

An aerial photograph of a city area, likely Manchester, showing a mix of urban development and green spaces. A specific site is highlighted with an orange outline, located near a large stadium and other industrial or commercial buildings. The site is situated between a residential area and a larger green park area.

FENIX HERITAGE

**Land at
Riverpark Road, Manchester, M40 2XP**

Archaeological Desk-Based Assessment

Document Ref: 1076.R01c
March 2025

Land at Riverpark Road, Manchester, M40 2XP

Archaeological Desk-Based Assessment

Fenix Heritage Controlled Document - “The Materials” - Commercial-in-Confidence		
Client	Kellen Homes and Great Places Housing Group	
Document Reference	1076.R01c	
Document Status	FINAL	
First Draft Prepared by	A. Martin and A Nash	Date: 07.11.2024
Client Check	Mr. R. Collins	Date: 15.11.2024
Client Comment on First Draft	Amend text and illustrations to reflect new red edge.	
Revision a	A. Martin and A. Nash	Date: 24.11.2024
Client Check	Mr. M. Waite	Date 17.02.2025
Client Comment on Second Draft	The quantum, scale and massing of development has been amended after consultation with the LPA. Revise the archaeology assessment to reflect the amended layout and description of the development	
Revision b	A. Martin and A. Nash	Date: 20.02.2025
Client Check	Mr. M. Waite	Date: 13.03.2025
Client comment on Third Draft	Revise report in the light of demolition of all upstanding structures on Site.	
Revision c	A. Martin	Date 17.03.2025
Client Acceptance		Date

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Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $< \pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registryapplications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1>.)

Note on Transcriptions of Data Secured from Third Parties

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1. PRECIS

Fenix Heritage has been commissioned by Kellen Homes and Great Places Housing Group (hereafter the Applicant) to prepare an Archaeological Desk-Based Assessment (hereafter the 'Assessment') for land at Riverpark Road, Manchester (hereafter the 'Site') to inform a planning application submitted to be submitted to Manchester City Council (hereafter the 'LPA') for a residential development of 500 new dwellings.

There are no designated heritage assets within the Site.

The Greater Manchester Historic Environment Record (hereafter 'GMHER') records 24 non-designated archaeological monuments, buildings and findspots within a 750m radius from the Site centre. None of these monuments, buildings or features are coincident with the Site. There are no designed archaeological monuments (Scheduled Monuments) within the Site or within 750m of the Site centre. The nearest Scheduled Monument is Clayton Hall Moated Site, c. 1.05km to the south-east. The GMHER does note that the Site occupies a parcel of historic landscape character identified as Tannery/Abattoir (mid to late 20th century). All upstanding structures associated with the former tannery/abattoir which once occupied the Site have been demolished under prior approval permission for proposed demolition of the existing buildings and structures 140703/DEM/2024.

The Assessment confirms that the alignment of a Roman road linking Manchester to Castleshaw passes parallel to the western boundary of

the Site, suggesting a moderate potential for the presence of Roman period archaeological remains. However, later post-medieval and 20th century development of the Site has reduced this potential to practically a nil value. The Site was once the location of a brick works, and the Site has the potential to contain archaeological remains of these brick works. The archaeology of the 20th century is represented on Site by the sub-surface remains of the former Philips Park Abattoir and Meat Market.

The proposed development poses a threat to sub-surface archaeological remains (should they exist) through preparatory development works, including remediation and also through excavations for foundations, services and possibly for piling. However, any subterranean archaeological remains (should they exist) would be comprised by use of the Site for clay extraction and Site redevelopment in the 1960s and would be of low value. Any archaeological remains of the former Philips Park Abattoir and Meat Market are of negligible value given the fulsome historical information available on the use of the facility. Therefore, there is no reason for the LPA to expect any further pre-determination archaeological attendances to inform determination of the planning application, no cause to raise an objection to the proposed change of use on archaeological grounds and no cause to establish a reason for refusal on archaeological grounds.

The Site is notionally and conceptually within the setting of Clayton Hall Moated Site. A formal assessment process to determine whether the proposed development would have any detrimental outcome with respect to the significances of this designated heritage asset has

been completed. The changes to the setting of the Scheduled Monument by means of Site development do not constitute a harm to the Monument's significance. Therefore, there is no cause to raise an objection to the proposed development or establish a reason for refusal as the preservation of the settings and significances of this Monument are not in peril as a consequence of the proposed development.

With respect to due diligence, the Applicant has arranged for a suitable Assessment to be prepared to provide the LPA with baseline data and professional commentary on the implications for the historic environment arising from the proposed development, in line with the national and local policy provisions for the historic environment.

2. INTRODUCTION

Definitions, Aims and Objectives

A historic environment desk-based assessment is defined by the Chartered Institute for Archaeologists (CIfA) in a Standard as follows:

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.

In the light of the Standard the aim of this Assessment is:

- To determine, as far as is reasonably possible, the nature, extent and significance of the known and potential archaeological baseline within the Site.

In the light of the Standard the specific objectives of the Assessment

are:

- to identify if the proposed development represents an impact on the significance of the archaeological component of the historic environment;
- to acknowledge, where necessary if further action is needed in order to identify if the proposed development represents an impact on the significance of the archaeological component of the historic environment and the nature of such an impact;
- to enable the applicant to examine the proposals in the light of the information generated; and
- to enable reasoned decisions to be made by the decision-taker whether to mitigate, offset or accept without further attendances/intervention any impact in determining the planning application.

The aims and objectives have been met in that an archaeological desk-based assessment, informed by a walk-over survey has been provided.¹

Methods

The Assessment was undertaken in with reference to the relevant precepts as set out in The Chartered Institute for Archaeologists' document *Standards and Guidance for Historic Environment Desk*

¹ A Heritage Statement which deals with the built component of the historic environment – Listed Buildings, Conservation Areas and Registered Parks and Gardens is provided under separate cover.

Based Assessment (CIfA 2020).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets (including archaeological remains) derives from the 'heritage values'. Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework* (hereafter NPPF),

The Assessment is founded on the provision of data from the GMHER within a search radius of 750m from the Site centre.

The following sources of information were consulted to inform the Assessment:

- The GMHER for information regarding the historic environment, details of previous archaeological and other heritage-focused investigations, and Historic Landscape Characterisation (hereafter HLC) mapping.
- The National Heritage List for England (NHLE) (<https://historicengland.org.uk/listing/the-list/map-search>)
- Historic Ordnance Survey mapping derived from the National Libraries of Scotland and other sources.
- The British Geological Survey Viewer (<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>).
- Cranfield University's *Soilscapes* Viewer (<https://www.landis.org.uk/soilscapes/>)
- Google Earth historical satellite imagery.
- Manchester Archives ([https://www.manchester.gov.uk/info/448/archives and local his](https://www.manchester.gov.uk/info/448/archives_and_local_history)

[tory](#))

- <https://www.timepix.uk/browse/>
- <https://www.geog.cam.ac.uk/facilities/cucap/>
- [Aerial Photo Explorer – Over 400,000 aerial photos in Historic England's digitised collections | Historic England](#)
- <https://researchframeworks.org/wmrf/>
- Various other relevant books, journals and publications identified during the course of the assessment process.
- Data in the possession of the Applicant

3. LOCATION, TOPOGRAPHIC, GEOLOGICAL AND PEDOLOGICAL BACKGROUND

Location

The Site is located on the northern side of Riverpark Road at SJ 87339 99469 (Fig. 1), within the administrative boundary of Manchester City.

Topography

The Site extends to c. 7.10ha and its plan form is an approximate rectangle, aligned on an east-west bearing. It previously hosted an abattoir with associated large, predominantly vacant, buildings and hardstanding surfaces with localised areas of modified grassland (Fig. 2). The buildings have been demolished. At the north of the Site is a rail embankment which supports beyond which a rail line traverses east to west with industrial development beyond, with further industrial development to the immediate east with Clayton Vale County Park beyond. Riverpark Road forms the southern with Phillips Park Cemetery and the River Medlock beyond. The western boundary is demarcated by Briscoe Lane with further industrial development beyond. The wider landscape is characterised by extensive built development.

Geology

The British Geological Survey (BGS) Geology Viewer (<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/>) records the sedimentary bedrock in the western half of the Site as Pennine

Middle Coal Measures Formation – comprising mudstone, siltstone and sandstone formed between 318 and 309.5 million years ago during the Carboniferous period. The eastern half of the Site is underlain by Chester Formation a sedimentary sandstone formed between 250 and 247.1 million years ago during the Triassic period.

The British Geological Survey (BGS) Geology Viewer records the superficial deposits at the Site as Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period. This till is a clay and the clay has, historically, been extracted and used to produce bricks on the Site.

Pedology

The Cranfield Soil and AgriFood Institute (CSAI) Soilscales Viewer (<https://www.landis.org.uk/soilscales/>) maps the soil cover at the Site as slowly permeable seasonally wet acid loamy and clayey soils. However, given the mineral extraction and development history of the Site any soils present may not correspond to this characterisation.

4. STATUTORY AND PLANNING POLICY FRAMEWORKS

Legislation

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource - the *UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage*. There are no World Heritage Sites, World Heritage Site Buffer Zones or World Heritage Site Essential Settings wholly or partly coincident within the Site or the Assessment Area. The nearest World Heritage Site to the Site is the Jodrell Bank Observatory c. 30km to the south-south-west.

At the national level, the principal legislation governing the protection and enhancement of archaeological monuments of national importance is the *Ancient Monuments and Archaeological Areas Act 1979*. The 1979 Act provides protection to Scheduled Monuments. The consent of the Secretary of State for Culture, Media and Sport is required for works of demolition, destruction to or damage to a Scheduled Monument. There are no Scheduled Monuments within the Site. The nearest Scheduled Monument to the Site is Clayton Hall Moated Site (NHLE ref. 1009339) c. 1.05km to the south-east.

The *Levelling-up and Regeneration Act 2023*, by means of amendment via addition to the *Town and County Planning Act 1990*, imposes a duty of regard to certain relevant assets, which include Scheduled Monuments. This duty requires the LPA, in considering whether to grant planning permission for a development in England

which affects a relevant asset or its setting, to have special regard to the desirability of preserving or enhancing the asset or its setting.

The *Act*, therefore, makes it a legal requirement for the LPA to have special regard to the desirability of preserving or enhancing Scheduled Monuments. With respect to Scheduled Monuments this extends the duties established by the *Ancient Monuments and Archaeological Areas Act 1979* to preserve or enhance setting. As the desirability is focussed one outcome (preserving) or the other (enhancing) any perceived failure to achieve the second outcome (deemed to be an augmentation of the first) is not fatal to a resolution of the desirability.

The *Act* also makes it a legal requirement for relevant authorities to maintain a historic environment record for its area and defines such a record as a system for storing and making available to the public information about sites an authority considers to be of archaeological interest, objects found in the area in the course of archaeological investigations which the authority considers to be of such interest, and archaeological investigations or studies relating to such sites and objects.

Such information is recorded by the GMHER and for the purposes of reporting it is considered useful to treat features entered onto the GMHER as non-designated heritage assets, although this does not admit or confirm that such a status applies.

National Planning Policy

The place of historic environment assets (both non-designated and

designated) within the planning system is informed by the *National Planning Policy Framework* (NPPF).

Various principles and policies related to heritage and archaeology are set out in the NPPF which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from NPPF are particularly relevant and are quoted in full:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." Para. 207.

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the

proposal." Para. 208.

"In determining planning applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness."* Para. 210.

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance." Para. 212.

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- b) assets of the highest significance, notably scheduled monuments, ..., should be wholly exceptional."* Para. 213.

There are no designated heritage assets within the Site but as noted

above the site is notionally and conceptually within the setting of a Scheduled Monument. It should be noted that substantial harm is a high test which has been held to be "tantamount to destruction" (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)).

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use." Para. 214.

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use." Para. 215.

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset." Para. 216.

In considering any planning application for development, the local planning authority must have regard to the national policy framework detailed in NPPF and other material considerations.

Local Planning Policy

The Manchester Local Plan guides development within Manchester. It consists of *Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039* (adopted in 2024.) and the *Core Strategy* (adopted 2012) which is to be read alongside the *Addendum to Manchester Core Strategy 2024*.

Policy JP-P2: Heritage of The *Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039* deals with heritage and is as follows:

We will proactively manage and work with partners to positively

conserve, sustain and enhance our historic environment² and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability,*

² The *Places for Everyone Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039* notes that

accessibility and environmental quality of a place, and to social wellbeing; and

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

Policy EN 3 Heritage of Manchester's Local Development Framework Core Strategy Development Plan Document states that:

Throughout the City, the Council will encourage development that complements 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

the historic environment includes buildings and areas of identified archaeological value' (page 193).

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.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

The Addendum to Manchester Core Strategy 2024 directs that the second paragraph of *Core Strategy* Policy EN3 *Heritage* is to be replaced with *Places for Everyone* Policy JP-P2.

Policy DM1 *Development Management* states that all development should have regard to specific issues including the Effect on ... archaeological heritage.

The Addendum to Manchester Core Strategy 2024 directs that the second paragraph of *Core Strategy* Policy EN3 *Heritage* is to be replaced with *Places for Everyone* Policy JP-P2.

Professional Standards and Guidance

With respect to good practice in the historic environment the professional institute for archaeology in the UK (the Chartered Institute for Archaeologists) has developed a range of regulations, standards and guidelines that are binding on all members to ensure that Chartered Institute for Archaeologists members work to high ethical and professional standards. The relevant standard and guidance document for assessment is the *Standard and Guidance for*

Historic Environment Desk-Based Assessment (2020).

In addition to these standards and guidance a number of English Heritage and Historic England publications inform the preparation of historic environment assessment documents, *including Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008), *Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning Note 2* (Historic England 2015) and *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3* (Historic England 2017).

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The following section is a summary of the historic/archaeology evidence found within a 750m radius of the Site centre; this wider area is referred to as the 'Assessment Area'. The evidence has been compiled from the data holders and sources listed in the methods statement above and is considered to provide an indication of the character, distribution and survival of any archaeological remains within and in the vicinity of the Site and helps define the significance of such features. The locations of the identified features recorded on local and national databases within the Assessment Area are shown in Fig. 3 below and basic details for the features are also detailed in a gazetteer (Appendix A).

The National Heritage List for England (hereafter NHLE) records no Scheduled Monuments within the Assessment Area. The nearest Scheduled Monument is Clayton Hall Moated Site, c. 1.05km to the south-east.

The GMHER identifies 37 non-designated monuments, buildings and findspots within the Assessment Area. One of these (the projected alignment of a Roman road) runs close to and parallel with the western boundary of the Site and is represented by the alignment of

³ The Lancashire and Yorkshire Railway (L&YR) was a major British railway company before the 1923 Grouping. It was incorporated in 1847 from an amalgamation of several existing railways. It was the third-largest railway system based in northern England (after the Midland and North-Eastern Railways). The line to the north of the Site was part of the Ashton, Stalybridge and Liverpool Junction Railway which

Briscoe Lane.

The Site is adjacent to and partially includes an embankment for the track of the Lancashire and Yorkshire Railway³ (Ashton Branch) which remains as an active rail route on a historic communication route.

The background below includes a statement on the assessment of the potential for archaeological remains to be present on the Site. These assessments are based on information on archaeological sites in the vicinity, the characteristics of current and historic land-use, and available information on the condition and nature of sub-surface deposits. The assessments also take into account any pre-existing disturbance to the surface and near surface deposits at the Site which are likely to have compromised the survival of archaeological remains. The potential is graded from negligible, to low, moderate and high. A negligible potential indicates that archaeological remains are very unlikely to be present; low potential reflects a depressed likelihood for the preservation of archaeological remains; moderate represents an average potential; and high would reflect a demonstrable potential for the survival of archaeological remains.

Previous Archaeological Investigations

No known archaeological interventions have been reported on the Site. In the Assessment Area a total of ten other archaeological

opened in 1846 to connect the industrial town of Ashton-under-Lyne to the developing railway network, and in particular to the port of Liverpool. It was a short line, joining the Manchester and Leeds Railway at Miles Platting (west of the Site) and the connection to Liverpool was over that line and the Liverpool and Manchester Railway.

observations and investigations - including desk-based assessments, evaluations, excavations, watching briefs - is logged on the GMHER.

Prehistoric Period: Palaeolithic (500,000 BCE – 10,001 BCE), Mesolithic (10,000 BCE – 4,001 BCE) and Neolithic (4,000 BCE– 2,351 BCE), Bronze Age (2,350 BCE - 800 BCE), Iron Age (800 BCE - 43 CE)

There are no recorded Prehistoric Period archaeological sites or finds within the Site or in the wider Assessment Area.

Given the baseline extent of recorded/suspected archaeological remains dating to the Prehistoric Period in the vicinity of the Site, and the arc of Site development the potential for archaeological remains of the Prehistoric Period being present on Site, is negligible.

Romano-British Period (43 CE- 409 CE)

The Romano-British period is very well represented in the archaeological record of north-west England and many settlement, industrial and military sites, linked by a road network, have been identified and investigated.

The GMHER records two Romano-British Period features within the Assessment Area, neither of which is co-located with the Site.

The route of a Roman-Road in the landscape has also been postulated. The projected alignment of the road from Manchester to Castleshaw (GMHER ref. 24.1.0, Gaz. 30, Fig. 3) follows Briscoe Lane. It was constructed c. CE 79–84, possibly by elements of the XXth Legion. The road was found on Gaskell Street, Newton Heath in 1856

and measured 24 feet in width and had a gravel surface on a log base designed to carry the road over boggy areas.

A coin of Gallienus, Roman emperor with his father Valerian from CE 253 to CE 260 and alone from CE 260 to CE 268, was found in the Philips Park area c. 1878 (GMHER ref. 3672.1.0, Gaz. 19, Fig. 3).

Given the baseline extent of recorded/suspected archaeological remains dating to the Romano-British Period in the vicinity of the Site, and the arc of Site development the potential for archaeological remains of the Roman-British period being present on Site, is negligible.

Post Roman/Early Medieval Period (410 CE- 1065 CE)

There are no archaeological remains from the Saxon/early medieval period recorded at the Site.

The early-medieval period can be poorly represented, especially through artefactual evidence, and the absence of any known archaeological remains for the period at the Site should not necessarily be taken as an indication of a lack of activity during this period. The historic, archaeological and toponymic evidence (see below) suggests the presence of a community or communities in the area during the period. However, the archaeological potential for the Site for the Saxon/Early Medieval Period is negligible/low.

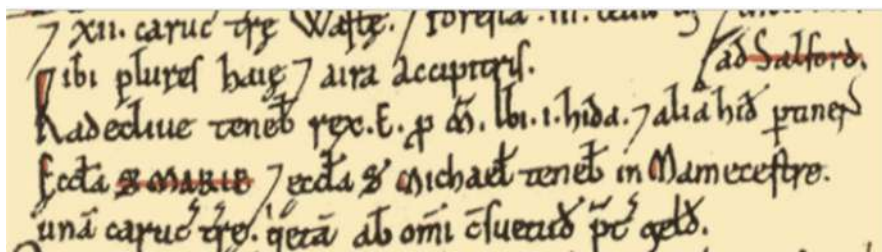
Medieval Period (1066 CE- 1539 CE)

There are no medieval archaeological remains within the Site but within the Assessment Area there is one medieval feature. The site of

the Grange was to the south-west of the Site and as will be seen below during discussion of cartographic evidence, the Grange survived as the centre of a large farm into the mid-19th century. The site of the Grange (GMHER ref. 9836.1.0, Gaz. 26, Fig. 3) can trace its history to the 14th century. It was mentioned in the Manchester Manor Survey of 1322 recording the land held by the Lords of Manchester. The farmland was later purchased by Manchester Corporation from the Deans and Cannons for the purposes of establishing a cemetery.

The Site was evidently part of a medieval landscape which was later to become the township of Newton. This was not identified in the Domesday Book, and the nearest named settlement was Manchester (Phillimore reference: Cheshire R5,2), in the Hundred of Salford and the County of Cheshire.

The Tenant-in-Chief in 1086 was Roger of Poitou, but in 1066 the Lords were St. Michael's Church (Ashton-under-Lyne) and St. Mary's Church, Manchester. The only resources recorded in 1086 were two churches and one church-land.



Manchester Domesday Entry (<https://opendomesday/manchester/>)

Land at Riverpark Road, Manchester
1076.R01c

Newton appears to derive its name from Old English linguistic elements *nīwe* (new) and *tūn* (enclosure/farmstead/village/estate). The etymological derivation suggests that the area's name originated in the early medieval period.

The Manor of Newton has been identified "from time immemorial" as part of the endowment of the Parish Church of Manchester ('Townships: Newton', in *A History of the County of Lancaster: Volume 4*, ed. Farrer, W. and Brownbill, J (London, 1911), British History Online <https://www.british-history.ac.uk/vch/lancs/vol4/pp271-273> [accessed 24 October 2024] and the church-land in Domesday was likely to be a plough-land indicating that somewhere in Newton arable cultivation was taking place. During the 12th century it is noted that Albert Grelley added 4 oxgangs of his demesne, which have been identified as Kirkmanshulme regarded as a hamlet in the township of Newton and a parcel of the manor (ibid). Newton Manor was taken by the Crown on the confiscation of the collegiate church estates by Edward VI in 1548 and restored about eight years later by Mary I and her husband, the *jure uxoris* monarch Phillip (ibid).

The historic and archaeological evidence for the Assessment Area for this period, suggest that the archaeological potential for the Site for the Medieval Period is low.

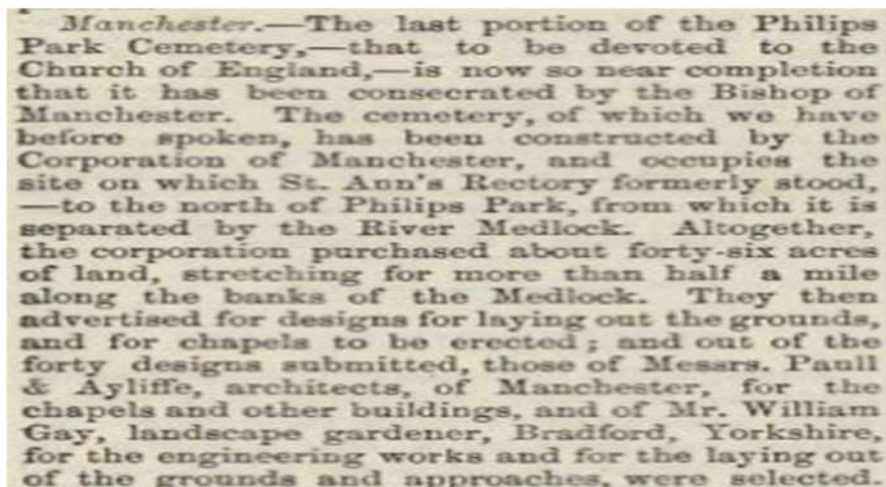
Post Medieval Period (1540 CE– 1900 CE) and Modern Period (1901 CE– present)

The known historic environment features within Assessment Area are dominated by features of the later post-medieval period (including

standing buildings). The buildings include a dye works, the Avro Aeroplane Works, a disused gasholder at the former Bradford Road Gasworks site and Philips Park lodge. A findspot records the recovery of a halberd, found c. 1853 (in the ceiling of a house) and is thought to date to the 16th or early 17th century.

Archaeological monuments (sites) include farmsteads, residences from across the social spectrum (a hall and terraced housing), mortuary chapels, a machine manufactory, a canal, a watermill, a mineral railway, mills, and a drinking fountain (Fig. 3).

The Philips Park Cemetery was opened in 1867 and an article from *The Builder*, edition of 24 August states that the site of the cemetery was coincident with the location of the St. Anne's Rectory. As will be seen below there is no corroborating cartographic evidence to substantiate this.



Manchester.—The last portion of the Philips Park Cemetery,—that to be devoted to the Church of England,—is now so near completion that it has been consecrated by the Bishop of Manchester. The cemetery, of which we have before spoken, has been constructed by the Corporation of Manchester, and occupies the site on which St. Ann's Rectory formerly stood,—to the north of Philips Park, from which it is separated by the River Medlock. Altogether, the corporation purchased about forty-six acres of land, stretching for more than half a mile along the banks of the Medlock. They then advertised for designs for laying out the grounds, and for chapels to be erected; and out of the forty designs submitted, those of Messrs. Paull & Ayliffe, architects, of Manchester, for the chapels and other buildings, and of Mr. William Gay, landscape gardener, Bradford, Yorkshire, for the engineering works and for the laying out of the grounds and approaches, were selected.

The Builder, <https://archive.org/details/the-builder/1867/page/632/>

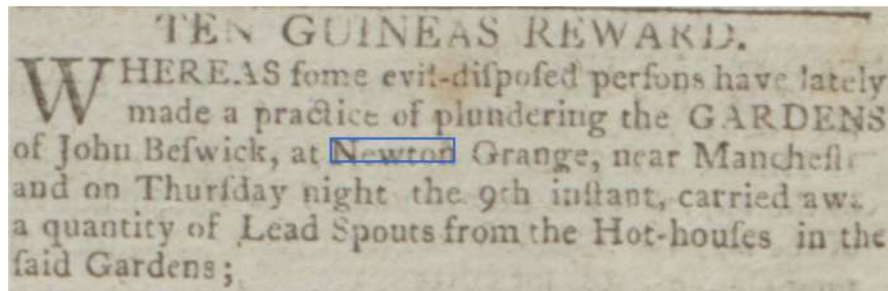
Land at Riverpark Road, Manchester
1076.R01c

The history of the Site in the later post medieval and modern periods can be broadly characterised by examination of cartographic sources and one of the first available cartographic sources for the area is The County Palatine of Lancaster, W. Yates, 1786 (Fig. 4) is a small-scale late 18th century map on which it is possible to locate, approximately the Site. The River Medlock is depicted clearly, but in the vicinity of the Site appears to be much less meandering than it actually is, but the tributary stream feeding into it from the north provides a useful landscape anchor. Interestingly a firm communication route is shown from Baguley Fold, south-west towards the bridge over the Medlock at Bradford Hall. This route would appear to traverse the Site. A structure is shown on the southern side of this route which may well be The Grange (see below).

Greenwood's *County Palatine of Lancaster*, 1818 (Fig. 5), produced some 32 years after the Yates' map, is notable for its omission of the south-west – north-east aligned communication route, but clearly shows ponds established on the tributary stream and two structures which are plausible candidates for The Grange. In 1815 The Grange was described as a large house belonging to Otto Hulme, who had divided it into two properties, each portion with 3 parlours, 6 bedrooms and servants' rooms (Crofton 1904, 217). The larger of two ponds associated with The Grange partially occupies the western extreme of the Site. There are no other meaningful features shown within the area that can be estimated to encompass the Site.

It is conceivable that the report of a robbery at The Grange, 'near Manchester' printed in the *Manchester Mercury* on Tuesday 14th

October 1800 is the first reliable mention of the Grange in the 19th century.



Manchester Mercury (<https://www.britishnewspaperarchive/viewer/>)

Johnson's *Plan of the Parish of Manchester*, 1820 (Fig. 6) is the first map to identify The Grange and in a development from Greenwood shows a continuously depicted communication route on the alignment of what was to become Briscoe Lane. This route is less well rendered on the subsequent Ordnance Survey (OS) mapping and the tithe map of 1848. Two years after the publication of Johnson's map a John Hulme Esq. Of Newton Grange was identified in the Saturday 30th March edition of the *Manchester Guardian* as one of the members of the Norwich Union Society.



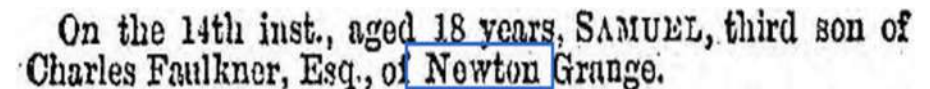
Manchester Guardian (<https://www.britishnewspaperarchive/viewer/>)

John Hulme of Newton Grange was also mentioned in an article in the *Manchester Guardian* of Saturday 26 July 1823 regarding the theft of property from a house-guest.

**Land at Riverpark Road, Manchester
1076.R01c**

Hennet's *County Palatine of Lancaster*, 1830 (Fig. 7) identified a complex of Buildings to the south-west of the Site as The Grange.

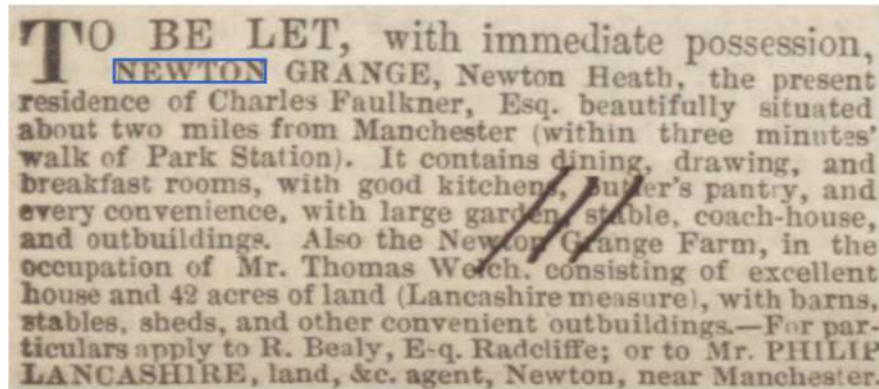
The OS Old Series, Huddersfield Sheet 88SE, 1 inch to 1 statute mile (1:63,360), Surveyed 1838, Published 1843 (Fig. 8), although published at a relatively small scale is nevertheless a detailed and accurate map. The Site is located between the Medlock to the south and its northern tributary stream. The communication route from Baguley Fold in the north-east to a junction with the road later named as Hulme Hall Lane extends across the Site. The larger of two ponds associated with The Grange occupies the western extreme of the Site. The year this map was published coincided with the announcement in the *Manchester Times* edition of Saturday 8 November of the death of a son of Charles Faulkner Esq. of Newton Grange.



Manchester Times (<https://www.britishnewspaperarchive/viewer/>)

The Tithe Map of the Township of Newton, 1848 (Fig. 9) provides a very large-scale rendition of the Site's landscape at the mid-point of the 19th century. The Site extends over multiple land parcels all of which (with the exception of the land-take for the track and embankments of the railway) are owned by The Reverend The Dean and Canons of Manchester. The character of the land is uniformly rural with the land given over to enclosed fields worked by the tenant farmers John Carr, Thomas Welch, John and Peter Thornton and John Webster. Landscape features include field boundaries, footpaths, roads and drainage culverts. The water-body to the north of what is

named as Newton Grange, partially occupying the western extreme of the Site, is identified as a Reservoir. In the same year that Tithe Map identified Newton Grange an advertisement appeared in the Manchester Courier (on Saturday 11th Nov) describing in detail Newton Grange -



Manchester Courier (<https://www.britishnewspaperarchive/viewer>)

The OS Map, Lancashire, Sheet CIV, 6 inches to 1 mile (1;10,560), Surveyed 1845, Published 1848 (Fig. 10) provides a useful, near-contemporary depiction which can be compared to the Tithe Map. The field boundaries are identical on both maps, and there is little, if anything, to distinguish between them.

The OS Map, Lancashire, Sheet CIV.8, 25 inches to the mile (1;2,500), Surveyed c. 1889, Published c. 1893 (Fig. 11) shows considerable change to the Site with the pond associated with The Grange no longer present. There are however, two new enclosures within the Site one of which has steep sides. There is also an earthwork on the southern boundary of the Site. In wider landscape the principal

landscape change was the opening of the Philips Park Cemetery in 1867.

The OS Map, Lancashire, Sheet CIV.8, 25 inches to the mile (1;2,500), Surveyed c. 1904, Published c. 1908 (Fig. 12) shows what can identified as earthworks associated with clay extraction for brick works to the west of Brisco Lane. The south-western corner of the site is occupied by a number of buildings which surround a yard. A footpath across the Site connects Cemetery Road with park Station

The OS Map, Lancashire, CIV.8, 25 inches to the mile (1;2,500), Surveyed 1915, Published 1922 (Fig. 13) identifies a 'Brick Works' towards the western boundary of the Site. This includes a main building from which tramway extends to the east into what appears to be a clay extraction pit. To the north there are two water-bodies. To the south-west of the main building there appears to be a Hoffmann Kiln. The south-western corner of the Site is occupied by a number of buildings which surround a yard. The trackway from Baguley Fold, to the north of the Site remains as a discernible feature on the Site, although this was absent from the 1908 edition.

The OS Map, Lancashire, CIV.8, 25 inches to the mile (1;2,500), Surveyed 1932, Published 1934 (Fig. 14) throws into sharp relief the use of much of the Site for clay extraction. The tramway has been extended significantly to the east and the Brick Works have been provided with what appears to be an additional Hoffmann Kiln to the east of the main complex. The main building of the Brick Works has also been remodelled into a U-shaped plan-form and a chimney is

identified. Water bodies are present the north of the Brick Works. The complex of buildings in the south-western corner of the Site appears to have been reduced and the trackway which once connected Baguley Fold to Hulme Hall Lane to the south-west has been obliterated.

The OS Maps, Sheet SJ8799 – A, 25 inches to the mile (1;2,500), Revised 1948-49, Published 1951 (Fig. 15)⁴ shows some change to the Site (somewhat incongruously named as Philips Park). The large water-body is no longer shown and the smaller water-body is identified as a Pond. There are tramways along the western elevation of the two Hoffmann Kilns and there is an L-shaped electricity sub-station to the south-west of the western kiln. The tramway into the clay pit to the east has been relayed on a different alignment and the earthworks of the clay pit have been resurveyed and appear to be deeper. A small tank is shown close the Site's boundary with Cemetery Road and there are now two chimneys at the main building.

The OS Map, Sheet SJ8699-SJ8799 – BB, 25 inches to the mile (1;2,500), Revised 1955-58, Published 1970 (Fig. 16) shows wholesale changes to the Site. All traces of the Brick Works, tramway and clay pits have been swept away (with the exception of the electricity sub-

station) and replaced with an Abattoir, and Meat Market named as Philips Park. This complex was built by the City Architect's Department under Leonard Cecil Howitt's direction, but by the time its construction was completed, Sidney George Besant-Roberts had succeeded Howitt (<https://www.mainstreammodern.co.uk/city-abattoir-and-meat-market>). The site's advantages were its proximity to the trainline and radial roads, and the lack of surrounding residential property. Planning permission was granted in 1959, with a three-year construction programme at a cost of £2.5m intended to conclude by the end of 1962. However, the complex did not open until 1966 and cost £4.16 million. The development was to provide a comprehensive self-contained slaughtering and meat marketing undertaking, complete with railway sidings for the delivery of livestock (alongside which were 'Cattle Pens' and from which a 'Cattle Walk' led to the Abattoir. The facility boasted a mechanical slaughtering system; meat conditioning rooms; cold stores; a by-product floor, hide and skin despatch floor, a wholesale meat market; a poultry hall; restaurant and canteen; banks; and administrative offices.

The largely automated processes of slaughter and processing were to take place in four principal buildings: a lairage (recently used as a

⁴ The letters 'rp' are printed on the map just to the north of the Site's boundary with Cemetery Road and there is a further 'rp' in the road opposite the Philips Park Cemetery lodge on Cemetery Road. OS surveyors established revision points (rp) across Britain to provide a network of surveyed locations. These known spots could then be used to 'control' the position of detail on a large-scale map. Finding the rps for future map updates was an issue, and photography quickly became the best visual reference. Two photographs of the 'rp' on Cemetery Road can be viewed at

<https://www.timepix.uk/keyword/n-rthKP3/cemetery%20road/i-rHDSs57> and <https://www.timepix.uk/keyword/n-rthKP3/cemetery%20road/i-GwjBT2p> which confirm that the boundary between the Site and Cemetery road was defined by iron railings. A photograph of the 'rp' at the junction of Briscoe Lane and Cemetery Road <https://www.timepix.uk/keyword/n-rthKP3/cemetery%20road/i-gf69GC3> shows the Site's boundary with Briscoe Lane and also the chimney of the Brick Works.

furniture warehouse and with a vaulted ceiling) able to accommodate up to 1400 cattle, 6000 sheep and 800 pigs; a two-storey block where livestock could be slaughtered (first floor), dressed, and moved to the chill rooms. The ground floor included a vast cold store and by-products floor incorporating a hide and skin despatch floor.

The Meat Market, housing fifty stalls was linked via an automated conveyor belt to the meat stores. Perhaps the most interesting element of this ensemble was the twenty-sided polygonal Market (informally known as the Bullring) designed so that all of the traders' units were the same size and no trader's stall could be favourably positioned over another. The enclosed, overhead conveyor bridge from the Abattoir to the Market provided convenient affordance between both buildings through which individual meat orders were despatched to the traders from the cold stores and chill room (considerably rebuilt). Once within the Meat Market the meat orders were attached to a tracked delivery system which circulated in a clockwise direction around the first floor. Mechanised trollies were suspended from rails attached to ceiling beams, which radiated outwards from the centre. The meat orders were hung from the trollies and delivered to the trader units and lowered through hatches in the floor. Vehicular access to the central courtyard of the Market was through an underpass.

There was also a stand-alone administrative block and a curving poultry hall above which were the traders' offices. At some point (c.

1980s) the poultry hall and traders' offices building were joined to the administrative block by a covered two-storey glazed link

All of the buildings were designed in a commercial manner, using a system build-up of pre-cast elements. For the railway sidings, movement of the animal was the primary focus in its design and construction. A series of parallel passageways separated by concrete panel fences allowed the animals to move along in single file, before being corralled into groups using a series of metal gates that could open and close to create different size enclosures. A concrete control booth was at the junction or pivot point of the ramps, passage and platform. At the time of completion, it was the largest and most technologically advanced abattoir in Europe. It is the only abattoir in the UK built to the standard required by the United States' authorities for the export of meat to that country and one of the few abattoirs in the UK approved for the export of meat to what were then the European Common Market countries⁵. However, the abattoir never achieved the anticipated throughput of 225,000 cattle. Photographs of the facility from September 2015 (including the intact aerial conveyor belt) are available at <https://www.mainstreammodern.co.uk/city-abattoir-and-meat-market>) and photographs from February 2020 are available at <https://www.manchestereveningnews.co.uk/news/gallery/inside-former-manchester-abattoir>.

⁵ The establishment of the Abattoir and Meat Market motivated a street name change. Cemetery Road was changed to Riverpark Road in the mid-1960s after the

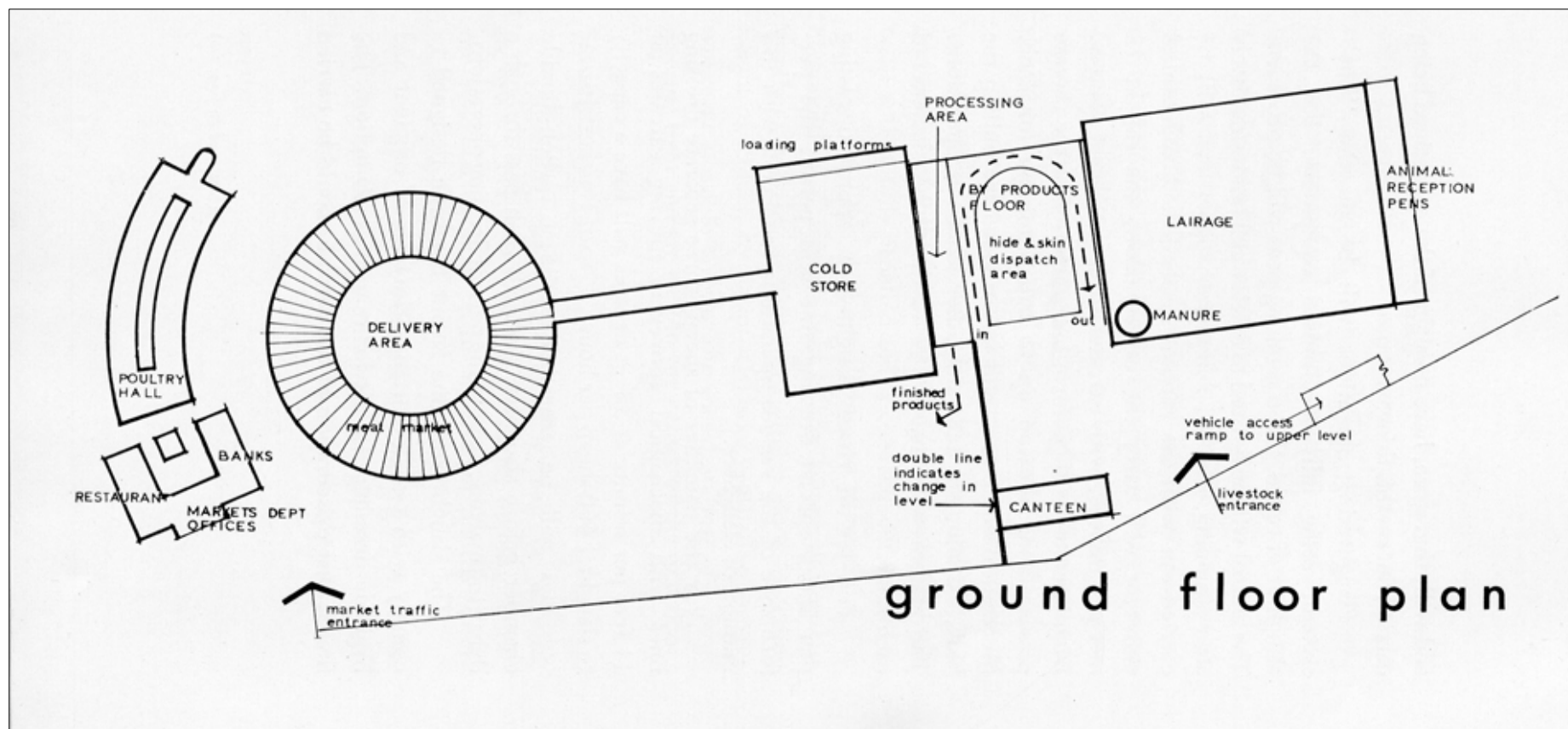
Manchester, Salford and District Butchers and Meat Traders' Association observed that the original street name might not encourage trade in meat!

The facility closed in 2000 and was let as units to a range of businesses and organisations. The Meat Market was re-branded as a shopping arcade, but this enterprise was short-lived, and it is now demolished. It had been struggling as a municipal enterprise almost since it was completed as an Act of Parliament changed the landscape for the licensing of the trade. It is reported that the Site has been used as the backdrop for a variety of dystopian or otherwise TV dramas *No Offence*, *Curfew*, *Cold Call*, *Utopia* and *Cobra* (<https://www.men/inside-the-abs-weird-abandoned>) utilising the Site's Brutalist architectural charms.

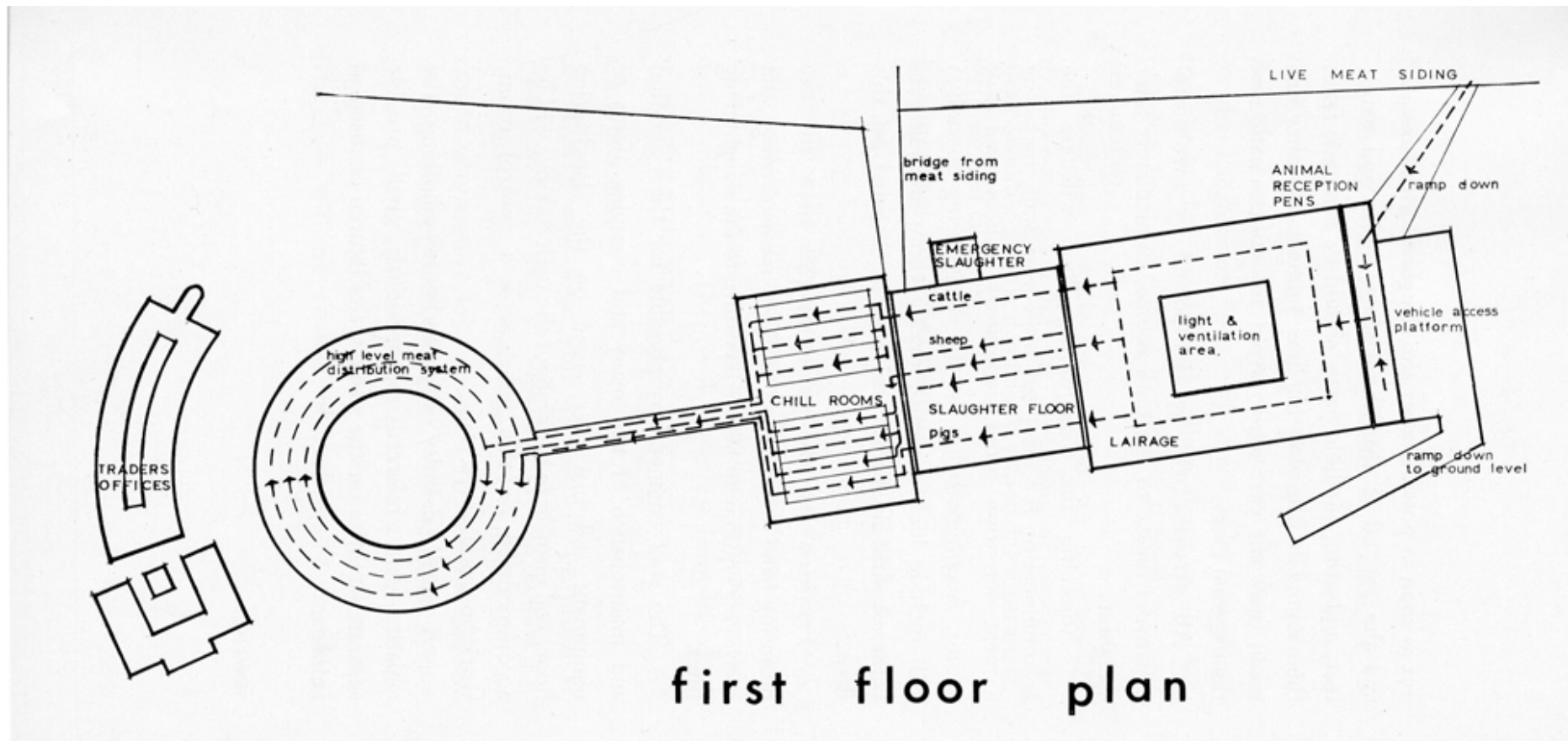
The OS map of 1987 (Fig. 17) shows little change to the Site, with the only new building a small structure adjacent to the southern boundary with Riverpark Road.

The OS map of 1993 (Fig. 18) shows no changes.

Contemporary floor plans of the Meat Market and Abattoir show the spatial arrangements:



(<https://www.mainstreammodern.co.uk/city-abattoir-and-meat-market>)



<https://www.mainstreammodern.co.uk/city-abattoir-and-meat-market>

Aerial Photographs

The Britain from Above website (<https://www.britainfromabove.org.uk/>), the Cambridge University Collection of Aerial Photography (CUCAP) (<https://www.cambridgeairphotos.com/map/>) and the Historic England Aerial Photo Explorer (<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>) were checked for historic aerial photographs of the Site. The Aerial Photo Explorer has an aerial image from 1948 (https://historicengland.org.uk/images/aerial-photos/record/raf_cpe_uk_2471_rp_3035) which shows the majority of the Site, highlighting the Brick Works and the clay extraction pits.

An aerial photograph dating to 1927 (Fig. 19) showing the Site is available from the Britain from Above website. It is taken from the south-west and shows almost the entire Site and is comparable, as a near contemporary depiction of the Site, with the OS map of 1934 (surveyed 1932). The transformation of the landscape arising from clay extraction is plain to see and the Brick Works, with the two Hoffmann kilns and chimneys; and water-bodies to the north, nestled towards the Site's western end, are discernible in some detail.

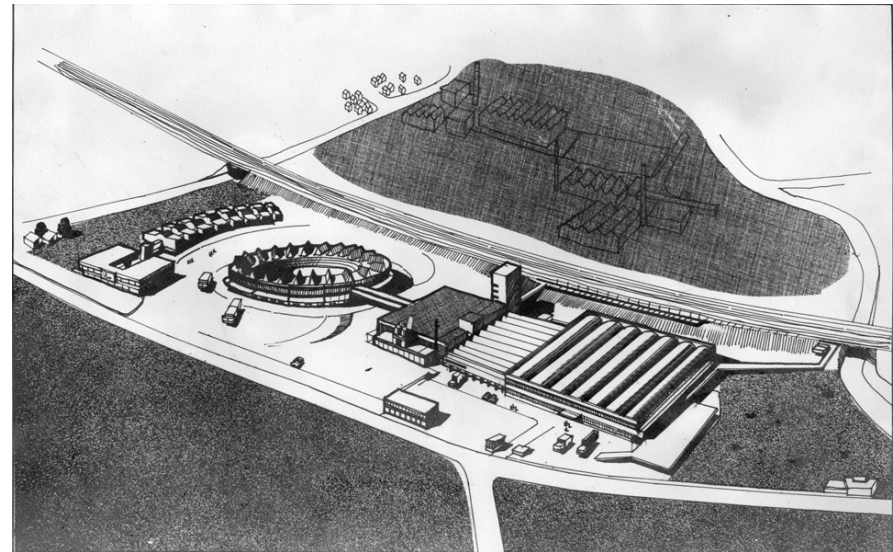
The Aerial Photograph of 2005 (Fig. 20) shows the Site as a fully developed Meat Market and the Aerial Photograph 2017 (Fig. 21) shows no changes to the general arrangement of the Meat Market.

Historic Photographs

A number of photographs taken during, and upon completion of,

construction of the Abattoir and Meat Market during the 1960s are available at <https://images.manchester.gov.uk/collections/abattoir> specifically Local Image Collection refs. m15593, m15592 and m56745.

Other historic photographs include the following



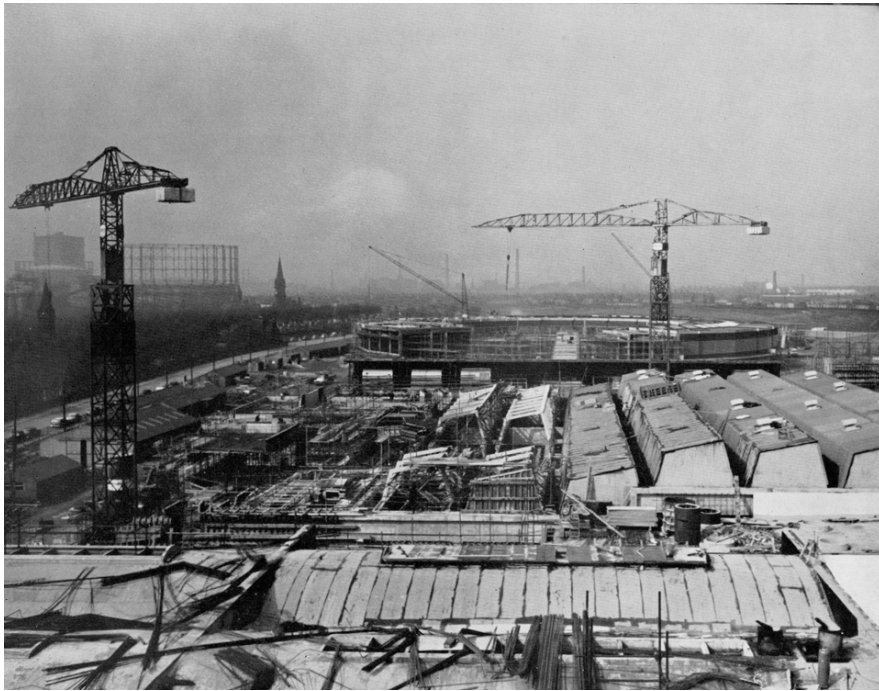
Concept Sketch (<https://www.mainstreammodern.co.uk/city-abattoir-and-meat-market>)



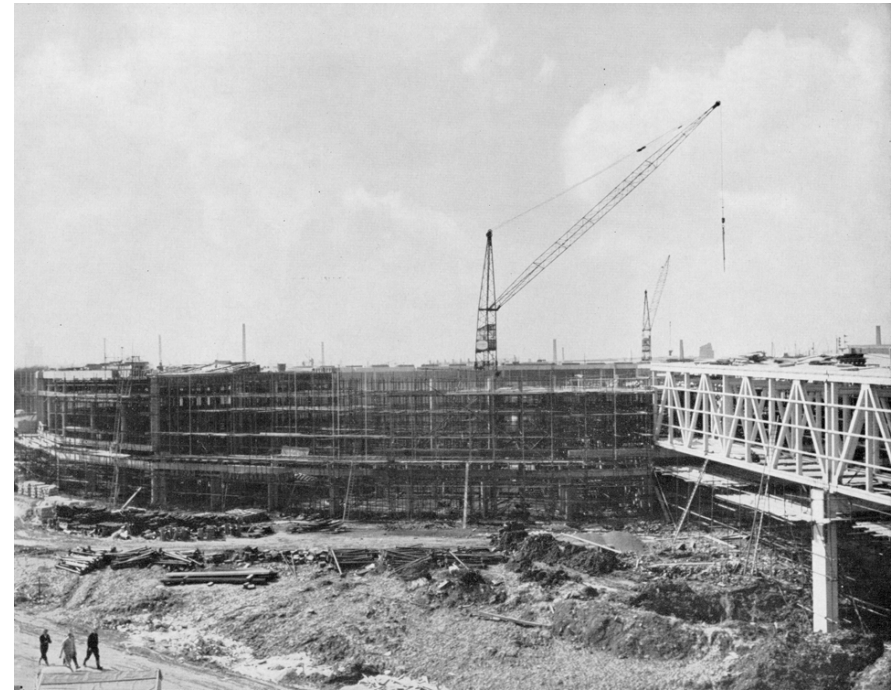
Meat Market during construction
<https://www.mainstreammodern.co.uk/city-abattoir-and-meat-market>



Meat Market during construction
<https://www.mainstreammodern.co.uk/city-abattoir-and-meat-market>



Philips Park Abattoir and Meat Market during construction
<https://www.mainstreammodern.co.uk/city-abattoir-and-meat-market>



Philips Park Abattoir and Meat Market – aerial conveyor during construction
<https://www.mainstreammodern.co.uk/city-abattoir-and-meat-market>

Block Plan

A block plan illustrating the Site's development history is provided at Fig. 22.

6. SITE CONDITIONS

A Site visit and walk-over survey of the Site were undertaken on the 29 October 2024 in overcast weather conditions with moderate visibility. The locations from which the photographs were taken are shown in Fig. 23 and are provided at Appendix B.

Please note that since the photographs were taken the structures on Site have been demolished under prior approval permission for proposed demolition of the existing buildings and structures 140703/DEM/2024.

7. SIGNIFICANCE OF THE RELEVANT HISTORIC ENVIRONMENT FEATURES

Not every feature contributing to the historic environment is provided with a detailed record of significance by local or national heritage agencies. In the absence of formal Statements of Significance for the archaeological features identified on and beyond the Site for which a possible impact can be predicted an attempt will be made to estimate significance.

In order to adopt a uniform and consistent approach the features will be treated to examination using an approach formulated on the basis that the significance of a feature is the sum of the cultural heritage value that can be ascribed to it. The cultural heritage value is, in turn the sum of four component interests - evidential, historical, aesthetic and communal (English Heritage 2008).

In the first instance it is prudent to define categories of significance:

The cultural heritage values of the individual features can then be assessed and their significances tested against the significance thresholds.

Significance	Description/ Threshold
International (Very High)	Archaeological sites or monuments of international importance, including World Heritage Sites. Other buildings or structures of recognised international importance.
National (High)	Ancient monuments scheduled under the AMA Areas Act 1979, or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria. Undesignated structures/areas of national importance.
Regional / County (Medium)	Archaeological sites and remains which are not of national importance. Rare or remarkable historic landscape character.
Local (Low)	Archaeological sites which are not of regional/county importance. Common or unremarkable historic landscape character.
Negligible/ None	Areas in which professional judgment, historic evidence and/or investigative techniques signify or have produced no or only minimal evidence for archaeological remains, or where previous largescale disturbance or removal of structures and deposits can be demonstrated or predicted with some confidence
Unknown	Archaeological sites whose importance cannot be determined with the information currently at hand. This can include sites where the extent of buried remains is unknown.

Heritage Feature	Values and Significance
Historic Landscape Character	<u>Component Values</u> <u>Evidential</u> - the evidential/research value is negligible as the Site expresses no evidence of what was a well understood recent and now extinguished past land-use associated with meat processing and sale. <u>Historic</u> – the historic landscape character had some intrinsic interest it illustrates the story of past events, people and aspects of life closely related with the provision of meat processing facilities. This interest resided in the buildings and their relationships – which are no longer extant. The historic interest, not expressed and the Site has no capacity through which a history of use could be told. <u>Aesthetic</u> - there no aesthetic value at the Site. <u>Communal</u> - the meaning of the Site of the historic landscape character and identity marks applied to it are perhaps mostly confined to former employees of and customers of the Abattoir and Meat Market. Historic meaning has barriers to understanding as the landscape used for animal product processing is no longer appreciable. The communal value is low as the Site is in private ownership. The associative value is moderate with historic links to Manchester City’s Architect’s Department and Leonard Cecil Howitt and Sidney George Besant-Roberts. <u>Overall Significance</u> – the historic landscape character is a historic environment feature the interests of which are of broadly depressed values. It is an uncommon and now it is derelict and devoid of buildings it is a historically anonymous landscape. Negligible Significance.
Site of Jacksons Brick Works	<u>Component Values</u> <u>Evidential</u> - the evidential/research value is low/moderate and is encapsulated within the potential archaeological remains associated with an early 20th century brick manufactory and clay extraction site. The likelihood of actual archaeological remains is, however, currently unresolved, but the potential for survival of coherent archaeological remains of some elements of the brickworks is a possibility. However, it should be noted that an archaeological excavation of the Bradford Colliery Brickworks, c. 0.90km to the south of the Site, carried out in the early 21st century could find virtually no trace of it. (Redhead <i>et al</i>, 2011). This disappointing outcome can, however, be contrasted with archaeological investigations at the site of the former Willaims firebrick works c. 1.10km where archaeological remains of the foundations for a steam-powered winding engine and the floor of a probable drying kiln, Nevertheless, the actual brick kilns at this site had been largely destroyed. <u>Historic</u> – a brickworks has moderate historic interest. <u>Aesthetic</u> - there is unlikely to be any aesthetic response to any archaeological remains of brickworks. However, industrial production facilities have a certain form-function aesthetic component, especially associated with construction methods, materials and processes.

	<u>Communal</u> – archaeological remains of a brick works may have a strong, but temporary draw for local communities despite the fact that it may have some resonance in the collective memory and identity of the community. The communal value trends towards the lower end of the spectrum as any archaeological remains of the works are on private land with no right of public access. The associative value is low, as there is no obvious famous historical figure directly associable with the works, except the Jackson family (primarily James and Joseph Jackson). Nothing especially momentous is known to have happened at the brick works. The brickworks, if they do survive as archaeological remains will be heavily compromised by late 20th century redevelopment of the Site and there is no surface manifestation or semblance of the historic appearance whatsoever. <u>Overall Significance</u> – the archaeological remains (should they exist) of a 20th century brick works have interests which are of variable, but by and large low value. As archaeological monuments they have Local (Low) Significance.
Former Phips Park Abattoir and Meat Market	<u>Evidential</u> – the archaeological remains of this heritage asset have no potential to yield evidence about past human activity as the fabric, spatial layout, use of space and visual characteristics, function, materials, design and built form has been comprehensively vitiated by demolition and grubbing out of sub-surface obstructions. <u>Historic</u> – the Abattoir and Meat Market have specific historic interests related to mid-20th century, large-scale meat processing with considerable automation. The facility has a precise construction date, and its development, use, reuse and abandonment are well-understood. It is feasible to trace the movement of animals upon arrival, to slaughter, processing, storage and sale through historical accounts of its use, drawings and photographs. <u>Aesthetic</u> – there is no aesthetic response to the site of the former Abattoir and Meat Market. <u>Communal</u> – the Site has no draw or amenity value for the community. The facility will retain presence in the collective memory as source of employment and a place to purchase meat products. The communal value trends towards the lower end of the spectrum as there are no longer any extant structures onto which to project a collective appreciation of the history of the Site. The associative value is moderate with historic links to Manchester City's Architect's Department, Leonard Cecil Howitt, Sidney George Besant-Roberts and The Right Honourable Frederick Peart M.P. (Minister of Agriculture, Fisheries and Food) who opened the facility in 1966. <u>Overall Significance</u> - the site of the Abattoir and Meat Market has interests which are of variable, but by and large zero to negligible to low value. As archaeological site it has Negligible Significance.

8. PROPOSED DEVELOPMENT AND POTENTIAL IMPACTS TO THE HISTORIC ENVIRONMENT

Proposed Development

The proposed development on the Site takes the form erection of a residential development of 500 new dwellings comprising apartment blocks and dwellinghouses together with new vehicle accesses from Riverpark Road and associated works to include hard and soft landscaping and a children's play area. The general arrangement of the proposed development is shown on a detailed site layout (Fig. 24)

Limitations

The assessment of the archaeological and heritage potential of the Site has been undertaken in the knowledge of the uncertainties that arise when trying to assess a resource that is not wholly known and is often less than comprehensively understood. It should be noted that the assessment is based on information held in source repositories and published data. Neither of these represents exhaustive and comprehensive sources of information on the presence/absence of built heritage and archaeological features. However, from the data available it is possible to quantify and qualify the known archaeological resource, to determine the potential for as yet unknown or unrecorded archaeological sites to be present and identify areas within the Site where activities are likely to have compromised archaeological survival. These factors have been taken into consideration during this preparation of this Assessment. This

information has in turn been considered against any pre-existing impacts to the Site which may have compromised the survival of any archaeological remains.

Pre-Exiting Impacts

The Site has been subject to development, the groundworks for which would have impacted on the pre-existing ground conditions – including any archaeological remains that may be present.

The Site has been used for clay extraction since the early 20th century, if not the late 19th century and such gross changes to the near surface deposits would have obliterated any archaeological remains pre-dating this extraction. Clay extraction will have impacted on any previous, unknown anthropogenic activity and the upper strata of the alluvial stratigraphic column. Therefore, to all intents and purposes there is no archaeological potential at the Site pre-dating the 20th century.

The construction of the brickworks on the site between 1905 and 1915 (which were acquired by J&A Jackson Ltd. in 1940) added to the impacts to any pre-existing archaeological remains but the site of the brickworks, including the Hoffmann kilns, can be regarded as a site of archaeological potential. The brickworks were operational no later than the early 1960s and Site was redeveloped for the Abattoir and Meat Market. There would have been a degree of site clearance and preparatory work for the construction of the Abattoir and Meat Market, not least the deep excavations required for the subway entrance to the Meat Market. This mid-20th century Site development is likely to have comprised the survival of any archaeological remains

associated with the brickworks. Specifically, the construction of the administrative block serving the Abattoir and Meat Market was coincident with the brickworks. However, some elements of the footprints of the two kilns were outside the footprint of the administrative block and it is conceivable that archaeological remains of parts of the kilns (and also some lengths of the brickworks tramway) may exist.

Thus, the Site has a compromised archaeological potential, but nevertheless, some potential.

Direct Impact

There are sites of archaeological remains, with varying degree of certainty as to their existence and condition, within the Site and these would be directly impacted upon by groundworks required for the proposed developments.

- Isolated artefacts dating to the Roman period,
- A pond associated with the post-medieval complex The Grange,
- Clay extraction for brickworks,
- A brickworks

Broadly, the impact on any archaeological remains would arise from pre-construction activities – such as ground preparation/improvement. Construction activities with the potential to impact upon archaeological remains include excavations for the foundations of buildings, excavations for services such as drains,

sewers, outfalls, and excavations in order to lay the sub-grade as a base for roads, paths, vehicle parking and circulation areas.

The groundworks required are also likely to include some degree of remediation for previous uses which may have resulted in residual contamination of near-surface deposits. This remediation may include for the partial or wholesale removal of deposits in certain areas and to certain depths. In addition to this, any foundation solution is likely to require the removal of hard obstructions (such as previous foundations, wall stubs and hard floor surfaces in order to prevent differential settlement and/or establish barriers to the sinking of pile columns. Thus, some level of disturbance to near-surface deposits (in which archaeological remains can be expected to survive to some degree) is to be expected. The use of a pile-based foundation solution would be likely to ensure the preservation *in situ* of any archaeological remains contained within deeper strata. However, the sinking of pile columns has the potential to introduce oxygen to anaerobic conditions in which the survival of organic remains and such an introduction would be detrimental to the survival of such organic remains.

Indirect Impacts by Means of Changes to the Settings of Designated Heritage Assets

The effect of development on the significance of the setting of designated heritage assets (including archaeological monuments) is a material consideration in determining a planning application and NPPF advises Local Planning Authorities that they should require an

applicant to describe the significance of any designated heritage assets affected, including any contribution made by their setting.

Setting is defined as the surroundings in which a heritage asset is experienced and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. It is right and proper for this assessment to identify the key attributes of the assets and their settings and the potential impact upon the settings of heritage assets occasioned by proposed development within the Site. In order to identify these key attributes, it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.

Development is capable of affecting the settings of heritage assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment and has been undertaken with reference to the Historic England document *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (second edition).

The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a

positive or negative contribution to the value of a heritage asset, it may affect the ability to appreciate that value, or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. There is no overwhelming reason to establish the need for a level of physical and visual connection between a heritage asset and its setting in order for any land to be deemed to be within the setting. To adopt an artificially narrow approach to the issue of setting would be an error. Therefore, to ensure that any assessment does not treat visual connections between any land and a heritage asset as essential and determinative for the purposes of considerations of setting and wide-ranging approach is to be adopted.

In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the Site, this assessment examined and considered the setting for each relevant heritage asset and estimated the contribution that the setting plays makes to the significance of the asset.

Many heritage assets within any given landscape may be visible from a number of locations – publicly accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across heritage assets are, therefore, incidental and are not

intrinsically or intimately associated with the assigned significances. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance. Taking into account these considerations and the absence of any meaningful sight lines between assets, their settings and the Site, many of the designated heritage assets identified in this assessment do not require a detailed setting assessment. In addition, the non-physical and non-visual connections between the identified designated heritage assets and their settings have also been considered and there are no overt non-physical and non-visual connections between these identified heritage assets and the Site that would be adversely impacted upon should the Site be subject to a physical change.

On the basis of professional judgment, it would not be appropriate to undertake detailed setting assessment for the Scheduled Monument Clayton Hall Moated Site, c. 1.05km to the south-east of the Site. By means of separation distance and the characteristics of the intervening urban landscape the proposed development would have no adverse effect on the significance of this Monument or its setting.

9. LEGISLATIVE AND POLICY ASSESSMENT

There are no registered World Heritage Sites or Scheduled Monuments, wholly or partly within in the Site. Therefore, this Assessment confirms that the Site does not contain any designated archaeological assets for which there would be a presumption in favour of preservation *in situ* and against development that would threaten such preservation.

The *Levelling-up and Regeneration Act 2023* imposes a duty of regard to Scheduled Monuments. This duty requires the LPA to have special regard to the desirability of preserving or enhancing Scheduled Monuments and their settings. The proposed development would not harm any Scheduled Monument or its setting and, in discharging its duty, the LPA may satisfy itself that the desire inherent in the framing of the *Act* is resolved.

The potential for a proposed development to harm heritage significance of designated heritage assets is catered for in paras. 212-215 of NPPF.

Para. 212 invites decision makers to give great weight to the conservation⁶ of designated heritage assets when considering impacts to them. The weight to be given is independent of the degree of harm and is to be read alongside the whole of paras. 213-215. In following a considered, sequential approach to assessment, in which

⁶ Conservation is the process of managing change (not preventing it) and a formal assessment process and its consideration by the decision taker with respect to impact can contribute to the application of great weight.

the proposed development is tested against paras. 212-215 of NPPF a mechanism is provided to the decision-maker within this document to give great weight to the conservation of designated heritage assets by means of a demonstrable compliance with the NPPF policy steps. The changes to the Site represented by the proposed development have been considered and assessed using a formal and accepted method and it is concluded that the changes to Site represented by the proposed development would lead to no harms to any Scheduled Monument. The proposed development would not compromise the essence of the experience of any Scheduled Monument. The current disposition of the Site was not established to evince a contribution to heritage significance of any Scheduled Monument and the change represented by the proposed development would not constitute a detriment to any Scheduled Monument or the understanding and appreciation of any designated Scheduled Monument.

The potential for a proposed development to harm heritage significance of non-designated heritage assets is catered for in para. 216 of NPPF. As decision-taker, the LPA is bound by para. 216 to take into account the effect of an application on the significance of non-designated heritage assets. For the purposes of reporting the numerous historic environment features identified on the GMHER and/or identified during the preparation of this Assessment, not subject to designation as a consequence of primary legislation have

been treated as non-designated heritage assets, although this does not admit or confirm that such a status applies.

As demonstrated above, the proposed development would harm the heritage significances latent within the historic landscape character and the loss of any archaeological remains (that may be present) primarily associated with an early 20th century brick works . However, this harm is not fatal to the planning application as there is no compelling policy imperative to refuse the application on the basis of harm to non-designated heritage assets. Rather, the LPA, in weighing the application and the direct effect on archaeological remains, is required to reach a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

With respect to local provision, The Manchester Local Plan applies and Policy JP-P2: Heritage of *Places for Everyone* requires that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process. This Assessment provides the Applicant and the LPA with the means to address that requirement.

The policy also requires that particular consideration is given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. Such elements include buildings and areas of identified archaeological value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. The proposed development would lead

to harm to archaeological remains of the Jacksons Brick Works (should they exist). As the policy requires protection from harm the proposed development is, in strict terms, in conflict with this policy. However, the objective of protection from harm appears to be in tension with national policy. It introduces a restrictive element, which affords no exceptions. The policy is unable to accommodate anything other than maintenance of the status quo (the absence of harm). It does not allow balance (integral to national policy for heritage assets) and is therefore out of step with national policy, a factor which may impact upon the weight to be afforded to any perceived tension between the proposed development and the LPA's objective (e.g., a failure to protect areas of archaeological value).

It should be noted that in assessing the proposed development and any impact upon heritage assets and how they relate to the development plan (the LDP) as a whole, it is appropriate to consider the High Court decision of *R v Rochdale Metropolitan Borough Council ex Parte Milne* (2000). Mr Justice Sullivan in considering the case looked at the question of accordance with individual planning policies in the development plan noting that policies often to seek to achieve competing objectives. Mr Justice Sullivan ruled that a proposed development does not have to accord with each and every policy within the development plan. It is, therefore, reasonable for a planning application determination to be balanced in considering the site context, policy framework and competing objectives (such as the need to address housing needs and the desirability to protect areas of archaeological value) in a development plan.

Policy JP-P2 requires that development proposals should be

informed, as necessary, by the findings and recommendations of a heritage assessment submitted as part of the planning application process. This Assessment qualifies as a heritage assessment – focusing on archaeological assets - and so the planning application is policy compliant in this respect.

Policy EN 3 Heritage of *Manchester's Local Development Framework Core Strategy Development Plan Document* is also germane. The second paragraph of the Policy (which requires new developments to be designed so as to support the LPA in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including Scheduled Monuments, and archaeological remains) is replaced with *Places for Everyone* Policy JP-P2.

Policy DM1 Development Management states that all development should have regard to specific issues including the *Effect on ... archaeological heritage*. It is confirmed that the Applicant has had regard to the specific issue of the effect of the proposed development on archaeological heritage as evidenced by the preparation of this detailed Assessment.

10. CONCLUSION

The proposed development on the Site takes the form of the erection of a residential development comprising up to 500 dwellings distributed across apartment blocks and dwelling houses.

This document has carefully considered the potential for the proposed development to harm the archaeological component of the historic environment including both standing structures and subterranean remains.

The consideration has explored the evidential, historic, aesthetic and communal values of known historic environment features which may be impacted upon by the proposed development. The consideration has also identified the nature of any impact and therefore the harm or otherwise that may befall the significances of the features.

The main issues have been identified in a manner proportionate to the characteristics of the development and in a manner relevant to the characteristics of the host Site and the receiving environment. The document is therefore limited by sensible bounds.

There are no sites of potential archaeological remains formally recorded on the Site by the GMHER. It should be noted, however, that it is not possible to say that Site does not contain any or further archaeological remains, particularly those associated with the Jacksons Brick Works but professional judgment has been brought to bear in assessing the likelihood for as yet unidentified remains to be present.

The Site does not contain any registered World Heritage Sites or Scheduled Monuments.

The proposed development will not adversely affect the setting of any World Heritage Sites or Scheduled Monuments. There is no basis on which to raise an objection to the proposed development related to the settings or significances of World Heritage Sites or Scheduled Monuments and no reason for refusal to be instituted with respect to World Heritage Sites or Scheduled Monuments.

Any archaeological interest at the Site, related to the historic presence of a Brick Works and the more recent use of the Site for the Philips Park Abattoir and Meat Market is under threat of harm as the proposed development requires groundworks which may impact on sub-surface archaeological remains (should any be present).

The proposed development would have a fundamentally transformative effect on the historic landscape character parcel in which the Site is located. The significance of this parcel is of minimal interest as the key components (the standing buildings of the former abattoir and meat market) no longer stand.

Ultimately, the proposed development results in some consequential changes to the historic environment but such changes are not in conflict with any national policy provision for the historic environment or specific features which contribute to that environment and under national policy there is no reason to withhold planning permission on the basis of heritage constraints.

The local planning policy, requiring in many instances enhancement

of historic environment features, provides for the conservation of such features (i.e. the adoption of processes to manage change) and also their protection from harm. The expectation of protection, without any countervailing considerations is perhaps contrary to national policy but is, nevertheless, reconcilable within the planning process.

The proposed development has been designed to fall within the norms of conservation practice and there no unavoidable reason to withhold planning permission on the basis of archaeological factors.

11. SOURCES

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ADS (2) *Guides to good practice*

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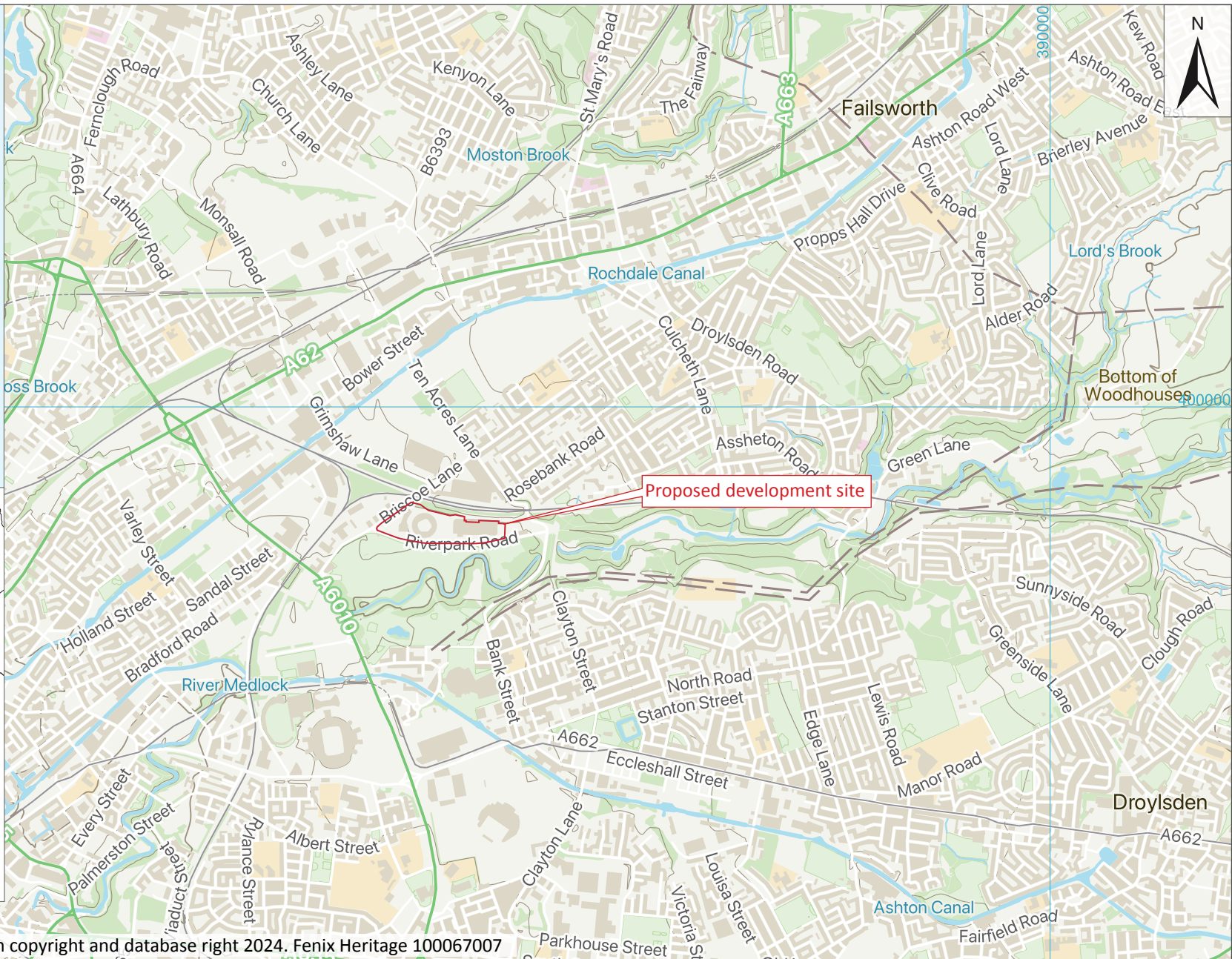
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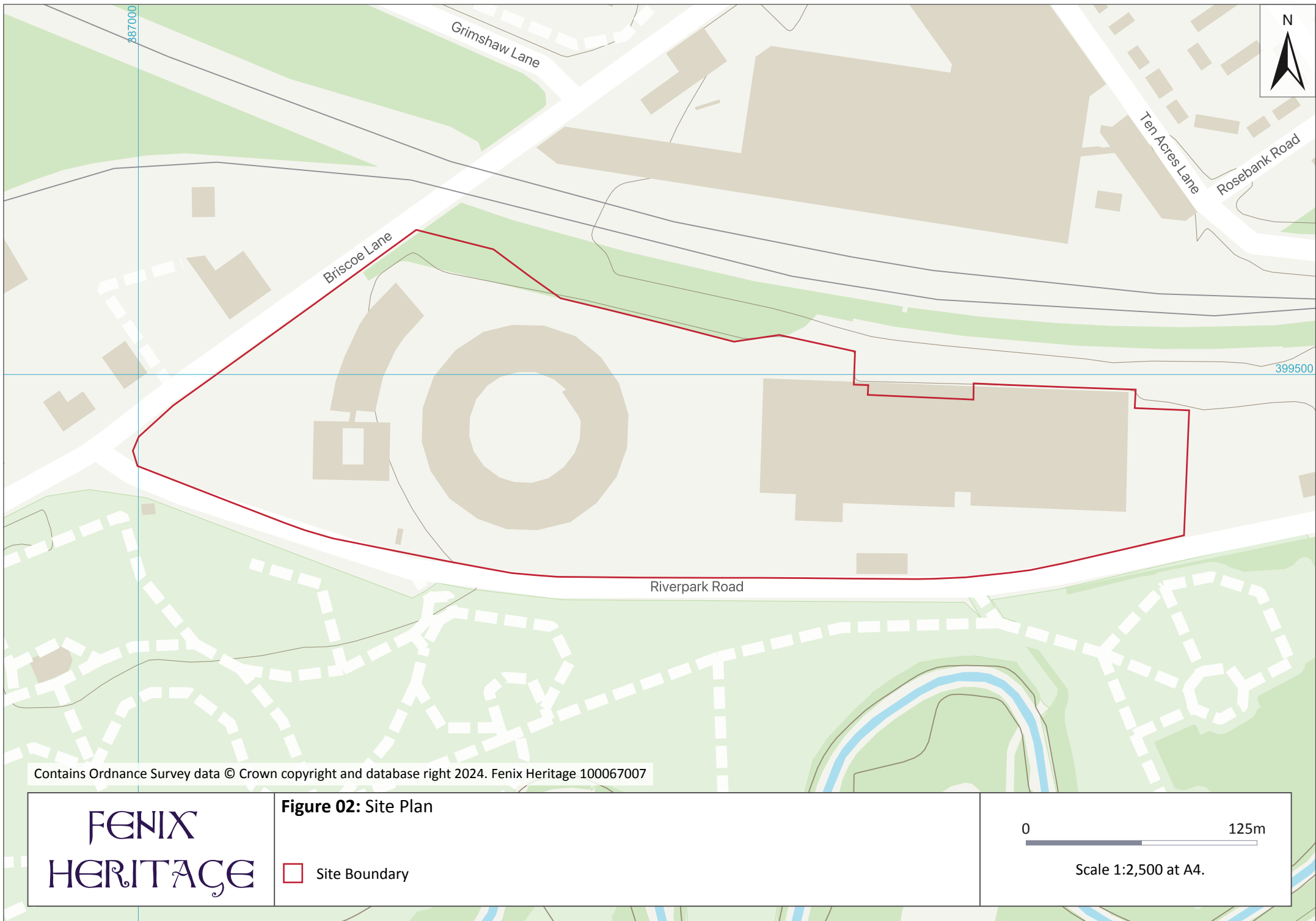
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FENIX
HERITAGE

Figure 01: Location of proposed development site on land at Riverpark Road, Manchester.

0 1.5km

Scale 1:25,000 at A4.



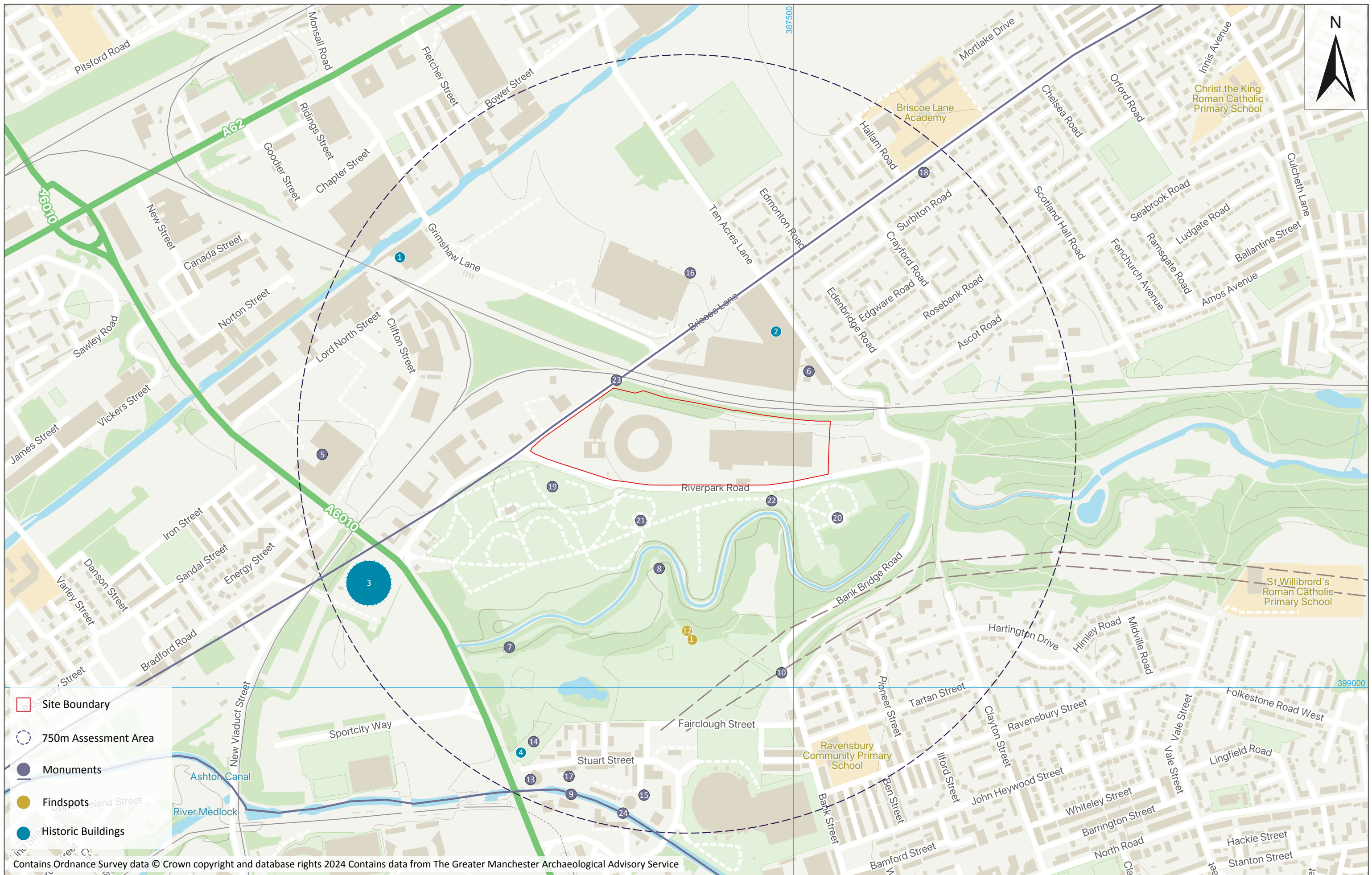


Figure 03: Location of Archaeological Monuments and Findspots within 750m of the Site

Contains Ordnance Survey data © Crown copyright and database rights 2024 Contains data from The Greater Manchester Archaeological Advisory Service



Figure 04: The County Palatine of Lancaster, W. Yates, 1786



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HERITAGE

Figure 05: The County Palatine of Lancaster, C. Greenwood, 1818

○ Approximate Site Location

Original scale: unknown

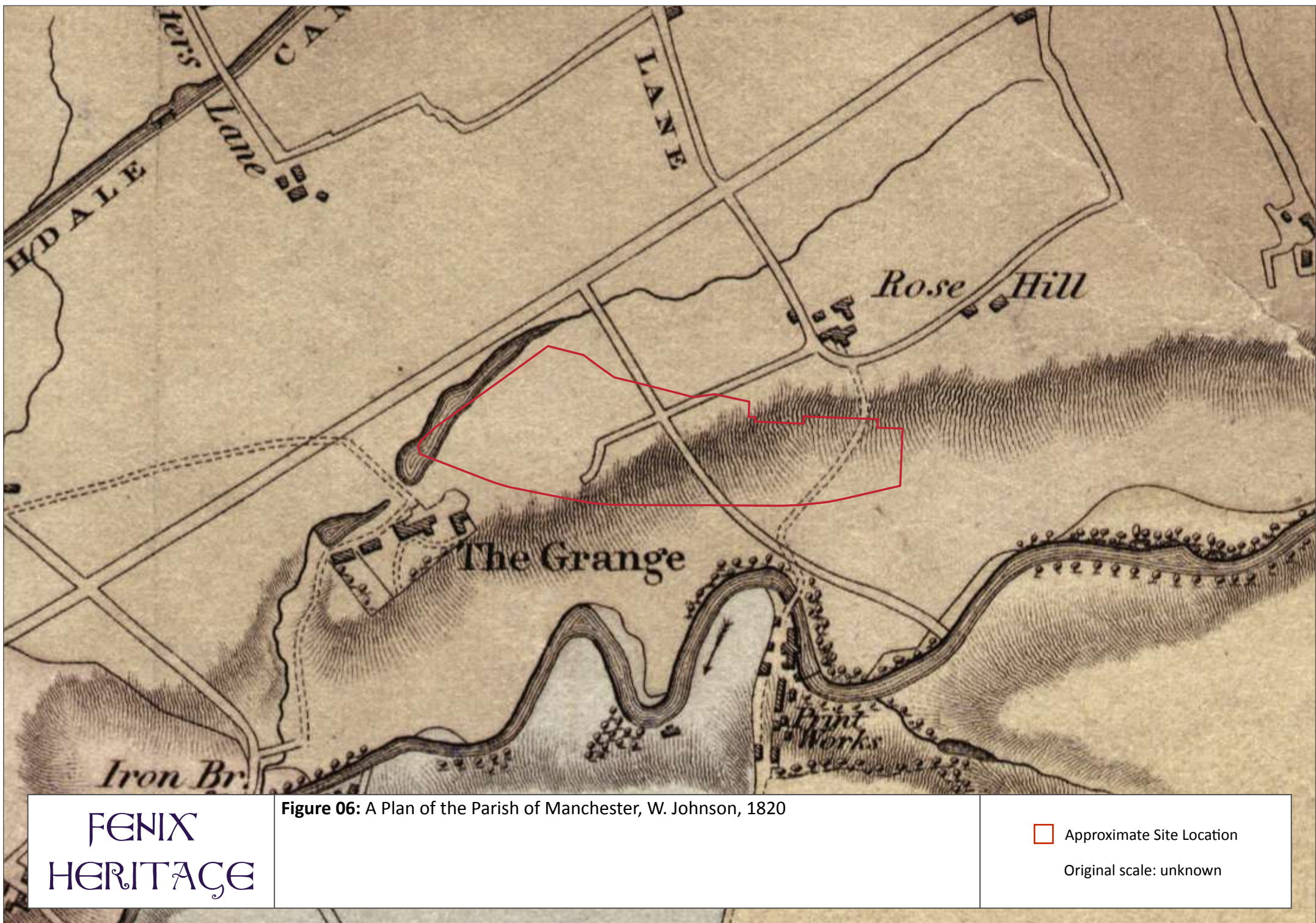


Figure 06: A Plan of the Parish of Manchester, W. Johnson, 1820

□ Approximate Site Location

Original scale: unknown





Figure 08: Ordnance Survey Map Old Series, Huddersfield, sheet 88SE, surveyed: 1838, published 1843

Tithe Apportionment

Plot no: 513
Landowner: The Reverend The Dean & Canons of Manchester
Occupier: John Carr et al
Description: Field and Pond

Plot no: 520
Landowner: The Reverend The Dean & Canons of Manchester
Occupier: Thomas Welch et al
Description: Reservoir

Plot no: 522
Landowner: The Reverend The Dean & Canons of Manchester
Occupier: Thomas Welch et al
Description: Field

Plot no: 524
Landowner: The Reverend The Dean & Canons of Manchester
Occupier: Thomas Welch et al
Description: Field, Pond, Stream, Footpath and Cart Road

Plot no: 525
Landowner: The Reverend The Dean & Canons of Manchester
Occupier: John Thornton and Peter Thornton
Description: Enclosure Embankment, Brook Drain and Private Road

Plot no: 526
Landowner: The Reverend The Dean & Canons of Manchester
Occupier: John Carr et al
Description: Field, Public Footpath and Cart Road

Plot no: 528
Landowner: The Reverend The Dean & Canons of Manchester
Occupier: John Carr et al
Description: Field

Plot no: 529
Landowner: The Reverend The Dean & Canons of Manchester
Occupier: John Carr et al
Description: Field, Cart Road and Pond

Plot no: 530
Landowner: The Reverend The Dean & Canons of Manchester
Occupier: John Webster
Description: Field

Plot no: 636
Landowner: Lancashire & Yorkshire Railway Company
Occupier: Lancashire & Yorkshire Railway Company
Description: Railway and Buildings Ashton Branch

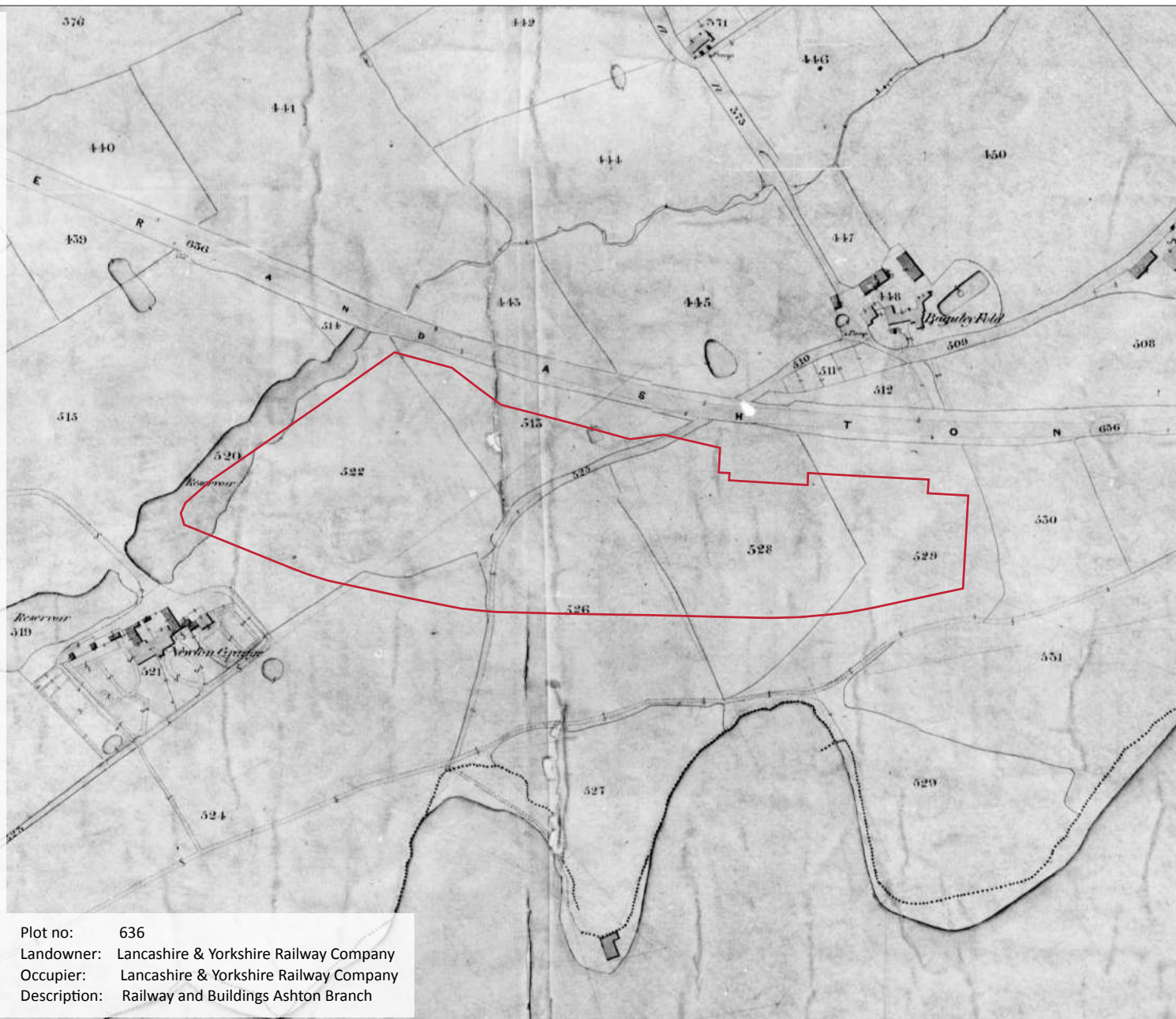
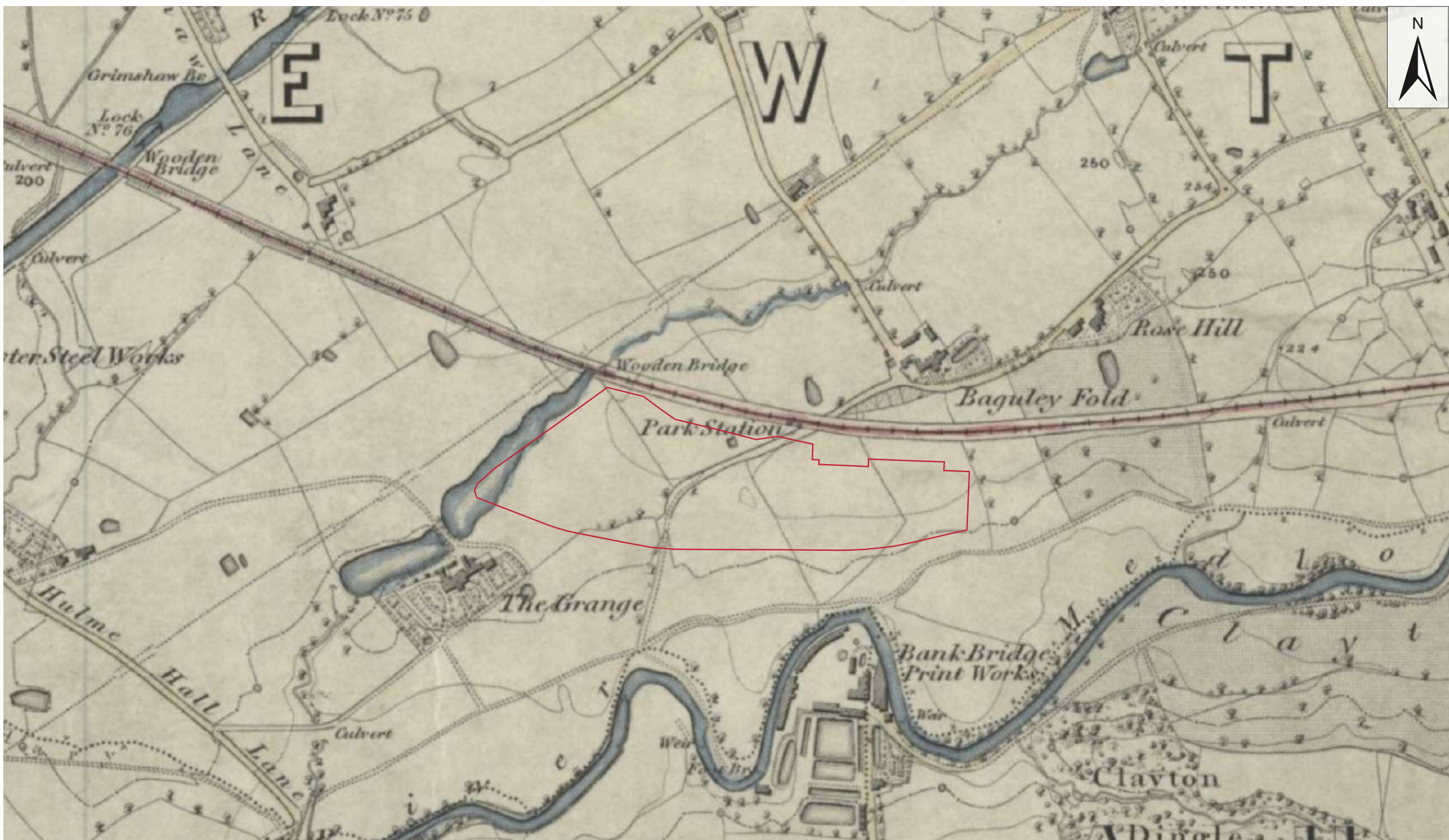


Figure 09: Tithe Map of the Township of Newton, 1848



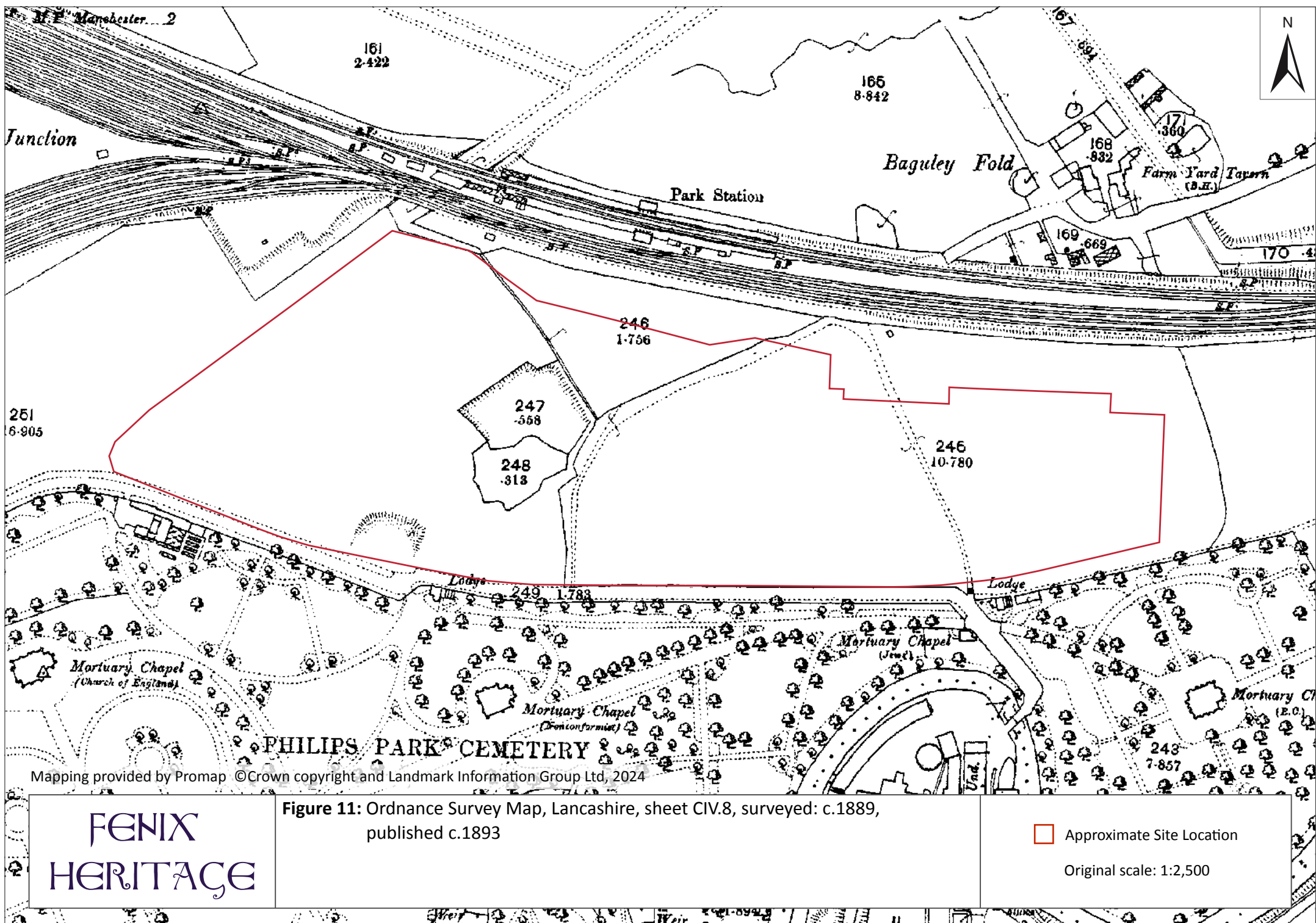
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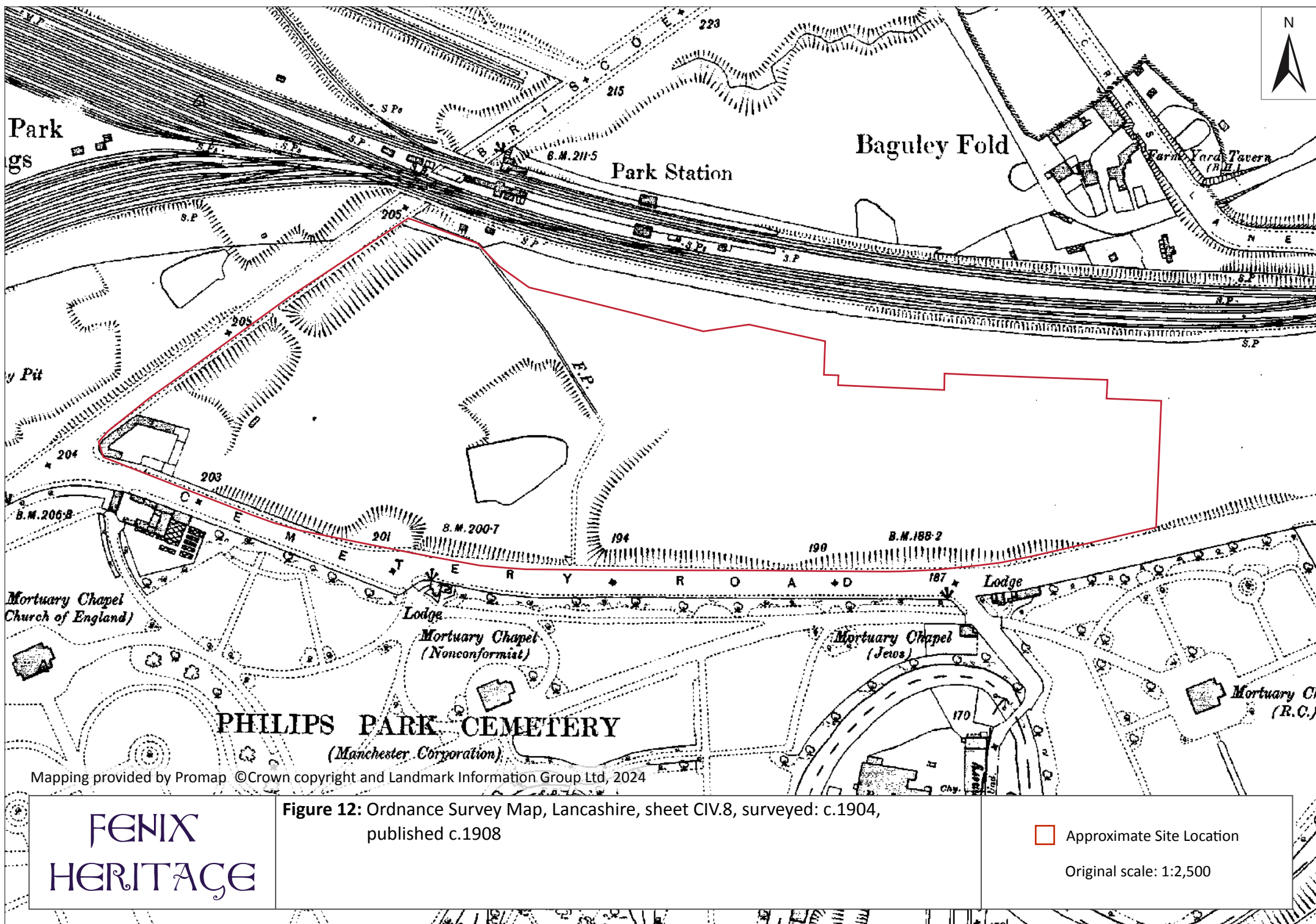
FENIX
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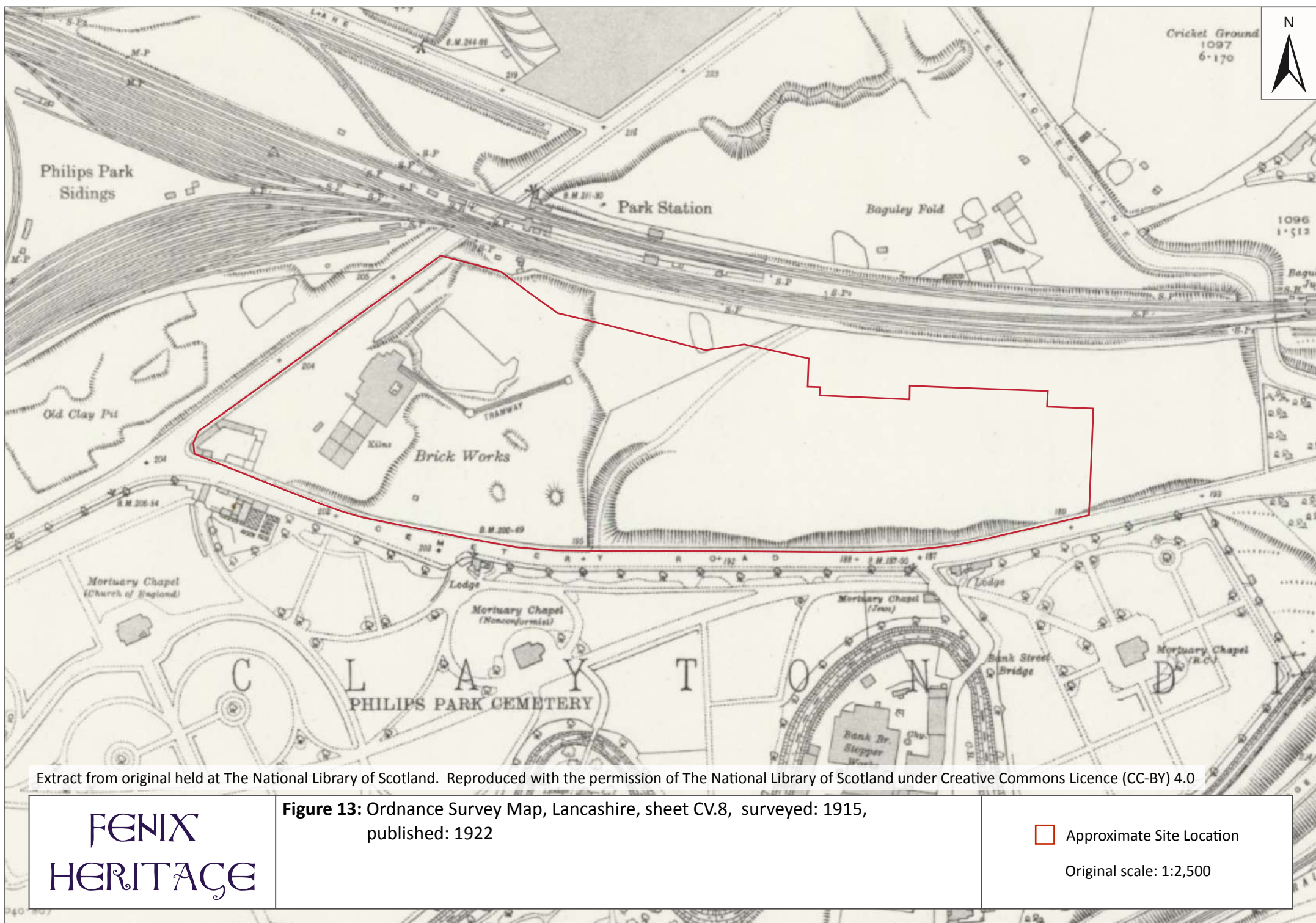
Figure 10: Ordnance Survey Map, Lancashire, sheet CIV, surveyed: 1845,
published: 1848

Approximate Site Location

Original scale: 1:10,560







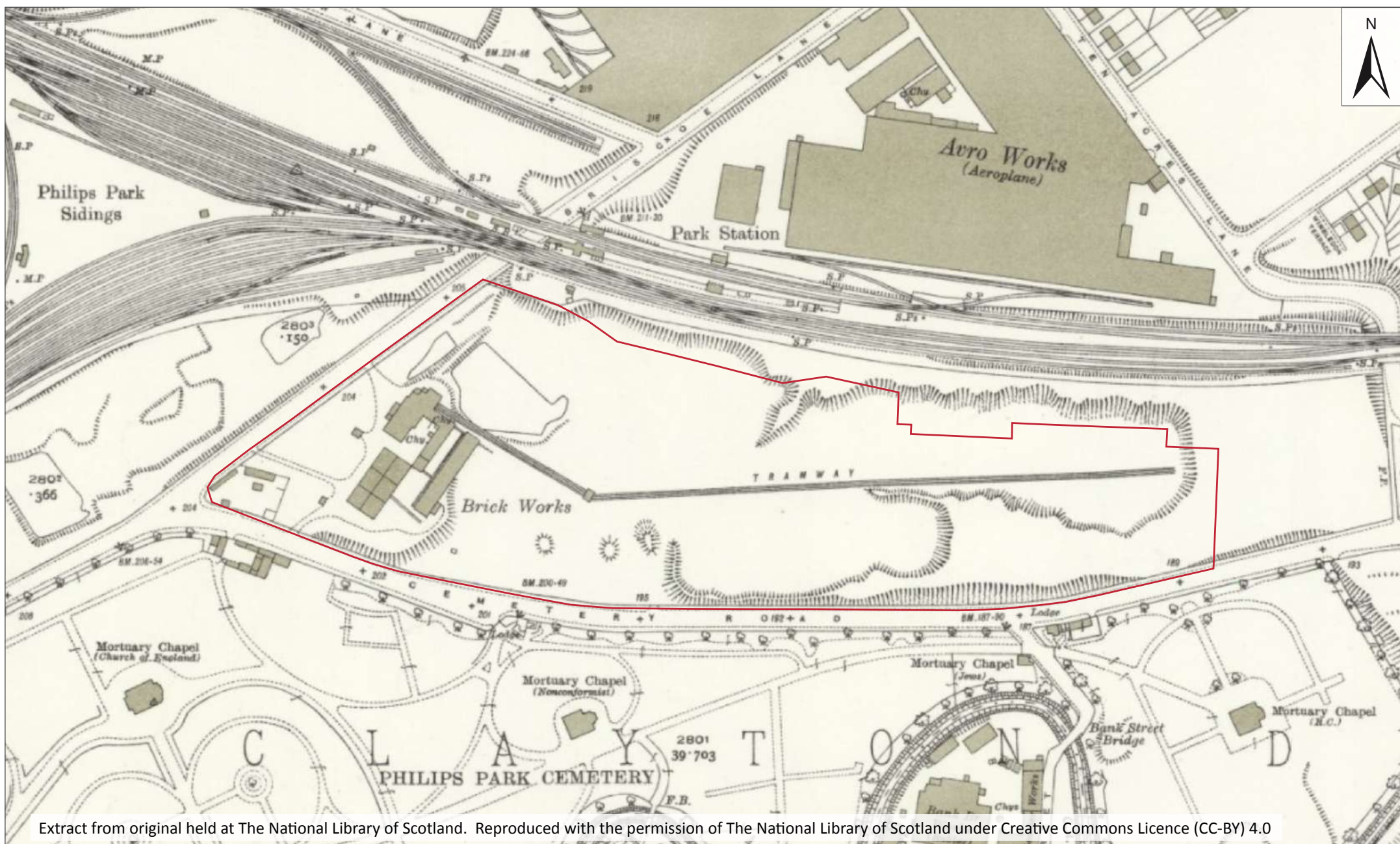
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Figure 13: Ordnance Survey Map, Lancashire, sheet CV.8, surveyed: 1915,
published: 1922

□ Approximate Site Location

Original scale: 1:2,500



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Figure 14: Ordnance Survey Map, Lancashire, sheet CV.8, surveyed: 1932, published: 1934

Approximate Site Location

Original scale: 1:2,500

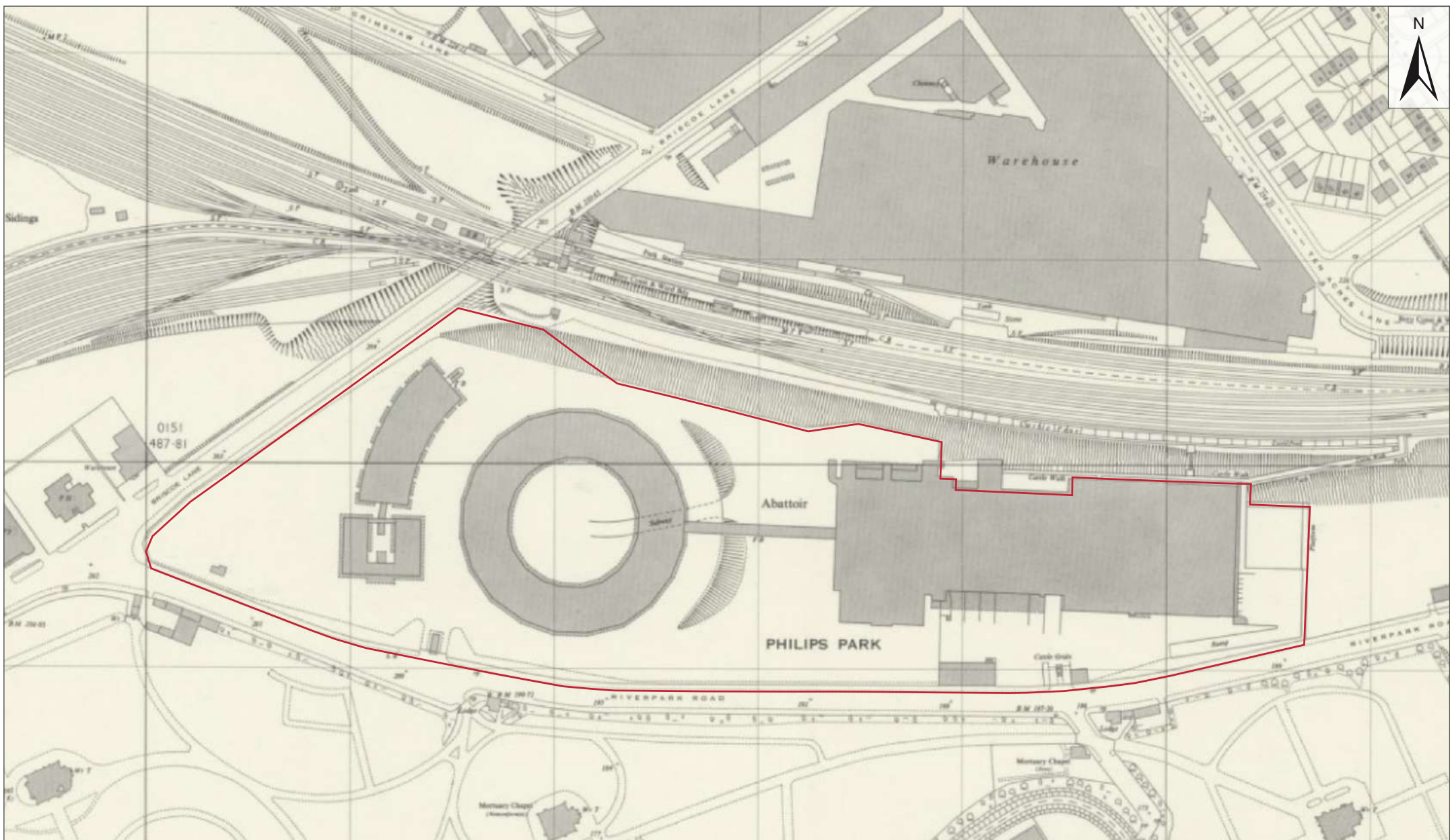


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Figure 15: Ordnance Survey Map, Lancashire, sheet SJ8799-A, revised: 1948-49, published: 1951

Approximate Site Location
Original scale: 1:2,500

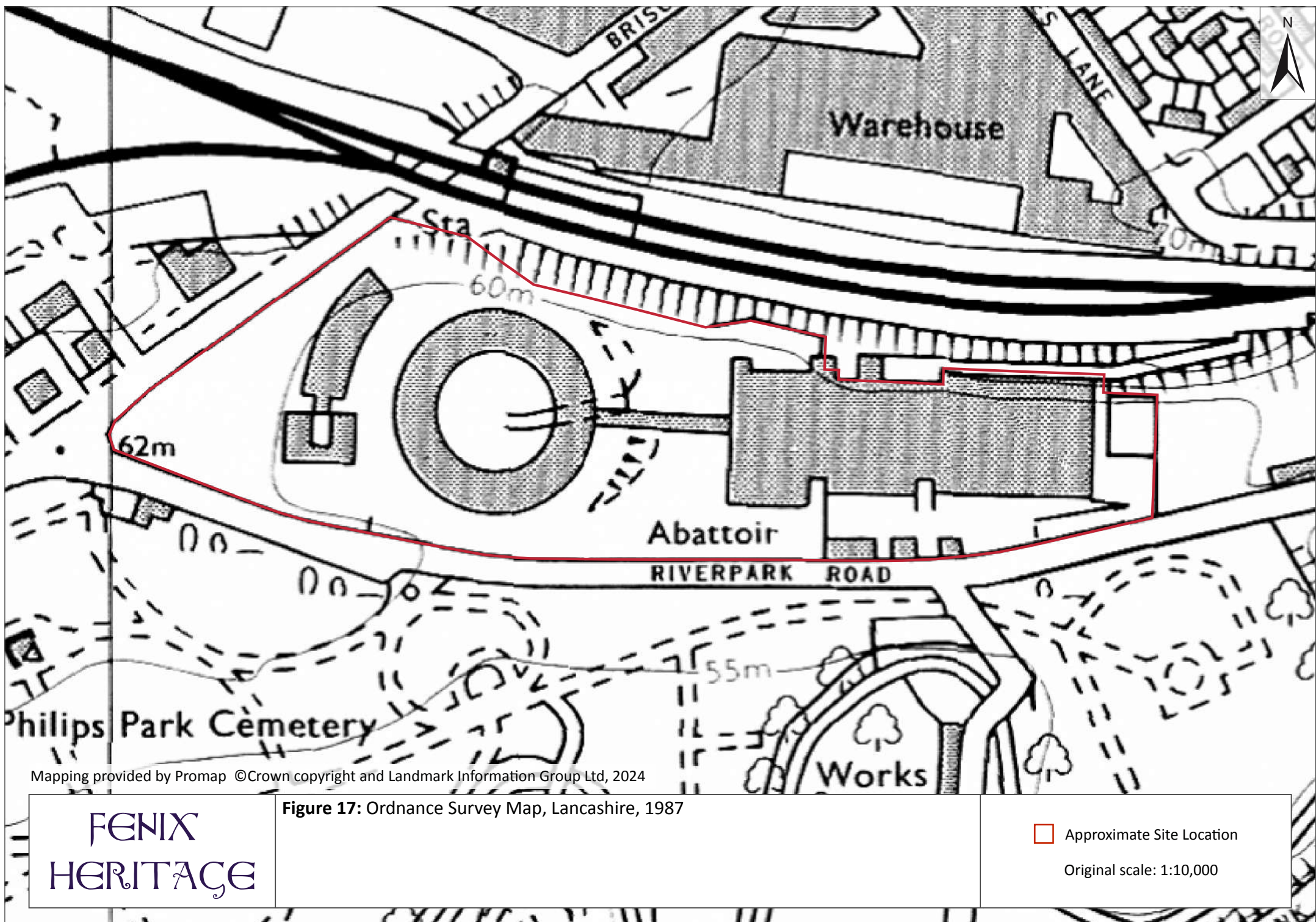


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Figure 16: Ordnance Survey Map, Lancashire, sheet SJ8699-SJ8799, revised: 1955-58, published: 1970

□ Approximate Site Location
Original scale: 1:2,500



Mapping provided by Promap ©Crown copyright and Landmark Information Group Ltd, 2024

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Figure 17: Ordnance Survey Map, Lancashire, 1987

Approximate Site Location

Original scale: 1:10,000

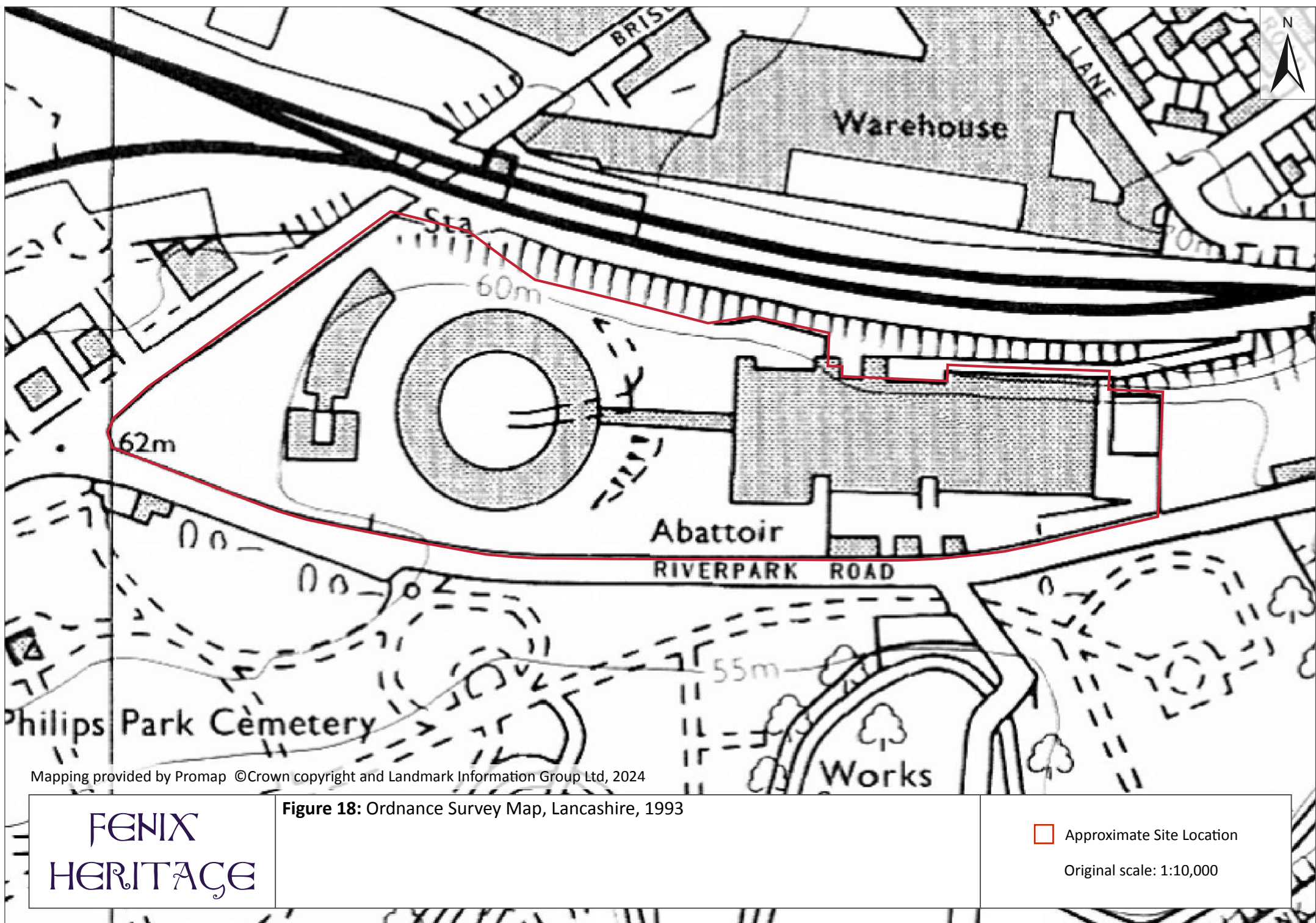


Figure 18: Ordnance Survey Map, Lancashire, 1993

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□ Approximate Site Location

Original scale: 1:10,000



© Historic England, Aerofilms ref: EPW017464

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Figure 19: Aerial photograph - Newton Heath, 1927

 Approximate Site Location

 Hoffmann Kilns



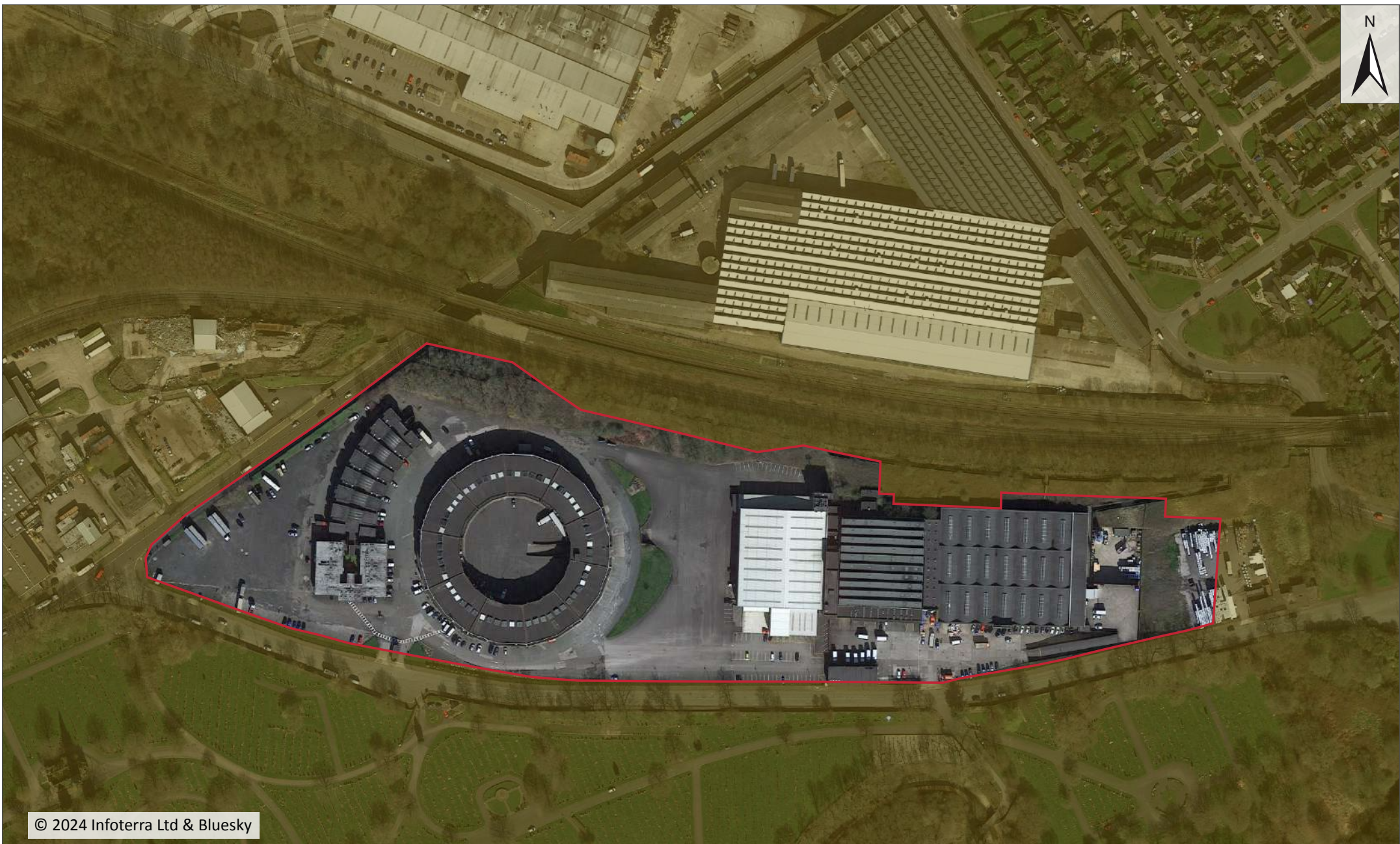
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Figure 20: Aerial photograph, 2005

 Approximate Site Location

Original scale: unknown

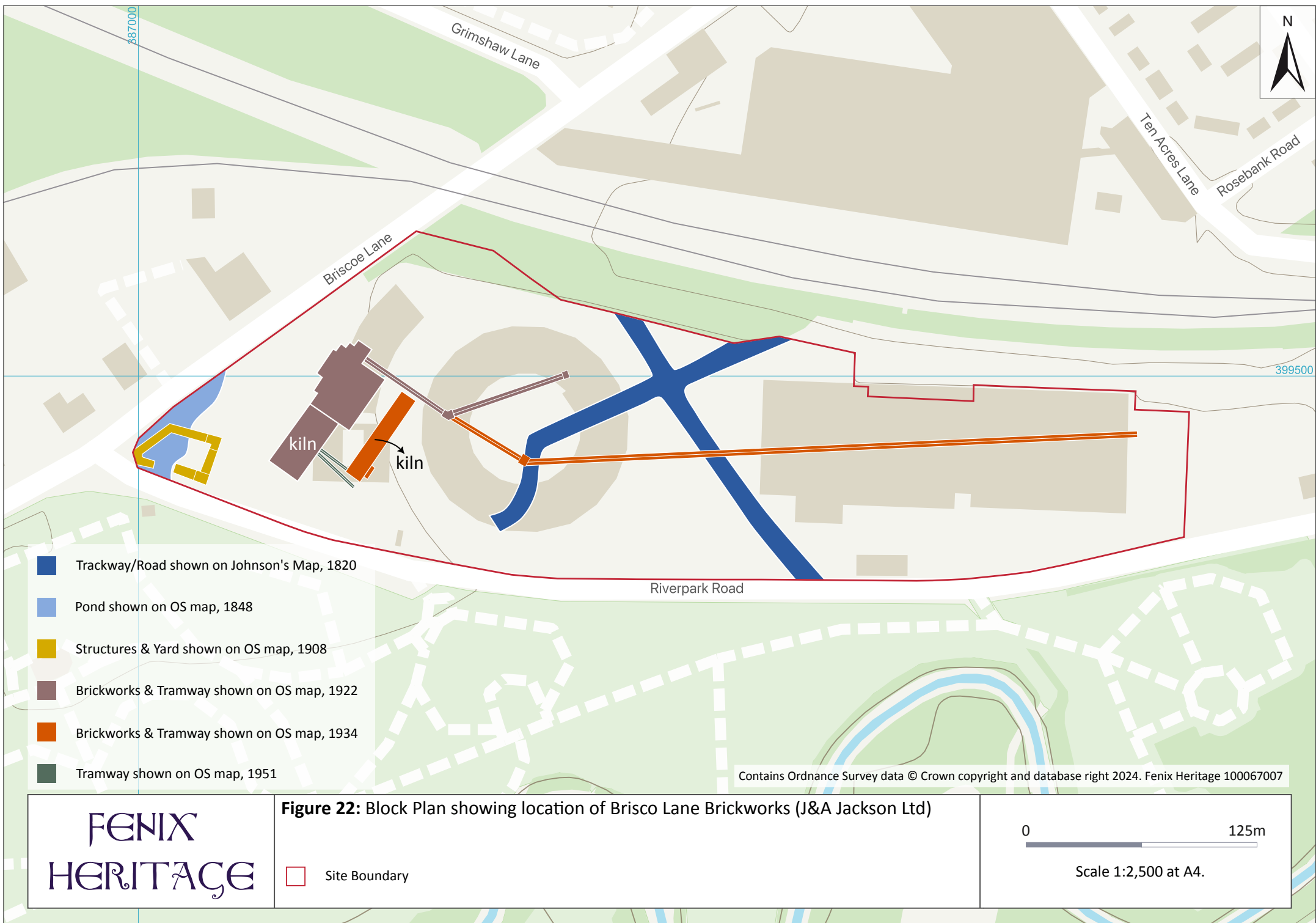


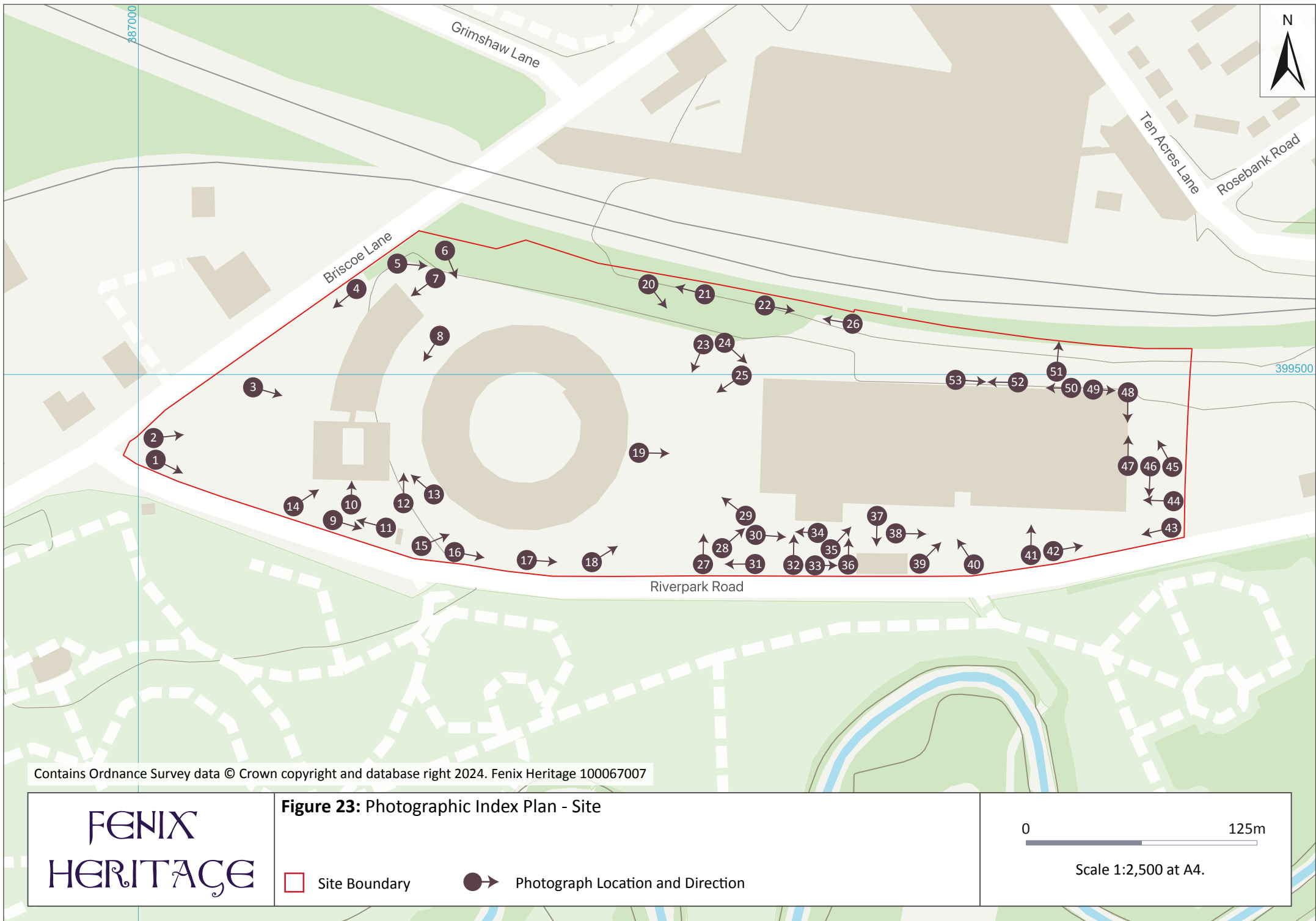
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Figure 22: Aerial photograph, 2017

Approximate Site Location
Original scale: unknown







Appendix A

Index of Non-Designated Archaeological Monuments, Buildings and Findspots within 750m of the Site Recorded on the Greater Manchester Historic Environment Record

Gaz. Number	Type	HER ref	Name	Period
1	Building	9697.1.0	Dye works	AD 19th Century to 21st Century
2	Building	2103.1.0	Avro Aeroplane Works	Early 20th Century to 21st Century
3	Building	9694.1.2	Gasholder (disused) at former Bradford Road Gasworks site	Edwardian to 21st Century
4	Building	9132.2.0	Philips Park: lodge	AD 19th Century to 21st Century
5	Monument	9696.1.0	Brick works at Hulme Hall Lane (site of)	AD 19th Century to Early 20th Century
6	Monument	9699.1.0	Baguley Fold (site of)	AD 16th Century to Early 20th Century
7	Monument	9818.1.0	Bradford Hall (site of)	AD 18th Century to AD 19th Century
8	Monument	9846.1.0	Watermill (site of)	AD 14th Century to AD 17th Century
9	Monument	6397.1.0	Manchester and Ashton-under-Lyne Canal (south of Philips Park)	AD 18th Century to 21st Century
10	Monument	10490.1.0	Clayton mineral railway viaduct	AD 20th Century to 21st Century
11	Findspot	1431.1.0	Post-medieval halberd (find)	Post Medieval to AD 17th Century
12	Findspot	3672.1.0	Roman coin find (Philips Park area)	Roman
13	Monument	11228.1.1	Buildings at Barn Meadow (site of)	Medieval to AD 19th Century
14	Monument	9132.2.1	Philips Park: drinking fountain	AD 19th Century to 21st Century
15	Monument	9693.1.0	Philips Park Mills (site of)	AD 19th Century to Early 20th Century
16	Monument	1469.1.0	Park Works (Mather and Platt) (site of)	AD 20th Century
17	Monument	16063.1.0	Terraced housing at SportCity Phase 2a (site of)	AD 19th Century to AD 20th Century
18	Monument	9847.1.0	Cheetham Fold (site of)	AD 16th Century to AD 19th Century
19	Monument	9836.1.0	Newton Grange (site of)	AD 14th Century to AD 19th Century

20	Monument	8428.6.0	Philips Park Cemetery: Roman Catholic Mortuary Chapel (site of)	AD 19th Century to AD 20th Century
21	Monument	8428.4.0	Philips Park Cemetery: Nonconformist Mortuary Chapel (Dissenters' Chapel) (site of)	AD 19th Century to AD 20th Century
22	Monument	8428.5.0	Philips Park Cemetery: Jewish Mortuary Chapel (site of)	AD 19th Century to AD 20th Century
23	Monument	24.1.0	Manchester to Castleshaw Roman road (stretch of)	Roman
24	Monument	6361.1.0	Ashton Canal	AD 18th Century to 21st Century

APPENDIX B

Photographs



Plate 1: Sightline to the east along the Site boundary with Riverpark Road, from the Site's south-western corner.



Plate 2: Sightline to the east towards the former Poultry Hall (at ground floor level) and Traders' offices (first floor) from the Site's south-western corner.



Plate 3: Sightline to the east towards the former Poultry Hall (at ground floor level) and the cantilevered Traders' offices (first floor). The open space in front of the right-hand end of the structure may contain archaeological remains of a Hoffmann Kiln which served the Jacksons' Brick Works.



Plate 4: Sightline to the south-west along the Site's boundary with Briscoe Lane



Plate 5: Sightline to the east along the Site's boundary with the railway line



Plate 6: Sightline to the south-east towards the Meat Market. There was a high-level meat distribution system at first floor level over the traders' stalls at ground floor level.



Plate 7: Sightline to the south to the rear (north-east facing) elevation of the former Poultry Hall (at ground floor level) and Traders' offices (first floor)



Plate 8: Sightline to the south-west along the access way between the Administrative Block (right) and the Meat Market (left). This is an area in which archaeological remains of a Hoffmann Kiln for the Jacksons' Brick Works may survive.



Plate 9: Sightline to the east towards the security lodge and vehicle entrance to the Site.



Plate 10: Sightline to the north to the south-facing elevation of the Administrative Block.



Plate 11: Sightline to the west along the Site's boundary with Riverpark Road.



Plate 12: Sightline to the north along the access way between the Administrative Block (left) and the Meat Market (right). This is an area in which archaeological remains of a Hoffmann Kiln for the Jacksons' Brick Works may survive.



Plate 13: Sightline to the north-west to the south-facing elevation of the Administrative Block.



Plate 14: Sightline to the north-east to the south-facing elevation of the Administrative Block.



Plate 15: Sightline to the north-east towards the Meat Market.



Plate 16: Sightline to the east between the Meat Market and the Site's boundary to Riverpark Road.



Plate 17: Sightline to the east between the Meat Market and the Site's boundary to Riverpark Road.



Plate 18: Sightline to the east towards the former cold store and chill rooms of the Abattoir.



Plate 19: Sightline to the towards the former cold store and chill rooms of the Abattoir.



Plate 20: Sightline to the south-east towards the former cold store and chill rooms of the Abattoir. The tower was used for emergency slaughter.



Plate 21: Sightline to the west along the Site's northern boundary with the railway line.



Plate 22: Sightline to the east along the yard between the rear of the cold store and chill rooms and the retaining wall to the railway embankment.



Plate 23: Sightline to the south-west across the hardstanding between the Abattoir and Meat Market. Subway to the Meat Market visible to the right.



Plate 24: Sightline to the south-east towards the cold store and chill rooms of the Abattoir.



Plate 25: Sightline to the south-west across the hardstanding between the Abattoir and Meat Market. Subway to the Meat Market visible to left of centre. The gap in the fenestration at first floor level indicates the now blocked position of the terminal of the overbridge housing the elevated conveyor



Plate 26: Sightline to the east along the yard between the rear of the cold store of the Abattoir and the retaining wall to the railway embankment.



Plate 27: Sightline to the north across the hardstanding between the former cold store and chill rooms of the former Abattoir and Meat Market. Subway to the Meat Market visible to the left.



Plate 28: Sightline to the north-east towards the former cold store and chill rooms of the Abattoir.



Plate 29: Sightline to the north-west towards the Meat Market.



Plate 30: Sightline to the east showing a two-storey block between the Abattoir and the Site's boundary to Riverpark Road. This block was the staff canteen



Plate 31: Sightline to the west along the Site's boundary to Riverpark Road.



Plate 32: Sightline to the north to western bay of the rebuilt former cold store and chill rooms of the former Abattoir.



Plate 33: Sightline to the east to the west-facing elevation of the two-storey canteen block parallel to the Site's boundary with Riverpark Road.



Plate 34: Sightline to the west along the Site's boundary with Riverpark Road.



Plate 35: Sightline to the north-east towards the central bay (slaughter facility) of the former Abattoir.



Plate 36: Sightline to the north highlighting the stairwell of the central bay (slaughter facility) of the former Abattoir.



Plate 37: Sightline to the south to the north-facing elevation of the of the two-storey canteen block parallel to the Site's boundary with Riverpark Road.



Plate 38: Sightline to the east towards the eastern bay (lairage) of the former Abattoir. It was re-clad c. 2002 using yellow corrugated panels.



Plate 39: Sightline to the north- east towards the eastern bay (lairage) of the former Abattoir.



Plate 40: Sightline to the north-west towards the central and western bay of the former Abattoir.



Plate 41: Sightline to the entrance to the eastern bay of the former lairage of the Abattoir.



Plate 42: Sightline to the east up the vehicle ramp to the lairage



Plate 43: Sightline to the west down the vehicle ramp to the lairage



Plate 44: Sightline to the west to access doorways from the vehicle access platform into the upper floor of the lairage.



Plate 45: Sightline to the north to yard space to the east of the eastern bay, lairage, of the former Abattoir.



Plate 46: Sightline to the south across the vehicle deck of the eastern bay, lairage, of the former Abattoir.



Plate 47: Sightline to the north along a walk-way on the east facing elevation of the eastern bay, lairage, of the former Abattoir.



Plate 48: Sightline to the south along a walk-way on the east facing elevation of the eastern bay, lairage, of the former Abattoir.



Plate 49: Sightline to east towards the terminal of the livestock ramp leading from the railway sidings.



Plate 50: Sightline to the west along a walk-way on the north-facing elevation of the eastern bay, lairage, of the former Abattoir.



Plate 51: Sightline to the north towards steps and a ramp to the railway sidings.



Plate 52: Sightline to the west towards a blocked doorway into the central bay of the former Abattoir.



Plate 53: Sightline to the east along a walk-way on the north-facing elevation of the eastern bay, lairage, of the former Abattoir.