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25th August 2021

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Dear Janet

Application Ref: 129187/FO/2021

Residential Development on Area 3.1, Miles Platting

Further to the determination of the above application, we have now uploaded an application to determine (in part) the pre-commencement condition numbered 29 relating to archaeological investigations.

Ben Dyson of GMAAS email dated 10th August 2021 recorded his advice on the works done to date and is embedded below.

Hi Janet,

Many thanks for calling to discuss this in more detail. I am sending this to confirm my advice, and I have copied in Jim Moore, project manager at Archaeological Research Services Ltd, to explain the agreed route forward.

Given the depth and spread of ACM's identified on the site, the methodology explained in your email does indeed sound like the safest way forwards with this, for all parties. It will unfortunately preclude the identification of features in the northern, north-eastern and eastern parts of the site that had been proposed for archaeological evaluation (Trenches 1, 2, 4, 5 and 9), but given that some of these potential remains may be preserved beneath imported inert material and no-dig membrane, they might not be completely removed and some might well be preserved in-situ.

As I indicated during a site visit when the first phase of archaeological trenching was taking place, the remains identified in Trench 8 will merit further investigation, within an area that did not seem to be affected by asbestos. I originally mentioned that the trench could be widened to reveal a full room of the identified dwelling, but given that half of the site is now not available for evaluation I would like to see this investigation widened to include two rooms so there is at least some comparison possible between buildings within the site. I have indicated a potential area on the attached Trench plan (red rectangle over the SW end of Trench 8) to show what would ideally be captured by the excavation, amounting to the complete plan-forms of two rooms and part of the rear alleyway. This should enable data to be collected on state of preservation, whether-or-not the terrace was built as one contiguous build or was extended, whether internal differences can be found between the two which could suggest personal adaptation within the dwellings, and if there is any datable material or artefacts that could shed further light on this part of Manchester. The evaluation showed that the cellars had considerable depth and it was not clear if floor surfaces had survived. The trench edges may need to be stepped in order to safely reach the required depth.

If all parties are in agreement with this approach, Jim, there was an addendum written for the original WSI which covered the works that can now not take place. If this could be tweaked to reflect a strip-map-record excavation over the identified area that would be great.

