



GMAAS
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service
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Planning Building Control and Licensing - Growth and Development
Manchester City Council

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Dear Jen

Archaeological Consultation 143024/FO/2025 - Phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/ or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works - Sister Plot C, Former Umist Campus, Altrincham Street, Manchester

Thank you for consulting GMAAS on the above planning application.

The application site encroaches slightly into the Whitworth Street Conservation Area and contains two Grade II listed buildings, the Holloway Wall and the Manchester South Junction and Altrincham Railway Viaduct. The site is also of archaeological interest, primarily as a former locus for the rapid industrial development of Manchester during the early 19th century. In particular, the site was occupied previously by the former Temple Street Mill, the London Road Iron Works and tracts of back-to-back workers' housing, many of which seem from mapping evidence to have incorporated cellar dwellings. Any below-ground remains of these former key components of the 19th-century industrial townscape could be of archaeological interest and warrant further investigation to establish their presence, condition, extent and significance.

The application is supported by a Heritage Statement by Stephen Levrant Heritage Architecture Ltd and an archaeological desk-based assessment prepared by BWB Consulting. The Heritage Statement concludes that the delivery of the proposed scheme will have a 'moderate adverse impact' on the Holloway Wall and a 'minor adverse impact' on the Manchester South Junction and Altrincham Railway Viaduct, but argues that the impact will be offset 'by the public benefits of the proposed development.' GMAAS will defer to the Conservation & Design Team at Manchester City Council for a view on the harm to the designated heritage assets and the setting of the Whitworth Street Conservation Area, but does not propose any further archaeological investigation of the historic built environment.



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The archaeological assessment utilises GM Historic Environment Record data to describes the historical development of the application site, supported by key historic map extracts. The assessment concludes that the application site has some potential to retain below-ground remains of local interest, although this is limited to remains dating from the 19th and 20th centuries. GMAAS agrees with this conclusion.

GMAAS recommends that the site is subject to intrusive archaeological investigation which, in the first instance, should comprise an initial phase of evaluation trenching, followed if necessary by open-area excavation and recording. GMAAS would be content to see the archaeological investigation conditioned on the planning consent. The condition should be worded as follows:

'No development works (excluding demolition) 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 Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design 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, 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, including provision for the installation of permanent information panels.***
- 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 Project Design.***

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

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

Yours sincerely

[Redacted Signature]

[Redacted Name]

Heritage Management Director (Archaeology)

[Redacted Address]