



University of
Salford
MANCHESTER

Greater Manchester Archaeological Advisory Service
Environment & Life Sciences
Room LG20
Peel Building
University of Salford
Salford
M5 4WX

Jennifer Atkinson
City Centre Team
Planning
Growth and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester M60 2LA

Date: 10th June 2021

Dear Jennifer

Archaeological Consultation: 130627/FO/2021 - Erection of an 8 storey building to form Mobility Hub including ground floor commercial unit (Use Class E(b)) (221 sqm), delivery hub, 150 cycle spaces and 408 car parking spaces with associated landscaping, access and other associated works following demolition of existing structures - Land At Poland Street, Manchester M4 6BR

Thank you for consulting GMAAS regarding the above planning application.

The application is supported by an archaeological desk-based assessment (DBA) prepared by Salford Archaeology (April 2021) and a Heritage Statement by Buttress (May 2021), which have been undertaken in accordance with Section 16 Paragraph 189 of the NPPF. The detailed DBA describes the historical development of the application site, supported by key historic map extracts. Following consultation with GMAAS, it utilises GM Historic Environment Record data and grey literature reports on relevant pieces of archaeological investigation and key publications. The report is a comprehensive and useful document which allows a clear understanding of the potential archaeological interests and an appropriate strategy to mitigate the harm of development on archaeological interests.

The DBA demonstrates that the site was developed initially in the late 18th century, with a range of buildings established in the western corner of the application area. This part of the site had been developed further with the erection of workers' housing (including probable cellar dwellings) by the mid-19th century, with the remainder of the site being put to industrial use by the end of the 19th century. A flint glass works had also been established immediately to the south of the application area by the end of the 19th century. The report concludes that below-ground remains of archaeological interest may survive within the application area, especially those deriving from mid-19th-century cellar dwellings, which would merit further investigation in advance of development. The report notes, quite correctly, that studying the remains of cellar dwellings and workers' housing in the industrial city has been identified as a legitimate avenue of research within the North West Archaeological Research Framework.



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GMAAS concurs with the conclusions drawn from the archaeological assessment of the application area, and recommends that the site is subject to intrusive archaeological investigation in advance of development. This should comprise an initial phase of evaluation trenching, followed if necessary by open-area excavation and recording. This should be targeted on the footprint of the former workers' houses in the western part of the application site, together with a trench along the southern edge of the site in order to establish whether any buried remains of the former glass works exist, including structural remains or manufacturing waste.

As any such remains are not going to be of national, but of regional or local significance. GMAAS would be content to see the archaeological investigation conditioned on the planning consent. The condition should be worded as follows:

No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

- 1. A phased programme and methodology of investigation and recording to include:
 - archaeological evaluation trenching;
 - pending the results of the above, a targeted open-area excavation.***
- 2. A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.***
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.***
- 4. Dissemination of the results of the archaeological investigations commensurate with their significance.***
- 5. Provision for archive deposition of the report and records of the site investigation.***
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.***

Reason: In accordance with NPPF policy 16, paragraph 199: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible.

All archaeological work should be undertaken by a suitably qualified and experienced archaeological contractor, funded by the applicant. GMAAS will approve the WSI and also monitor the implementation of the archaeological works on behalf of Manchester City Council.

Yours sincerely

[Redacted Signature]

Ian Miller BA FSA

Heritage Management Director

Tel: [Redacted]



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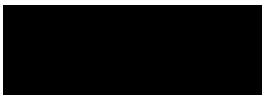
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