITE OF)
13735.1.0	RETAINING WALL, ASPIN LANE
9662.1.0	ST GEORGE'S COLLIERY (SITE OF)
8317.1.0	19 CHEETHAM HILL ROAD (FORMER SYNAGOGUE)
15737.1.0	BUILDING, ROGER STREET (FORMER UNION VAULTS PUBLIC HOUSE) (SITE OF)
9667.1.0	COLLYHURST COMMON (SITE OF)
15730.1.0	RUBBER WORKS, DANTZIC STREET (SITE OF)
1738.1.0	ENGINE HOUSE 2 (SITE OF) (ARKWRIGHT MILL)
275.2.0	PEEL FARM (SITE OF)
9879.1.0	NORTH STREET BRICK WORKS (SITE OF)
15736.1.0	CARD MANUFACTORY, BACK FOUNDRY STREET (SITE OF)
12131.1.0	SHARP STREET RAGGED SCHOOL FOR BOYS
8320.2.0	CHURCHYARD WALLS OF ST. CHAD'S
9855.1.0	ART METAL WORKS (SITE OF)
9653.1.0	YEW TREE DYE WORKS (LATER YEW TREE CHEMICAL WORKS) (SITE OF)
13947.1.0	OIL AND TALLOW REFINERY (SITE OF)
15740.1.0	BUILDING, FABER STREET (SITE OF)
1253.1.0	QUERN AND COIN (FINDSPOT)
15729.1.0	TERRACED HOUSING, BILBERRY STREET (SITE OF)

PREF REF	NAME
12422.1.0	PORTLAND STREET GLASS WORKS (SITE OF)
8320.1.0	ROMAN CATHOLIC CHURCH OF ST CHAD AND PRESBYTERY
2040.1.0	LITTLE GREEN WORKS
9136.1.0	VAUXHALL PLEASURE GARDENS (SITE OF)
9857.1.0	TRAVIS ISLE MILL (SITE OF)
15741.1.0	TERRACED HOUSES, FOUNDRY STREET (SITE OF)
1254.1.0	URN (SAXON) (FINDSPOT)
9652.1.0	DYE WORKS (SITE OF), ON W BANK OF RIVER IRK
11251.1.0	DYEWORCS (SITE OF)
9856.1.0	KNOWSLEY SAW MILLS, LATER GLOBE WORKS (SITE OF)
13948.1.0	WORKERS' HOUSING (SITE OF), BRIGHTON STREET
15726.1.0	TERRACED HOUSING, BILBERRY STREET (SITE OF)
16821.1.0	FERNIE STREET SYNAGOGUE (SITE OF)
15732.1.0	RED BANK CHEMICAL WORKS (SITE OF)
11253.1.0	ROPE MANUFACTORY (SITE OF)
9892.1.0	MILE HOUSE (SITE OF)
15738.1.0	RED BANK OIL WORKS (SITE OF)
9656.1.0	COLLYHURST DYE WORKS (SITE OF)
13721.1.0	SCOTLAND BRIDGE
13736.1.0	35 ANGEL STREET (SITE OF)
15735.1.0	BACK-TO-BACK HOUSES, BACK RED BANK (SITE OF)
9918.1.0	ROCHDALE ROAD GAS WORKS (SITE OF)
9908.1.0	CAVES (SITE OF) AT RED BANK

PREF REF	NAME
12079.1.0	COOPERATIVE PRESS (23 NEW MOUNT STREET)
9659.1.0	VAUXHALL GARDENS DYE WORKS (SITE OF)
8318.1.0	95 & 97 CHEETHAM HILL ROAD (NO.95: FORMER KNOWSLEY HOTEL, NOW DERBY BREWERY ARMS PUBLIC HOUSE)
15727.1.0	BUILDING (INCLUDING DYE WORKS), PORTLAND STREET (SITE OF)
2105.1.0	STOCKS (SITE OF SETTLEMENT)
8319.1.0	FORMER CHEETHAM TOWN HALL
9863.1.0	MANOR (UPPER) WATERMILL (SITE OF)
15739.1.0	UNION BRIDGE IRON WORKS (SITE OF)
9864.1.0	MANOR FULLING MILL (SITE OF)
9598.1.0	BRICKWORKS OFF QUEEN'S ROAD (SITE OF)
9876.1.1	ST MICHAEL'S GRAVEYARD (SITE OF), ALSO KNOWN AS ST MICHAEL'S FLAGS
16819.1.0	PARK HILL (SITE OF)
13734.1.0	ANGEL MEADOW
15725.1.0	BUILDING, BILBERRY STREET (SITE OF)
15731.1.0	IRON AND RED LIQUOR WORKS (SITE OF)
9867.1.0	ARKWRIGHT MILL (SITE OF ARKWRIGHT'S FACTORY)
12132.1.0	KRUPA BUILDING (FORMER WAREHOUSE)
9654.1.0	COLLYHURST MILLS/ COLLYHURST LOGWOOD MILL (SITE OF)
11773.1.0	GREAT SYNAGOGUE (SITE OF)
9859.1.0	IRON FOUNDRY (MR FLETCHERS) (SITE OF)
8319.2.0	109, CHEETHAM HILL ROAD (CHEETHAM TOWN HALL ANNEXE)
9902.1.0	BRICKFIELD (SITE OF)
16820.1.0	HOUSING ON FERNIE STREET (SITE OF)

PREF REF	NAME
15734.1.0	BACK-TO-BACK HOUSES, BACK RED BANK (SITE OF)
2023.1.0	LITTLE GREEN DYE WORKS (FORMER)
11696.1.0	UNION BRIDGE
15728.1.0	STARCH WORKS, BROMLEY STREET (SITE OF)
8349.1.0	ASHTON HOUSE
8323.1.0	MANCHESTER JEWISH MUSEUM (FORMERLY NEW SYNAGOGUE), CHEETHAM HILL ROAD
9658.1.0	SAW MILL ON VAUXHALL/BURTON STREET (SITE OF)
13910.1.0	PLASTER OF PARIS WORKS (SITE OF)
9876.1.0	ST MICHAEL'S CHURCH (SITE OF)
9655.1.0	COLLYHURST FINISHING WORKS (SITE OF)

GAZETTEER OF ARCHAEOLOGICAL EVENTS

The following gazetteer represents all events recorded by GMAAS within the 500m study area.

Abbreviations:

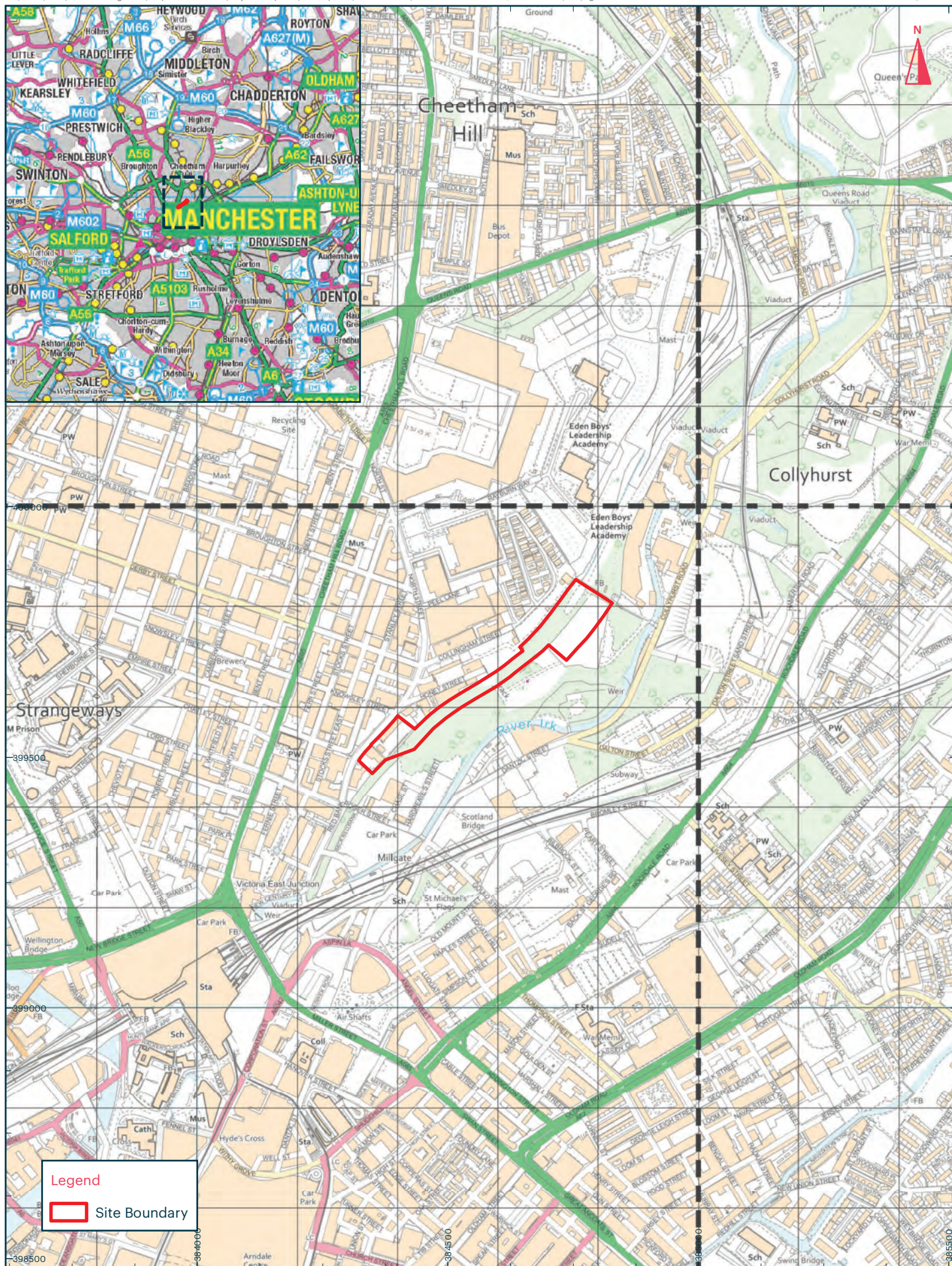
GMAAS:

Greater Manchester Archaeological Advisory Service

Pref Ref:

Greater Manchester Archaeological Advisory Service
event identification reference number

EVENT REFERENCE	NAME
EGM4064	WATCHING BRIEF ON REFURBISHMENT OF LOWRY STEPS, ST MICHAEL'S FLAGS AND ANGEL MEADOW PARK, MANCHESTER
EGM3670	GEOPHYSICAL SURVEY OF ST. MICHAEL'S FLAGS
EGM4219	LAND AT SHARP STREET / ROCHDALE ROAD
EGM4057	WATCHING BRIEF ON REDEVELOPMENT WORKS AT MANCHESTER VICTORIA STATION
EGM3778	REDBANK, CHEETHAM, MANCHESTER
EGM4059	NOMA PLOT L, MILLER STREET, MANCHESTER
EGM3860	BRIGHTON STREET, CHEETHAM, MANCHESTER
EGM3802	THE RUBBER WORKS
EGM4197	GREEN QUARTER, BLOCK 7, CHEETHAM HILL ROAD, MANCHESTER
EGM3153	GATEWAY/ LORD STREET DEVELOPMENT SITE
EGM3674	TRIAL TRENCH ON SITE OF ST MICHAEL'S CHURCH

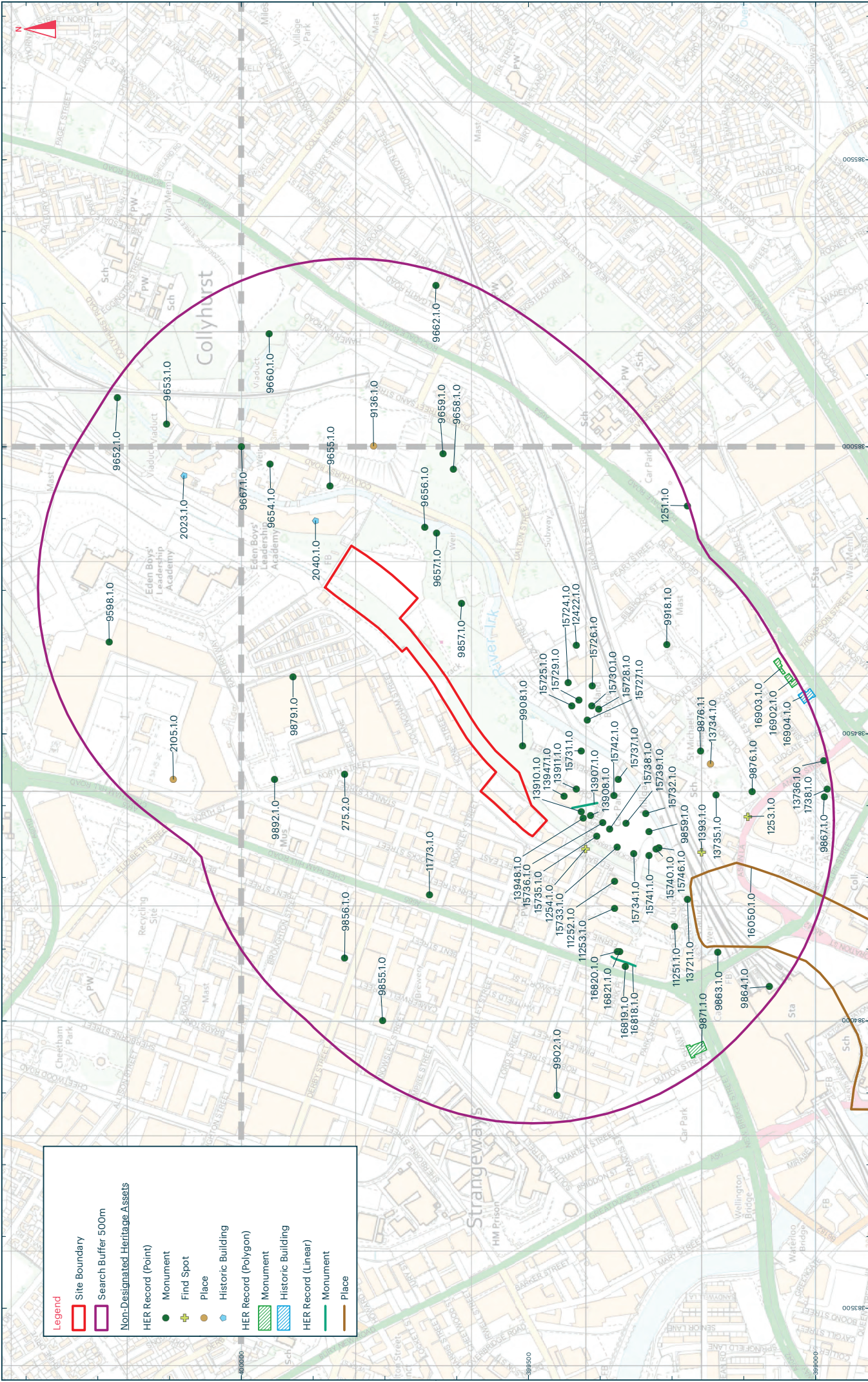


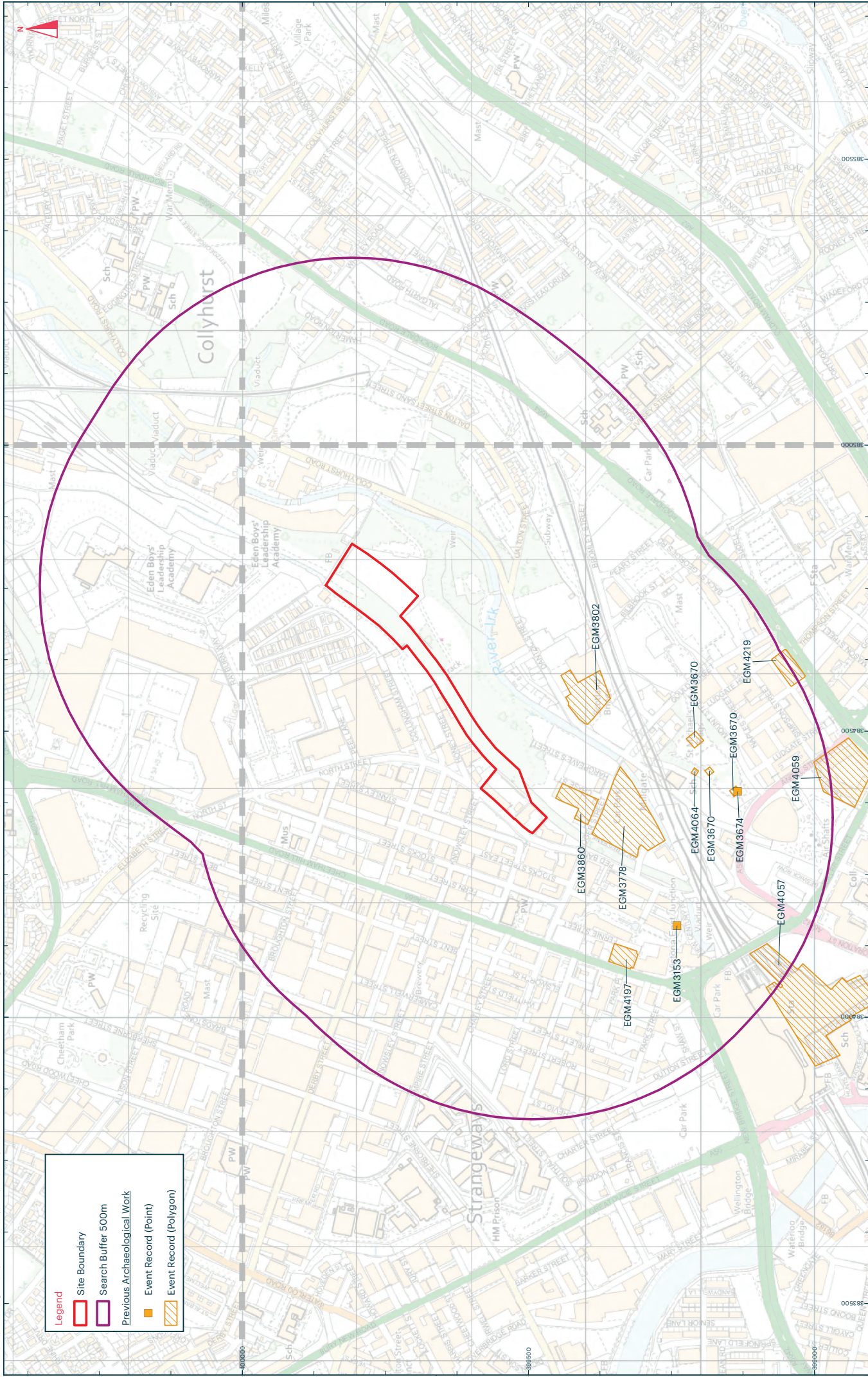
Title:
Figure 1: Site Location
Address:
Victoria North, Manchester

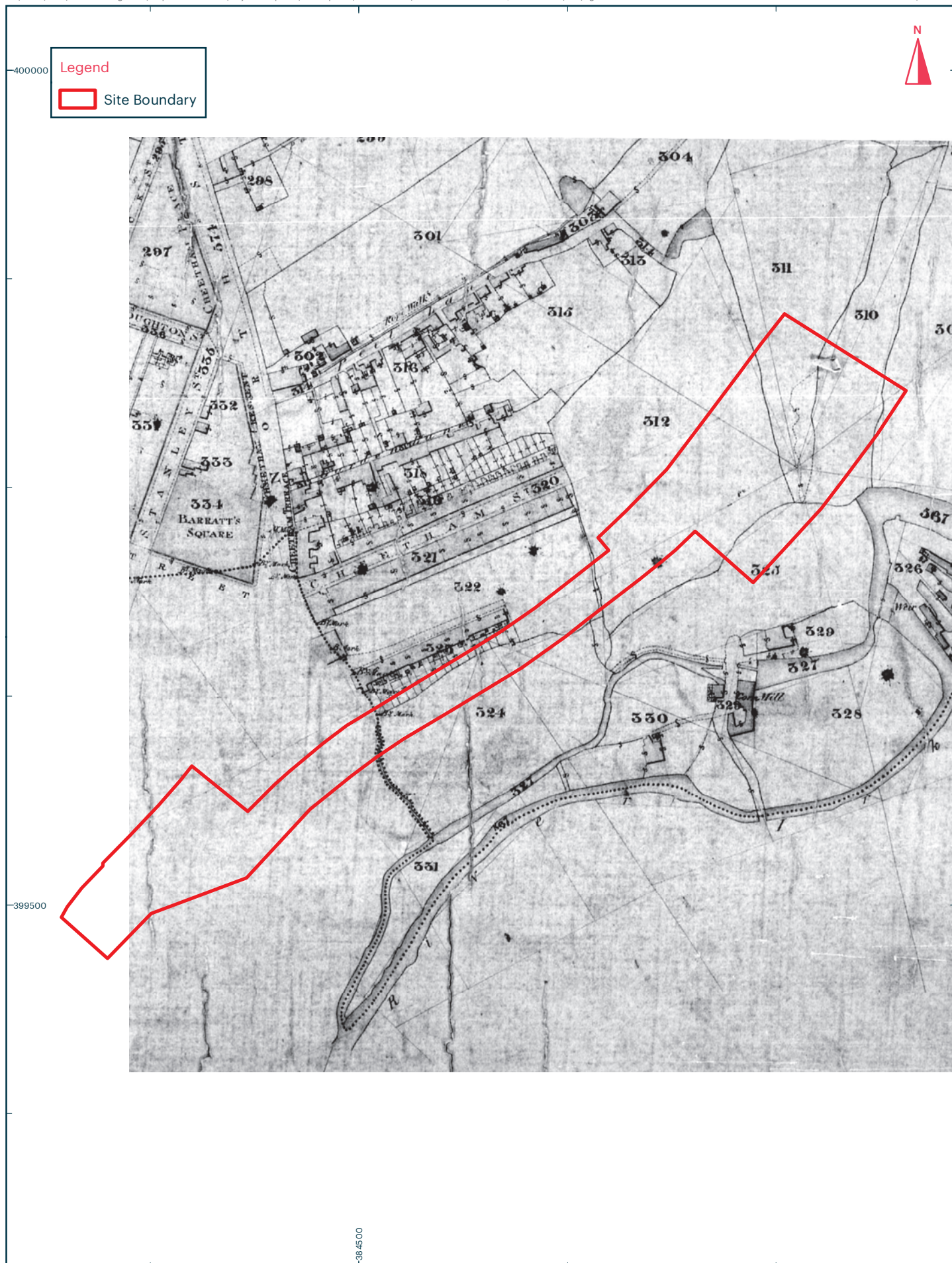
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0 300m

orion.







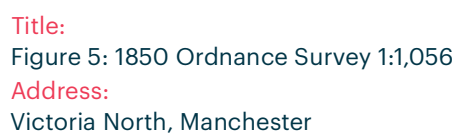
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Figure 4: 1844 Cheetham Tithe Map

Address:
Victoria North, Manchester

Scale at A4: 1:3,000

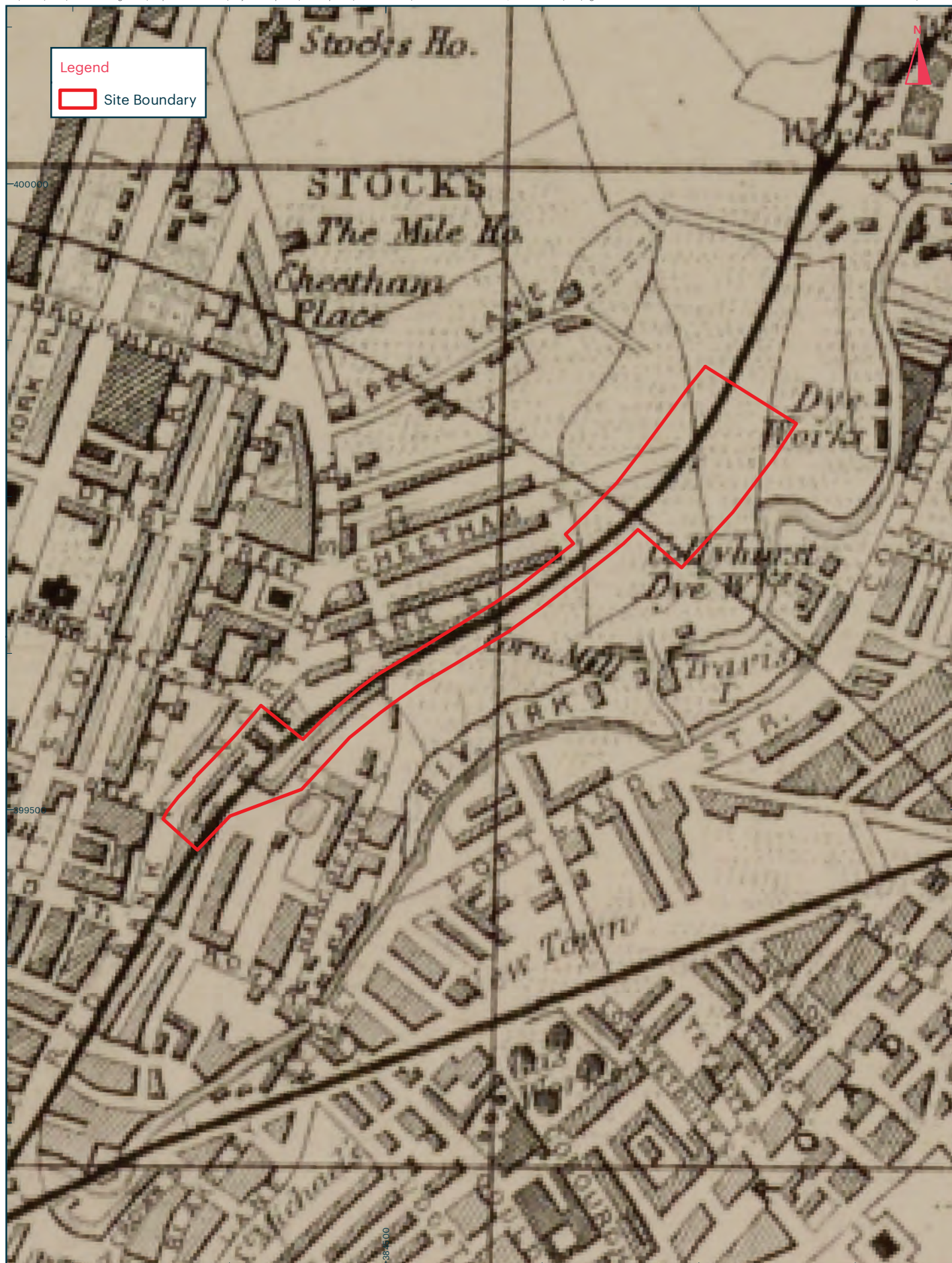
0 100m

orion.



0 100m

orion.



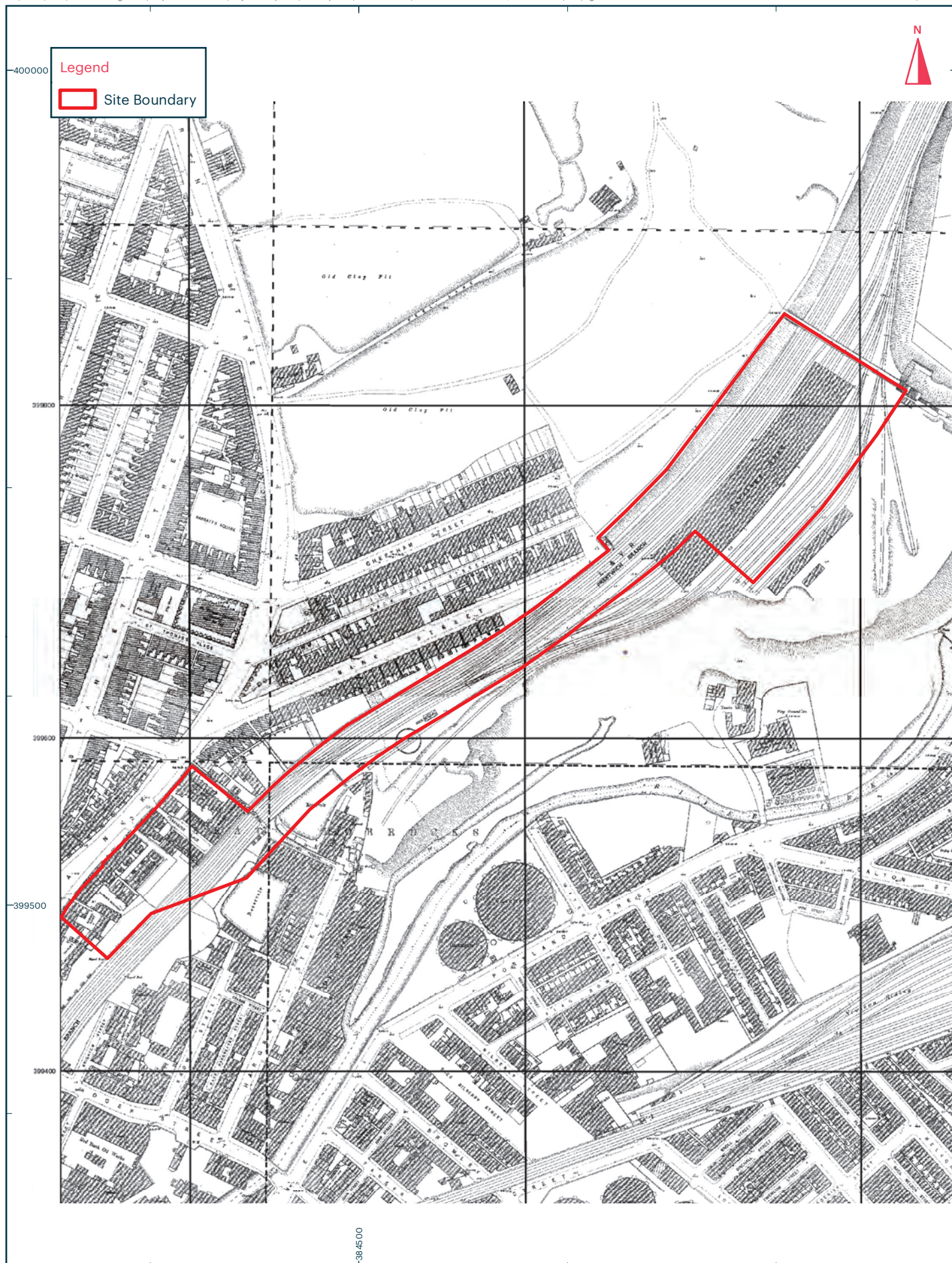
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Figure 6: 1884 Bacon Map

Address:
Victoria North, Manchester

Scale at A4: 1:4,000

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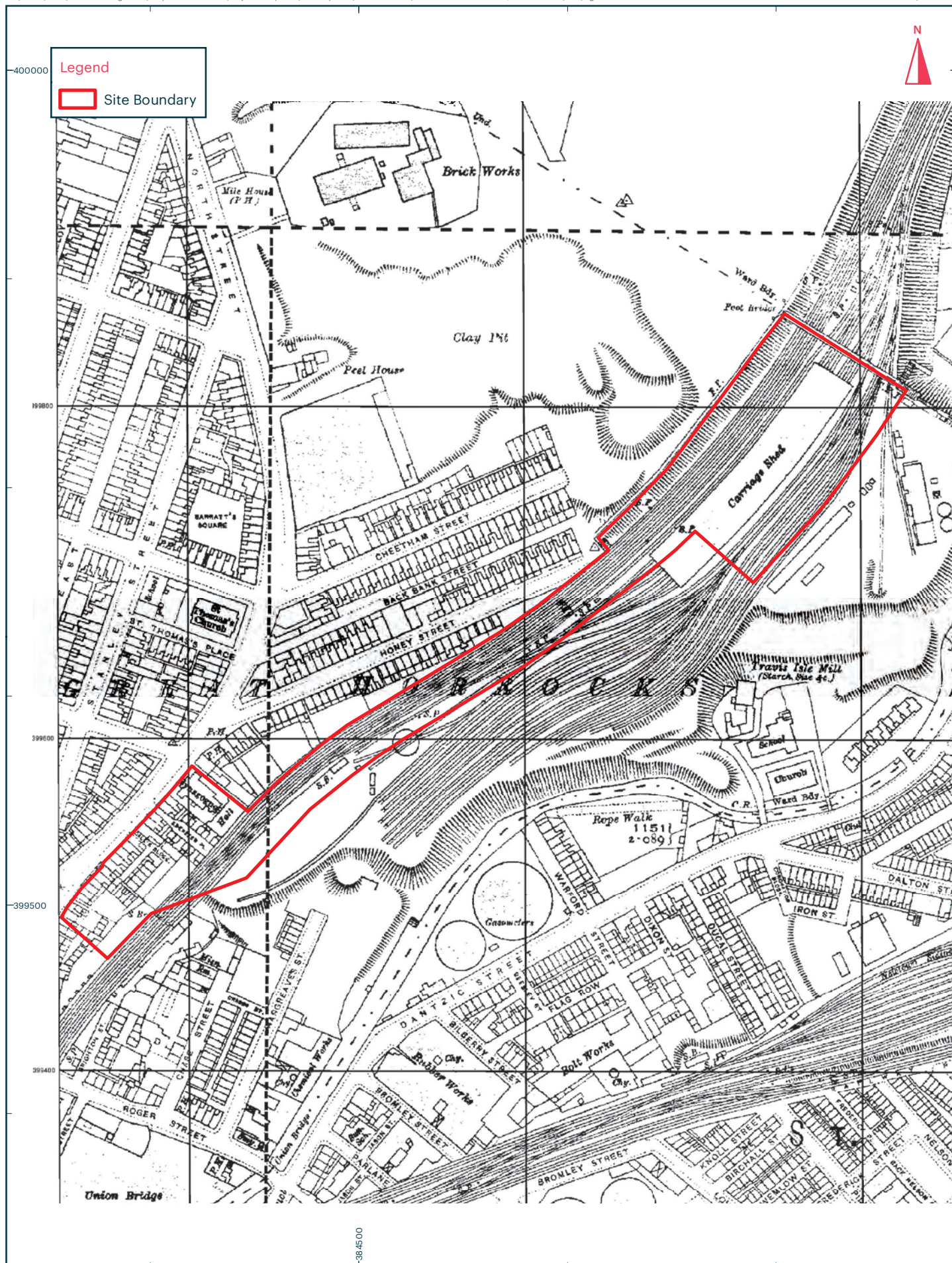
orion.



Title:
Figure 7: 1891 Ordnance Survey 1:500
Address:
Victoria North, Manchester

Scale at A4: 1:3,000
0 100m

orion.

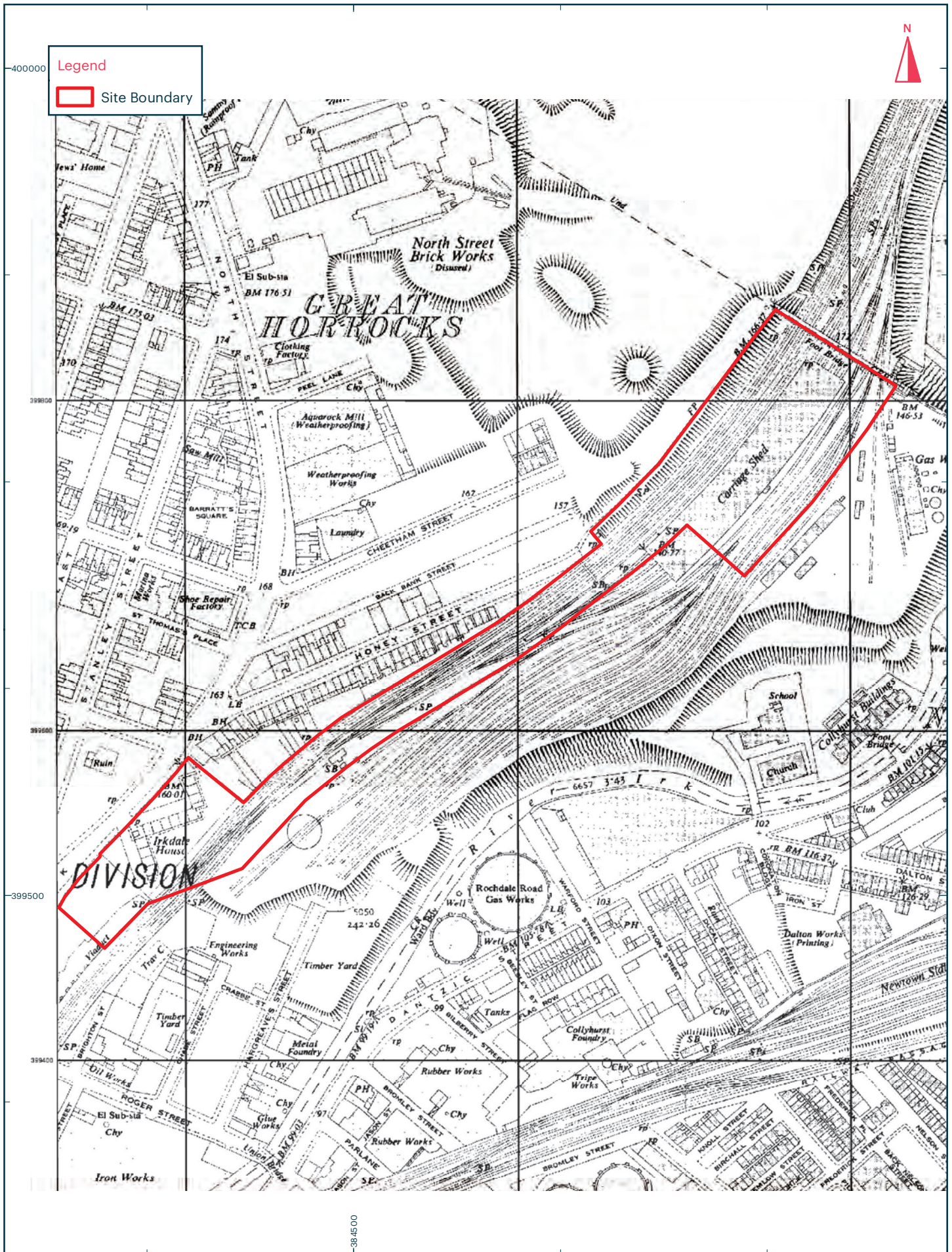


Title:
Figure 8: 1922 -1923 Ordnance Survey 1:2,500
Address:
Victoria North, Manchester

Scale at A4: 1:3,000



orion.

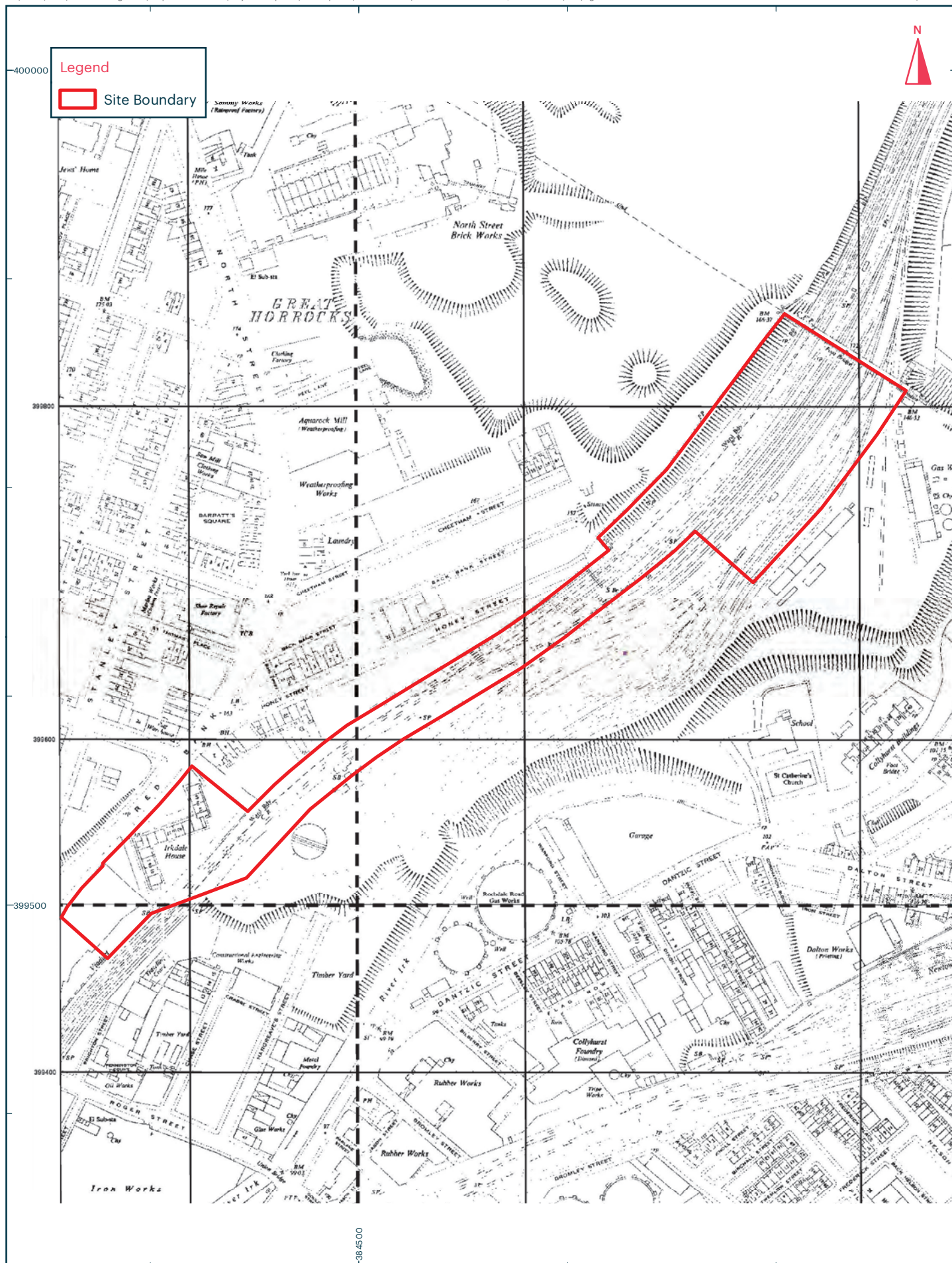


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Figure 9: 1951 Ordnance Survey 1:2,500
Address:
Victoria North, Manchester

Scale at A4: 1:3,000



orion.

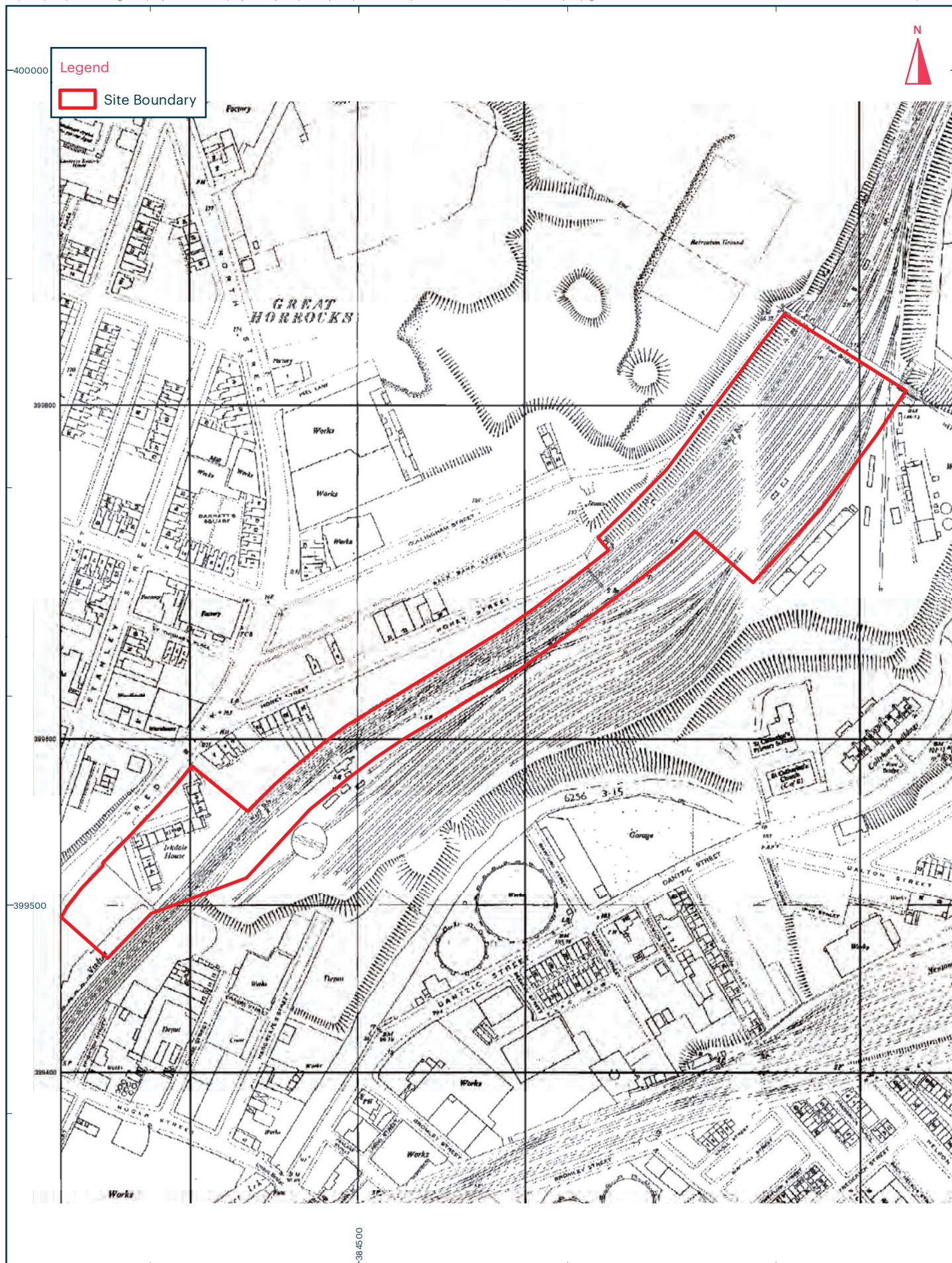


Title:
Figure 10: 1952 Ordnance Survey 1:2,500
Address:
Victoria North, Manchester

Scale at A4: 1:3,000



orion.



Title:
Figure 11: 1966 Ordnance Survey 1:2,500
Address:
Victoria North, Manchester

Scale at A4: 1:3,000



orion.



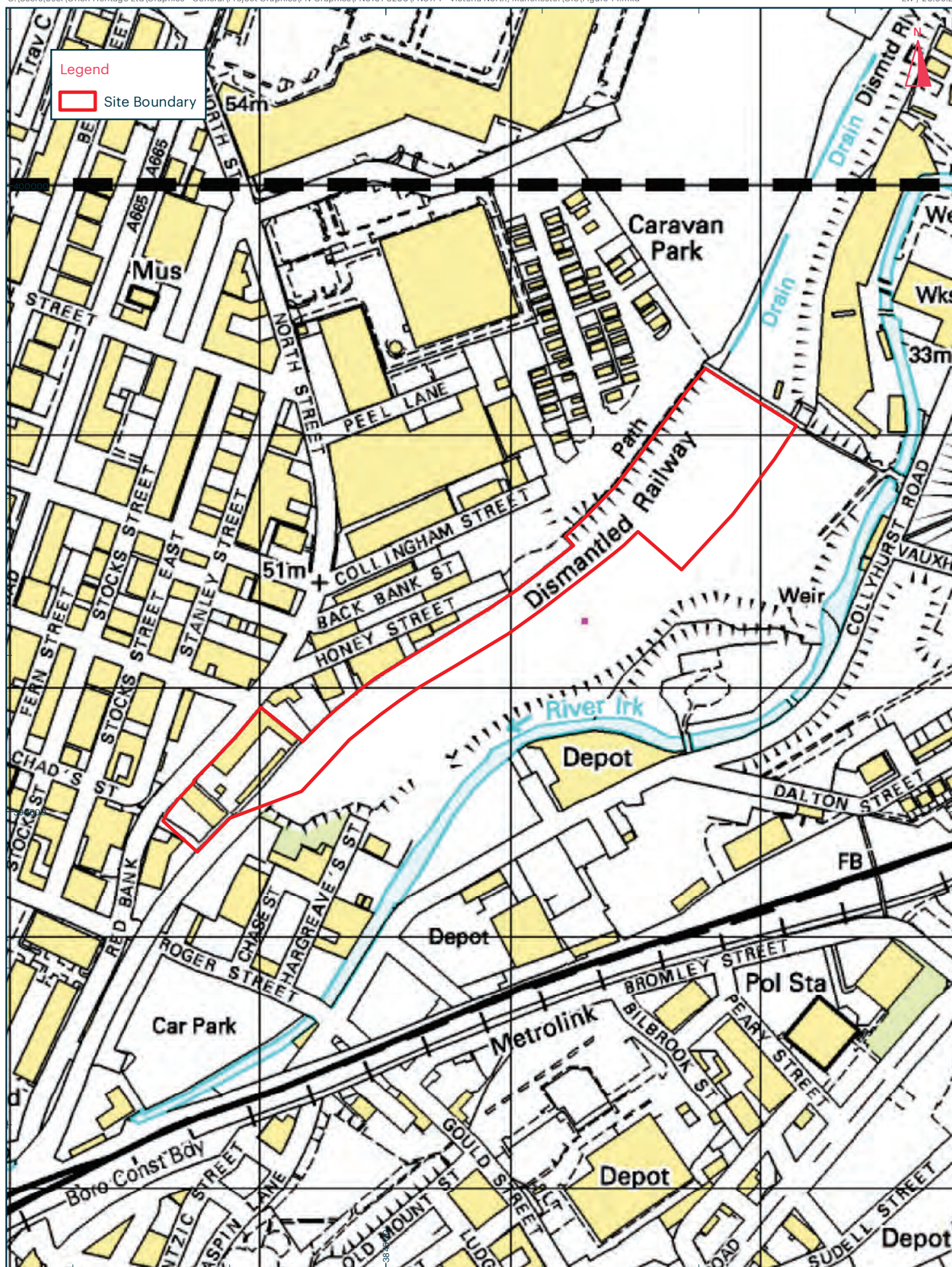


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Figure 13: 1990 -1994 Ordnance Survey 1:10,000
Address:
Victoria North, Manchester

Scale at A4: 1:4,000

0 125m

orion.

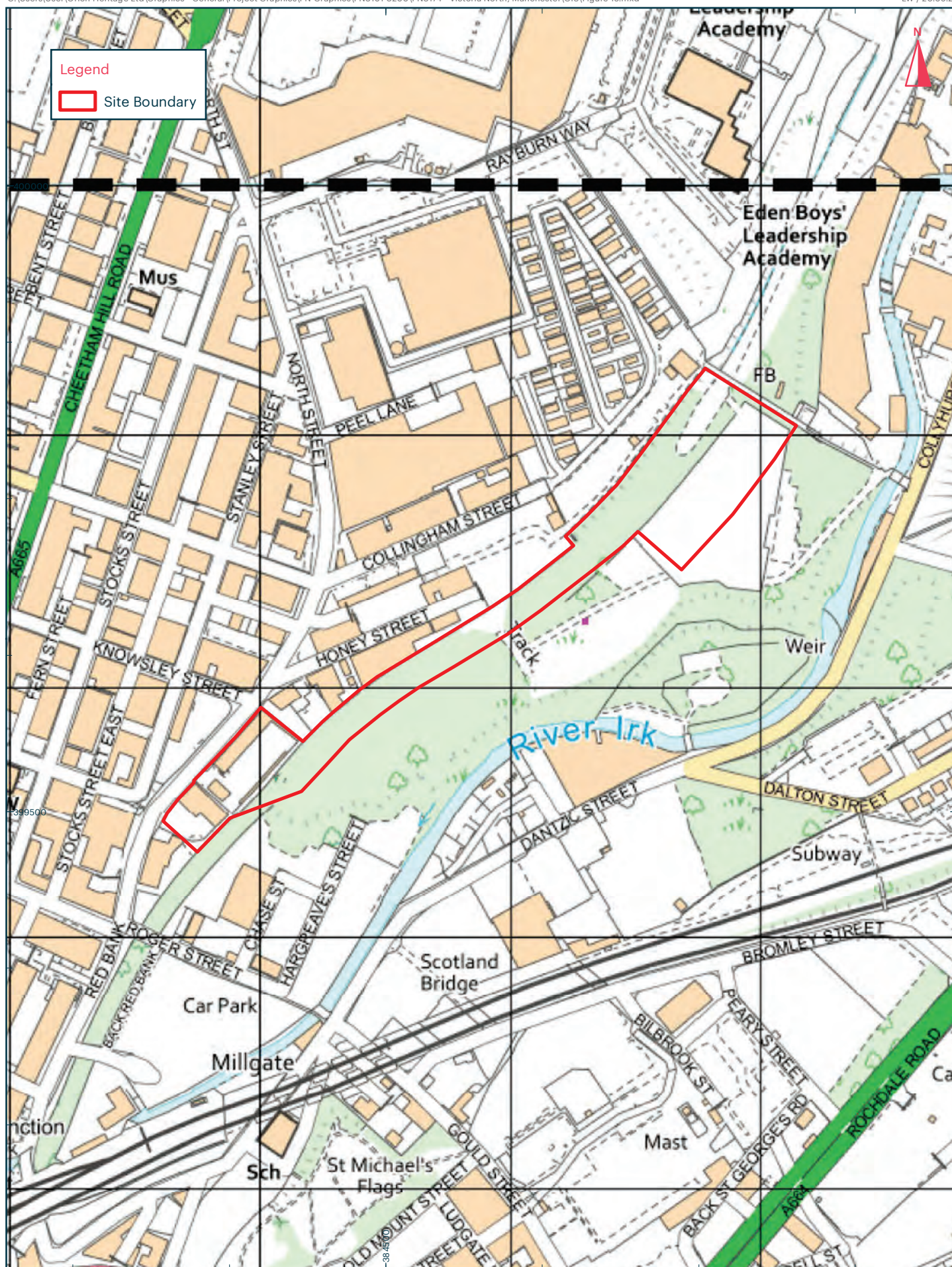


Title:
Figure 14: 2006 Ordnance Survey 1:10,000
Address:
Victoria North, Manchester

Scale at A4: 1:4,000

0 125m

orion.



Title:
Figure 15: 2021 Ordnance Survey 1:10,000

Address:
Victoria North, Manchester

Scale at A4: 1:4,000

0 125m

orion.