Outlook

RE: Planning application reference 142652/FO/2025 - Chorlton Precinct - Consultation Response (Archaeology)

From [redacted]
Date Thu 2025-10-30 17:09
To Robert Griffin [redacted]

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Good afternoon Rob

RE: Application 142652/FO/2025 - Erection of 6 no. residential buildings of 10, 8, 6 and 4 storeys in height to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E (a-e)); infrastructure works including electric substation and associated utilities works, basement and ground level car parking, service yard, vehicular and pedestrian accesses; together with public realm works and hard/soft landscaping following the demolition of the existing buildings and structures on site - Barlow Moor Road, Manchester M21 9AQ

Thank you very much for consulting GMAAS on the above application.

The application site lies adjacent to the north-eastern edge of the Wilbraham Road / Edge Lane Conservation Area, but does not contain any designated or non-designated heritage assets, including sites of archaeological interest. It is likely that the site was in use for agricultural purposes until the late 19th century when it was subject to residential development with the erection of a series of semi-detached villa-type houses. These properties were all cleared in the late 1960 to enable the development of the Chorlton Cross Shopping Precinct. This will have necessitated considerable earth-moving works, although any foundations of the 19th-century villas that do survive will be of negligible importance and, as noted in the historic environment desk-based assessment that was submitted in support of the application, have no potential to contribute to the Research Objectives set out in the current North West Historic Environment Research Framework.

In view of the above, GMAAS is satisfied that the delivery of the proposed scheme will not impact on any known or suspected archaeological remains of interest, and no further consideration of archaeological matters is warranted in this instance.

With kindest regards

[redacted]

[redacted]
Heritage Management Director
Greater Manchester Archaeological Advisory Service
Centre for Applied Archaeology, Peel Building
School of Science, Engineering & Environment
University of Salford, Manchester M5 4WT, UK
[redacted]

University of Salford MANCHESTER
SCHOOL OF SCIENCE, ENGINEERING & ENVIRONMENT

From: Robert Griffin [redacted]
Sent: 30 October 2025 11:24
To: [redacted]
Subject: Planning application reference 142652/FO/2025 - Chorlton Precinct
Importance: High

Good morning [redacted],

As discussed earlier I am dealing with the above planning application for the redevelopment of the Chorlton Precinct. As part of the submission Appendix 5A of the ES includes a report prepared by Lanpro 'Historic Environment Desk Based Assessment'. Whilst we have not written to you formally would GMAAS review this application proposal and provide any comments that they may have on its findings and recommendations please.

All of the information submitted with the application is available to view on the Council's public access system but if you require anything specific emailing directly please let me know.

Kind regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e: [redacted]

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