



**Brindle
&Green**

Archaeological Desk-based Assessment

Joyce, 17 Chorlton Street, Manchester

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REV2 – May 2025



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1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by The James (M1 Living) Ltd. to undertake an Archaeological Desk-based Assessment for Boulton House, Chorlton Street, Manchester. The purpose of this assessment was to identify the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assess the impact on these remains by the proposed development. This addresses the requirements of the National Planning Policy Framework, particularly paragraph 128. This report was prepared by Thomas Hough MSc, Head of Archaeology and Heritage, PCiFA.
- 1.1.2 The site is located in central Manchester in an area entirely comprising built urban development in all directions. Notable landmarks include The Rochdale Canal a short distance to the south-east, and the Manchester Picadilly Station to the east. The site is the subject of a planning application for a two new build extensions to the existing building, any external works needed to convert the existing building, the creation of the external terraces, the proposed landscaping and public realm works, any external plant; and, amended servicing and access arrangements (including new secure cycle parking). Proposed plans are presented in Appendix 6.
- 1.1.3 This assessment establishes a potential for medium value post-medieval and modern remains being located on site. The magnitude of change to all of these remains is anticipated to be moderate. As such, the resulting impact to these remains is considered moderate.
- 1.1.4 In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however, given the existing built development on site it is recommended that most appropriate strategy should entail a suitable archaeological watching brief. This requirement should be set as a planning condition, with the precise details set out within a Written Statement of Investigation.

2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by The James (M1 Living) Ltd. to undertake an Archaeological Desk-based Assessment for Boulton House, Chorlton Street, Manchester. This assessment identifies the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assesses the impact on these remains by the proposed development. This addresses the information requirements of Government's National Planning Policy Framework, particularly paragraph 128.
- 2.1.2 The site is located in central Manchester in an area entirely comprising built urban development in all directions. Notable landmarks include The Rochdale Canal a short distance to the south-east, and the Manchester Picadilly Station to the east. The site is the subject of a planning application for a two new build extensions to the existing building, any external works needed to convert the existing building, the creation of the external terraces, the proposed landscaping and public realm works, any external plant; and, amended servicing and access arrangements (including new secure cycle parking). Proposed plans are presented in Appendix 6.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Development Plan Framework

- 3.1.1 In considering the implications of a planning proposal, the local authority will be guided by current legislation and frameworks set by government planning policy.
- 3.1.2 In 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The most recent version of the NPPF was published in 2024.
- 3.1.3 Section 16 – Conserving and Enhancing the Historic Environment – summarises the objectives of the NPPF in relation to the historic environment as:
- The delivery of sustainable development.
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment.
 - Conservation of England’s heritage assets in a manner appropriate to their significance
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 3.1.4 Section 12 also recognizes that managed change may sometimes be required if heritage assets are to be maintained in the long term.
- 3.1.5 A ‘heritage asset’ is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.
- 3.1.6 A ‘designated heritage asset’ can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 3.1.7 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.1.8 Local planning policy was also consulted for the purposes of this report.

3.2 Information Sources

3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2020). Table 1 lists organisations and/or resources consulted as part of the desk-based assessment. Data regarding the historic environment was requested from the following sources:

Table 1. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
Greater Manchester Historical Environment Record (HER)	Designated and undesignated heritage assets and historic landscape characterisation.	1km	19/03/2025
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	19/03/2025
Historic England Aerial Photo Viewer	Historic Aerial Photos	1km	19/03/2025
Historical Maps of Manchester	Historical maps	Site area	19/03/2025
National Library of Scotland	Historical maps	Site area	19/03/2025

3.3 Assessment of Impact

3.3.1 The potential of archaeological remains on site was assessed on a scale of low to high, summarised as follows:

- Low – Very unlikely to be encountered
- Moderate – Possible that features may be encountered on site
- High – Remains likely to be found on site.

3.3.2 There is no nationally recognised standard criteria for assessing significance of the impact of a development on archaeological remains. However, criteria found within the Highway Agency's Design Manual for Roads and Bridges (2007), contains criteria that, although used in a different context, are considered appropriate for use in other environmental impact assessments.

3.3.3 The significance of known and potential archaeological remains that may be affected by the development have been ranked as follows:

Table 2. Ranking of the significance of archaeological sites and remains

Significance	Criteria
Very High	World Heritage Sites and archaeological remains of international importance
High	Scheduled Ancient Monuments and undesignated archaeological remains of national importance
Medium	Undesignated archaeological remains of regional importance
Low	Undesignated archaeological remains of local importance
Negligible	Archaeological remains of little or no significance
Unknown	Archaeological remains whose importance has not yet been assessed.

3.3.4 The impact on archaeological remains by a proposed development can be ranked as follows:

Table 3. Ranking the impact of a development on archaeological remains

Value	Criteria
Major	Changes to archaeological remains, or their setting, so that the resource is totally altered
Moderate	Change to archaeological remains, or their setting, so that the resource is significantly modified.
Minor	Change to archaeological remains, or their setting, so that the resource is slightly altered.
Negligible	Change to archaeological remains, or their setting, so that the resource is barely affected
No Change	No change to archaeological remains, or their setting, so there is zero impact.

3.3.5 Therefore, combining both of these ranking criteria's, the following matrix can be deduced in order to assess the impact of a development on an archaeological resource.

Table 4. Significance of impact matrix of a development of archaeological remains

Value of Remains	Magnitude of Change				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

3.3.6 These impact criteria are defined below within Table 5.

Table 5. Definitions of the criteria to determine the significance of impact

Impact Significance	Criteria
Very large	Assets of international or national importance which are partially damaged, or assets of a national or regional value which are almost or wholly damaged or destroyed. Mitigation will have a minimal effect in reducing impact.
Large	Effects which will damage cultural assets, their setting or context so that the integrity or understanding of such assets is severely compromised. Effects will conflict with national or regional policies. Mitigation will only be able to achieve a partial effect at reducing impact.
Moderate	Effects which damage cultural heritage assets, or their setting or context, so that the integrity or understanding of such assets is compromised but not destroyed. Effects will be at odds with national, regional or local policies. Adequate mitigation can be specified.
Slight	Proposals will damage cultural assets, or their setting, so that their integrity or understanding is diminished but not compromised. Adequate mitigation can be specified.
Negligible	No overall effects of heritage assets or the effects are negligible. No conflict with policies of any level.

3.4 Site Walkover Survey

- 3.4.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to relate the findings of the desk-based study to the existing land use and in order to identify any evidence of identified structures or below-ground remains. A site walkover was undertaken on 11th March 2025

3.5 Limitations

- 3.5.1 There were no limitations to the compiling of this report.

4 Site Context

4.1 Geographical Context

- 4.1.1 The application site can be found at SJ 84390 97983 and comprises a large office building facing onto Chorlton Street, Manchester. The site is located within the centre of Manchester, and as such the surrounding area entirely comprises built urban development. Notable landmarks in the area include the Rochdale Canal to the south-east, and the Manchester Picadilly train station to the east.

4.2 Historical Context

- 4.2.1 Manchester has its origins in AD 79 with the foundation of the Roman fort of *Mamucium* on the confluence of the Rivers Medlock and Irwell during the campaign against the Brigantes tribe. Later, the fort lay on the junction of the Roman roads from Chester to York, with a civilian settlement growing around it. The fort was abandoned by the 4th century, with the focus of settlement in the early-medieval period shifting to the site of the modern city centre to the north-east. In this period, Manchester was located at the border of Northumbria and Mercia. Placename evidence suggests British settlement to the north-west, Anglian settlement within the centre and later Danish settlement to the south-west. The Nico Ditch, an earthwork the route of which extends south of Manchester dates from the 7th – 9th centuries. The Anglo-Saxon Chronicle records that King Edward the Elder ordered the repair of the *burh* in 'Mamecaster in Northumbria'.
- 4.2.2 Historically, Manchester was located within the Salford Hundred, with an original Church of St Mary located at the site of Manchester Cathedral. A small castle was also once located at the site of the modern Chethams School of Music. Manchester remains a small market town until the late 18th century when the growth of the cotton and textile industries resulted in a huge expansion of the city. This industry declined through the 20th century, with major development of the city centre in the later decades of the century.

4.3 Geology and Topography

- 4.3.1 The bedrock geology of the development site comprises Chester Formation - Sandstone. Sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period. The elevation of ground of the site lies at around 50m above Ordinance Datum (aOD). The

elevation of the surrounding area increases slightly to the north-west. The changes in elevation in the wider area are not noticeable due to surrounding built up development.

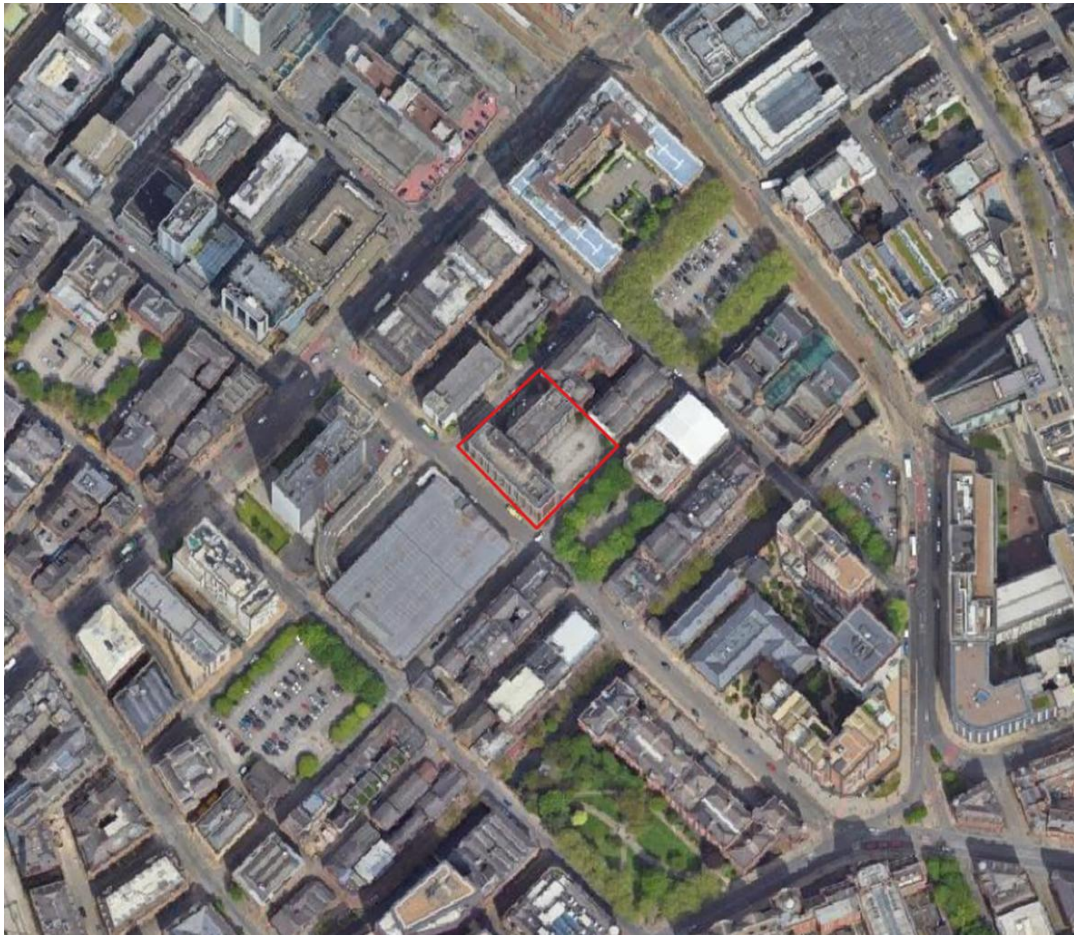


Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site.

5 Results

5.1 Desk Study

5.1.1 A study was compiled of the designated and non-designated heritage assets of the area within the site boundary and a 1km radius of the site, as well as a map regression exercise of the site. The definition of the timescales used in this section can be seen below in Table 7.

5.1.2 A summary of information obtained from the Greater Manchester Historic Environment Record (HER) is summarised below (Section 5.3). Some records can pertain to multiple periods of history; therefore, some records may be referred to more than once. A full dataset is available on request.

Table 6. Timescales used in this report

Era	Timescale
Prehistoric	
Palaeolithic	450000 – 12000 BC
Mesolithic	12000 – 4000 BC
Neolithic	4000 – 1800 BC
Bronze Age	1800 – 600 BC
Iron Age	600 BC – AD 43
Historic	
Roman	AD 43 – 410
Anglo-Saxon/Early Medieval	AD 410 -1066
Medieval	AD 1066 – 1485
Post-medieval	AD 1485 - 1800
Modern	AD 1800 - Present

5.2 Designated Heritage Assets

- 5.2.1 There were no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the site or within 0.5km of the site (Appendix 3).
- 5.2.2 The site is not located within a conservation area, though numerous conservation areas cover portions of the city centre to the north, south and west. The nearest of these to the site are the Whitworth Street and Princess Street conservation area, located just south of the site. The George Street conservation area is also located nearby.
- 5.2.3 Over 100 listed buildings or structures are present within 0.5km of the site (Appendix 3). The nearest or most notable are summarised below in Table 7.

Table 7. Details of Listed Buildings within 1km of the site

Name	Date first listed	Location	Notes
8 Minshull Street	06/06/1994	Adjacent to NE; SJ 84431 98001	Shipping warehouse, now offices. Mid to later C19. Red brick in Flemish bond, with sandstone dressings (roof concealed).
11 Bloom Street	06/06/1994	20m E; SJ 84444 97971	Various warehouses and pattern card factory, now various offices. Mid to later C19, altered (renovation in progress at time of survey). Some sandstone ashlar but mostly red brick in Flemish bond with sandstone dressings (roof concealed).
Minshull House	06/06/1994	25m NE; SJ 84464 97990	Grey warehouse, now offices. Mid to later C19; altered. Sandstone ashlar at ground floor (painted), red brick in Flemish bond with sandstone dressings, slate roof.
City Police Courts	03/10/1974	50m NE; SJ 84504 98008	Grade II* - City police courts. 1868-71, by Thomas Worthington. Red brick with sandstone dressings, steeply-pitched slate roofs. Rectangular plan on corner site. Italian Gothic style.
Britannia Hotel	25/02/1952	45m N; SJ 84336 98041	Grade II* Formerly known as Watts Warehouse. General warehouse, the largest and most grandiose of all Manchester warehouses; now hotel. 1851-6, by Travis and Mangnall. Sandstone ashlar (roof not visible).

Name	Date first listed	Location	Notes
Manchester Art Gallery	25/02/1952	250m W; SJ 84061 98025	Royal Manchester Institution, later City Art Gallery. 1824-35, by Sir Charles Barry. Rusticated ashlar (roofs not visible).

5.3 Non-designated Heritage Assets

5.3.1 The dataset from the Greater Manchester HER provided records of the locations of archaeological features and find spots (monument records), as well as the details of archaeological previous investigations (event records) within the site and surrounding the site. Due to the high quantity of records in the city centre, this search was limited to a 250m radius of the site.

5.3.2 A map with all record locations can be found within Appendix 4. This section also includes evidence revealed by the map regression exercise. Maps referred to can be found within Appendix 5.

Prehistoric

5.3.3 No records pertaining to the prehistoric era were present in the HER

Roman

Table 8. Details of HER entries pertaining to the Roman period

HER Reference	Location	Notes
1390.1.0	0.18km N; SJ 8439 9819	A bronze coin of Claudius Gothicus (AD268 – 270) found in a hole

Early medieval

5.3.4 No records were present in the HER pertaining to the early-medieval period.

Medieval

5.3.5 No records were present in the HER pertaining to the medieval period.

Post-medieval

Table 9. Details of HER entries pertaining to the post-medieval period

HER Reference	Location	Notes
11752.1.0	75m S; SJ 8434 9788	The Goose Public House, a late 18 th century building with later alterations.
12104.1.0	190m W; SJ 8416 9792	The Circus Tavern, a public house probably built in the late 18 th century, probably adapted from a weavers dwelling.
9873.1.0	160m NW; SJ 8421 9808	Site of the Church of St James, built in the late 18 th century, demolished sometime in the late 19 th century.
9133.2.5	190m N; SJ 8442 9821	Site of the former Manchester lunatic asylum, with remnants of 18 th century buildings identified.
16973.1.0	190m NE; SJ 8456 9811	The Waldorf Public House, originally 12 Gore Street, possibly built as early as the late 18 th century
14732.1.0	140m E; SJ 84556 98047	Location of a building present along Aytoun Street. Shown on historic mapping as present in the 18 th century. Possibly demolished in the early 19 th century.
11409.1.0	140m E; SJ 8457 9798	Site of Picadilly Mill, a cotton mill built in the 18 th century. Demolished in the 20 th century.
12343.1.0	200m E; SJ 8463 9799	Site of 8 – 14 London Road, once comprising houses and a public house. Demolished in the early 21 st century.
12344.1.0	190m E; SJ 845 979	Bank Top Tunnell, built in the 18 th century.

Modern (including map regression analysis)

- 5.3.6 The data from the HER contained a large quantity of records pertaining to the modern era, largely relating to existing buildings within the area. A selection of the closest or most notable are detailed below, though all were reviewed for the purposes of this assessment.

Table 10. Details of HER entries pertaining to the Modern period

HER Reference	Location	Notes
11748.1.0	15m NE; SJ 8454 9817	8 Minshull Street, mid-19 th century office building.
11749.1.0	20m NE; SJ 8446 9799	Mindell House, mid-late 19 th century building originally a textile warehouse
11738.1.0	20m E; SJ 8416 9805	Collection of buildings from the mid-19 th century to 20 th . Some 18 th century thought to be present.

HER Reference	Location	Notes
1386.2.0	75m SE; SJ 8422 9816	The Rochdale Canal, opened in 1804. Still navigable.
11733.1.0	55m SE; SJ 84436 97910	39 Chorlton Street, a 19 th century townhouse now a shop
11734.1.0	45m SE; SJ 8442 9791	The Churchill Public House, a mid-19 th century building.
12119.1.0	45m SE; SJ 8443 9792	9 Richmond Street, 19 th century townhouse now part café
1382.1.0	45m NW; SJ 8433 9804	Brittania Hotel, former warehouse. Listed building.
8282.1.1	160m NE; SJ 8450 9813	The Grand, 19 th century warehouse and now hotel.

5.3.7 The available OS maps for the site (Appendix 5) depict the area within the red-line boundary for the period 1794 - 1956. The earliest of these maps depicts the area surrounding the site at a time when Manchester was beginning to expand out of its historic core, with the area surrounding the site located at the edge of the city. The area within the site is depicted as developed, though here it is divided by a small street, Hart Street, with two separate ranges of buildings either side. The surrounding area gets progressively more developed through the 19th century, with the Rochdale Canal appearing on the 1807 map. Additional buildings seem to have been constructed within the site, though it retains the same original layout with Hart Street bisecting it. This layout remained until at least the 1950's. Both the site and the city blocks to the south-west were redeveloped sometime after this, with the blocks either side of Hart Street being joined into a single block. A small section of Hart Street remains adjacent to the north-east of the site, as does a section some distance to the south-west.

Undated

Table 11. Details of undated HER entries

HER Reference	Location	Notes
1359.1.0	180m NW; SJ 8424 9812	Findspot of an oak spade with an iron sheath or iron pick and pieces of oak found in 1907. Variouslly been assessed as Roman, Saxon or post-medieval.

Event records

- 5.3.8 The information provided by the HER also provides records of archaeological surveys, investigations and assessments that have occurred within 1km of the site (event records). Notable event records for within 1km of the site are detailed in Table 12.

Table 12. Details of event records

HER Reference	Location	Notes
EGM5162	110m SW; SJ 8423 9791	Watching brief undertaken in 2019 during the demolition of a multi storey building with deep basement constructed in 1953.
EGM4885	80m SE; SJ 8450 9788	Watching brief during the redevelopment of the former MMU campus
EGM3792	150m E; SJ 84635 97923	Archaeological investigation in advance of a new development. Identified remains of former mill buildings and the cellar levels of former dwellings.
EGM3728	150m E; SJ 84594 98001	Evaluation of two trenches prior to the redevelopment of the area. Identified remains of Manchester's early textile factories.

Historic Landscape Characterisation (HLC)

- 5.3.9 HLC data was provided from the Greater Manchester HER for the site and surrounding area (Appendix 4). The majority of the site is located in area HCM11790. This is classified as 'commercial', specifically as offices since 1950, and as warehousing for 1844 – 1910. For the period of approx. 1750 – 1794 it is classified as 'residential', due to a probable presence of terraced housing.

6 Evaluation and Impact

6.1 Potential sub surface archaeological remains

- 6.1.1 The level of significance of sub-surface archaeological remains is based on several factors, including the date of the remains, the nature of the remains, the state of their preservation and their evidential value and potential value to add to research objectives.
- 6.1.2 Archaeological evidence in the area of the site prior to the 18th century is limited. Evidence of prehistoric activity is generally limited in the area. Scattered stone tools and series of Bronze Age burial sites are present in the wider landscape. However, with no evidence of prehistoric settlement in the immediate vicinity, with no HER records relating to this era, and with the extent of redevelopment, the potential for prehistoric remains on site is considered low.
- 6.1.3 Manchester has its beginnings as a Roman fort (*Mamucium*), with a civilian *vicus* later developing surrounding it. This settlement was located to 1km to the west of the site, with evidence of Roman activity in the immediate vicinity limited to the findspot of a singular Roman coin. This fort and settlement were connected to other settlements by a series of Roman roads leading to the south-west and north-east. Of these, the Roman road from Manchester to Cattleshaw (Margery 712) potentially extended near to the site. The route from the site of the fort and to the east of the modern city is speculative, though it has been suggested (Ratledge, 2018) that the route of this road ran south of the modern Rochdale Canal, before following the route of Stone Street and Old Mill Street. The findspot of the Roman coin may have originated from activity in the area of the route along this road. However, with evidence suggesting the route of the road missed the site, and with later redevelopment of the site, the potential for Roman activity on site is considered low.
- 6.1.4 No records were present in the HER data relating to the early-medieval or medieval periods. It is likely some settlement continued after the Roman era, though at some point the centre of settlement shifted to the north-east. Manchester as situated on the border of two kingdoms in what was a disputed territory, with the presence of the Niko Ditch south of the city reflecting this. Place name evidence suggests a complex pattern of settlement by Britons, Angles and Danes. In the medieval era, the town thrived becoming a successful market town, though limited in extent. The site was located some distance from the town. It is possible that the area was utilised for agricultural purposes in this period, though given later phases of redevelopment and

a lack of records, it is unlikely that any evidence of this survived until the modern day. The potential for early-medieval and medieval remains on site is considered low.

- 6.1.5 Data in the HER for the post-medieval and modern eras pertain to former or still existing buildings throughout the area. The oldest of these date to the late 18th century and relate to range of buildings, including public houses, industrial buildings and residential terraces. Historic mapping suggests the site was developed by the end of the 18th century, this seemingly comprising two ranges of terraced housing wither side of Hart Street, which once extended through the site. Additional development is shown by 1836, which possibly comprises commercial warehousing. It is possible that this original development on site was present until the 1950's. The existing building on site is a late 20th century office building built sometime in the 1960s or 1970s. It is not certain, but it does not seem any other phases of predevelopment have occurred on site. Other archaeological investigations in the area have identified late 18th and early 19th century remains under phases of modern development. With the current building understood to not have a basement level, it is entirely possible that similar remains reflecting the initial expansion of Manchester remain on site, especially under areas of hardstanding. As such, it is considered that there is a moderate potential for medium value post medieval and modern remains on site.

6.2 Proposed development

- 6.2.1 The site is the subject of a planning application for a two new build extensions to the existing building, any external works needed to convert the existing building, the creation of the external terraces, the proposed landscaping and public realm works, any external plant; and, amended servicing and access arrangements (including new secure cycle parking).

6.3 Current land use

- 6.3.1 The site currently comprises a late-20th century office block and car parking space.

6.4 Assessment of Impact

- 6.4.1 Any development is understood to be retained within the current red-line boundary. It is understood the proposed development will require below-ground works, which will likely include construction techniques common to modern developments which would result in it being improbable that if any archaeological remains lie within the site they will survive the development process. As such the magnitude change by the development is considered moderate. It is

considered that there is potential for medium value post-medieval and modern remains. Therefore, the resulting significance of impact to these remains by the development is summarised below in Table 13.

Table 13. Significance of the impact of archaeological resources by the development.

Value of Archaeological Resources	Magnitude of Change	Significance of Impact.
Medium value post-medieval and modern remains	Moderate	Moderate

7 Conclusions and Recommendations

7.1 Conclusions

- 7.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, and topographic information in order to assess the heritage significance and impact by the proposed development. It addresses the requirements set out by the NPPF.
- 7.1.2 This assessment establishes a potential for medium value post-medieval and modern remains being located on site. The magnitude of change to all of these remains is anticipated to be moderate. As such, the resulting impact to these remains is considered moderate.

7.2 Further recommendations

- 7.2.1 In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however, given the existing built development on site it is recommended that most appropriate strategy should entail a suitable archaeological watching brief. This requirement should be set as a planning condition, with the precise details set out within a Written Statement of Investigation.

Appendix 1. General References

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Chartered Institute for Archaeologists. (2020) Standard and Guidance for Archaeological Field Evaluation.

Greene, K and Moore T. (2010). Archaeology: An Introduction. Routledge.

Highways Agency (2007) Design Manual for Roads and Bridges Volume 11, Section 3, Part 2, Annex 5: Cultural Heritage Subtopic Guidance – Archaeological Remains.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

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Ministry of Housing, Communities and Local Government. (2021) National Planning Policy Framework.

Ratledge, D (2018). The Roman Road from Manchester to Castleshaw. Roman Roads Research Association: <https://www.romanroads.org/gazetteer/M712.htm>

Historic Maps

Green, 1794

Roper, 1807

Pigot, 1836

OS Six Inch, 1848

OS Six Inch, 1909

OS 1:10000, 1956

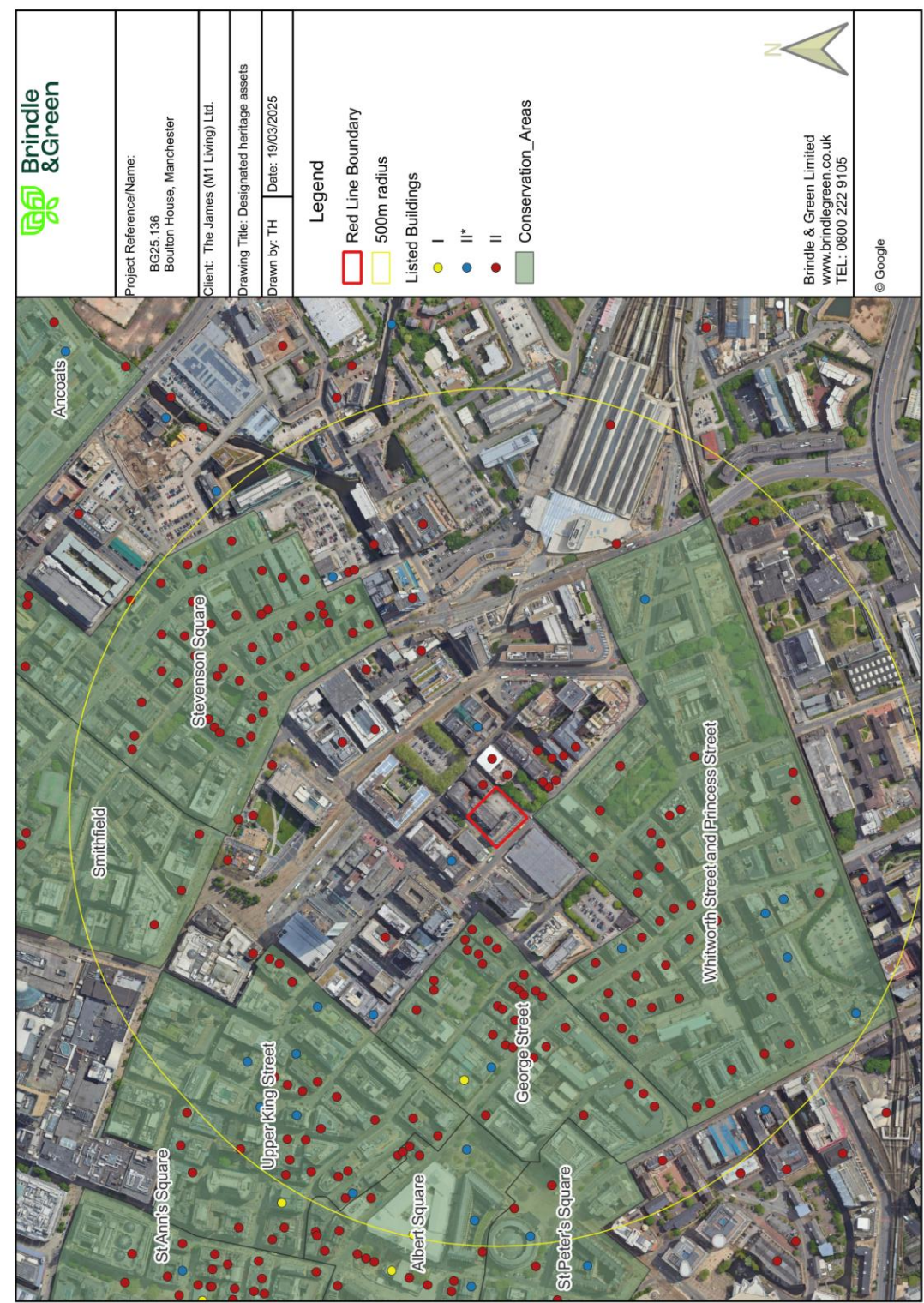
Appendix 2. Legislation and Guidance Sources

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

Appendix 3. Designated Heritage Assets

Figure 2. Details of designated heritage assets and listed buildings within 0.5km of the site



Appendix 4. Non-designated Heritage Assets

Figure 3. Roman – post-medieval and undated records within 0.25km of the site

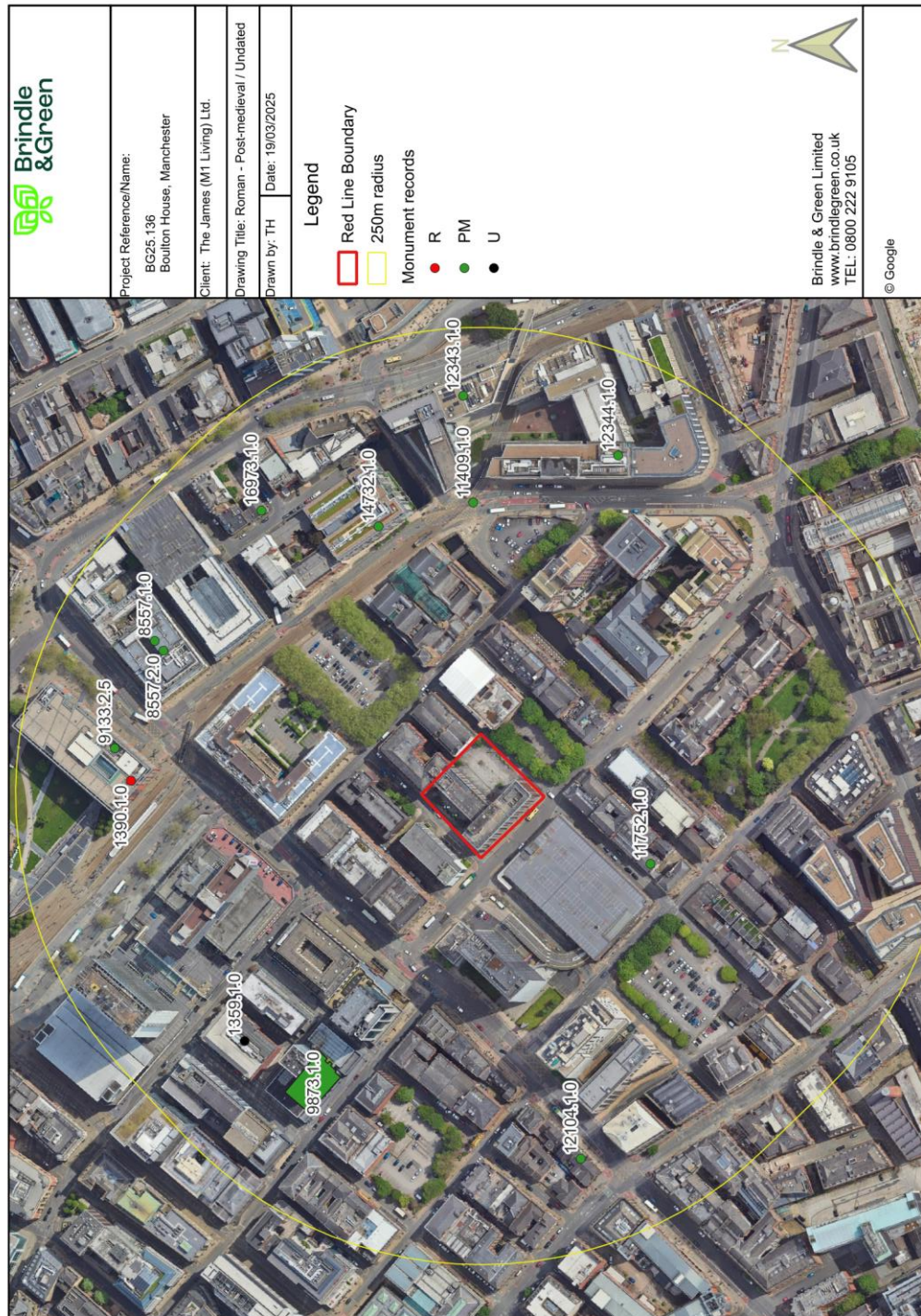


Figure 4. Modern records within 0.25km of the site

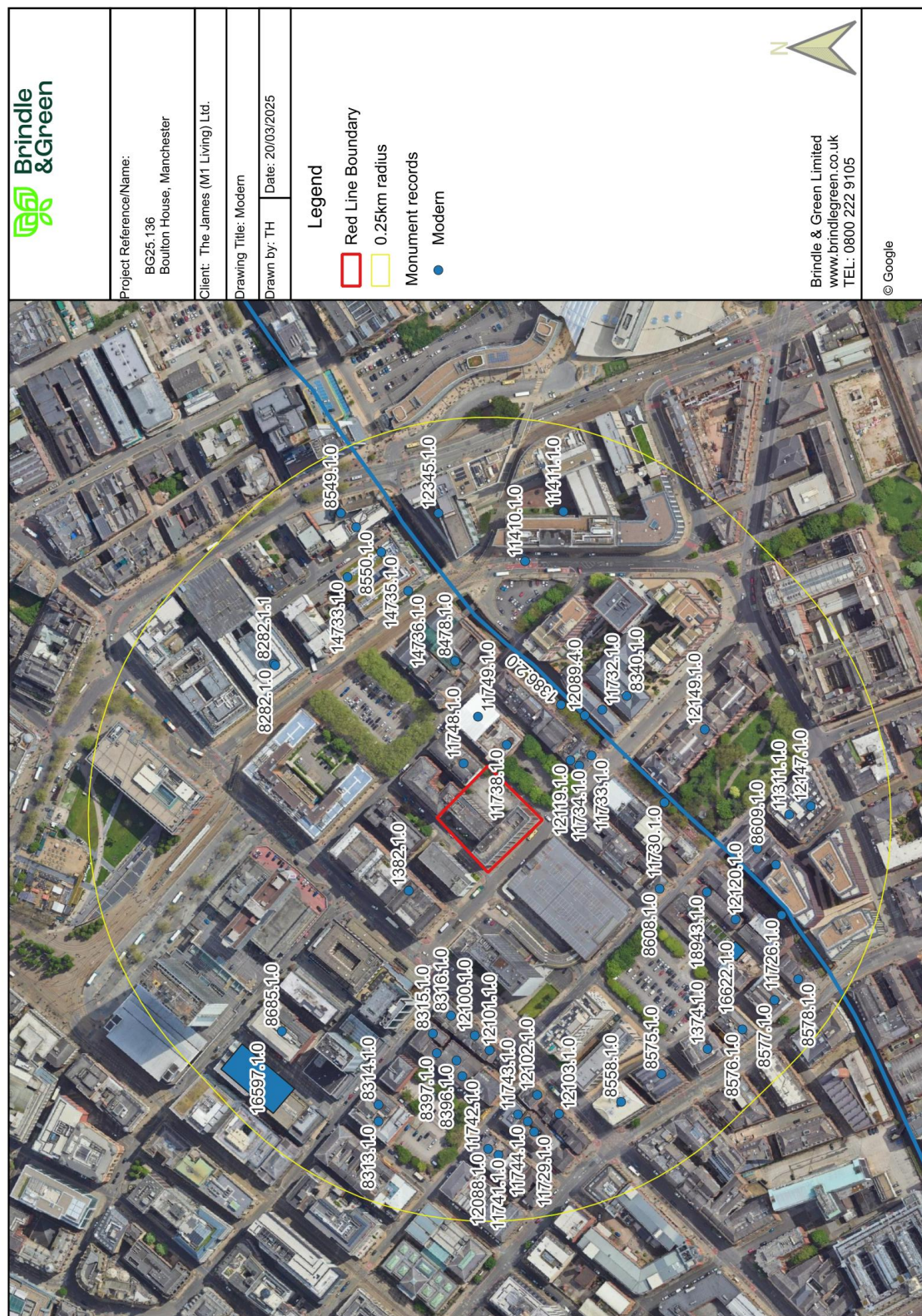
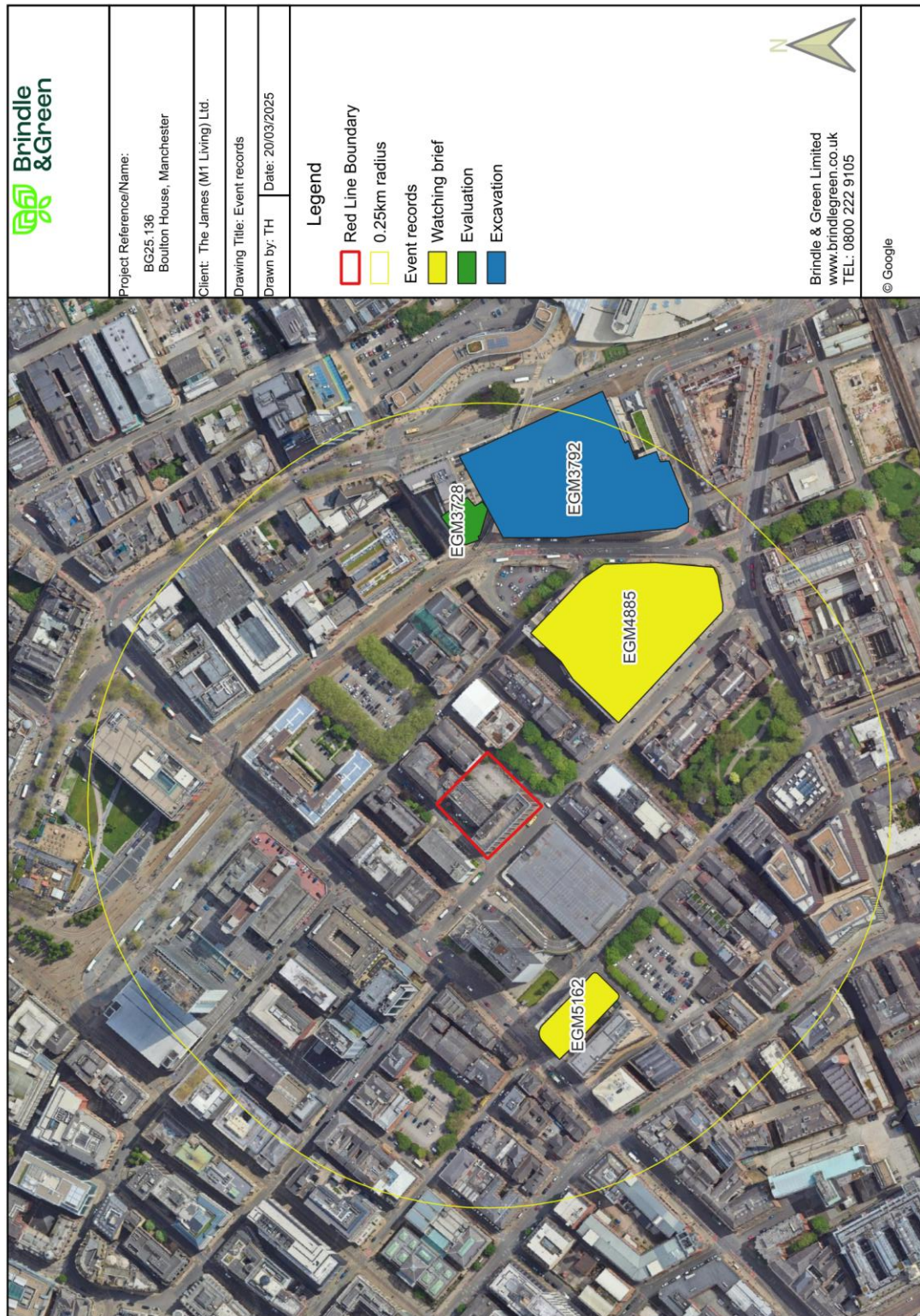


Figure 5. Event records within 0.25km of the site.



Appendix 5. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

Figure 6. Section of the 1794 Green map



Figure 7. Section of the 1807 Roper map

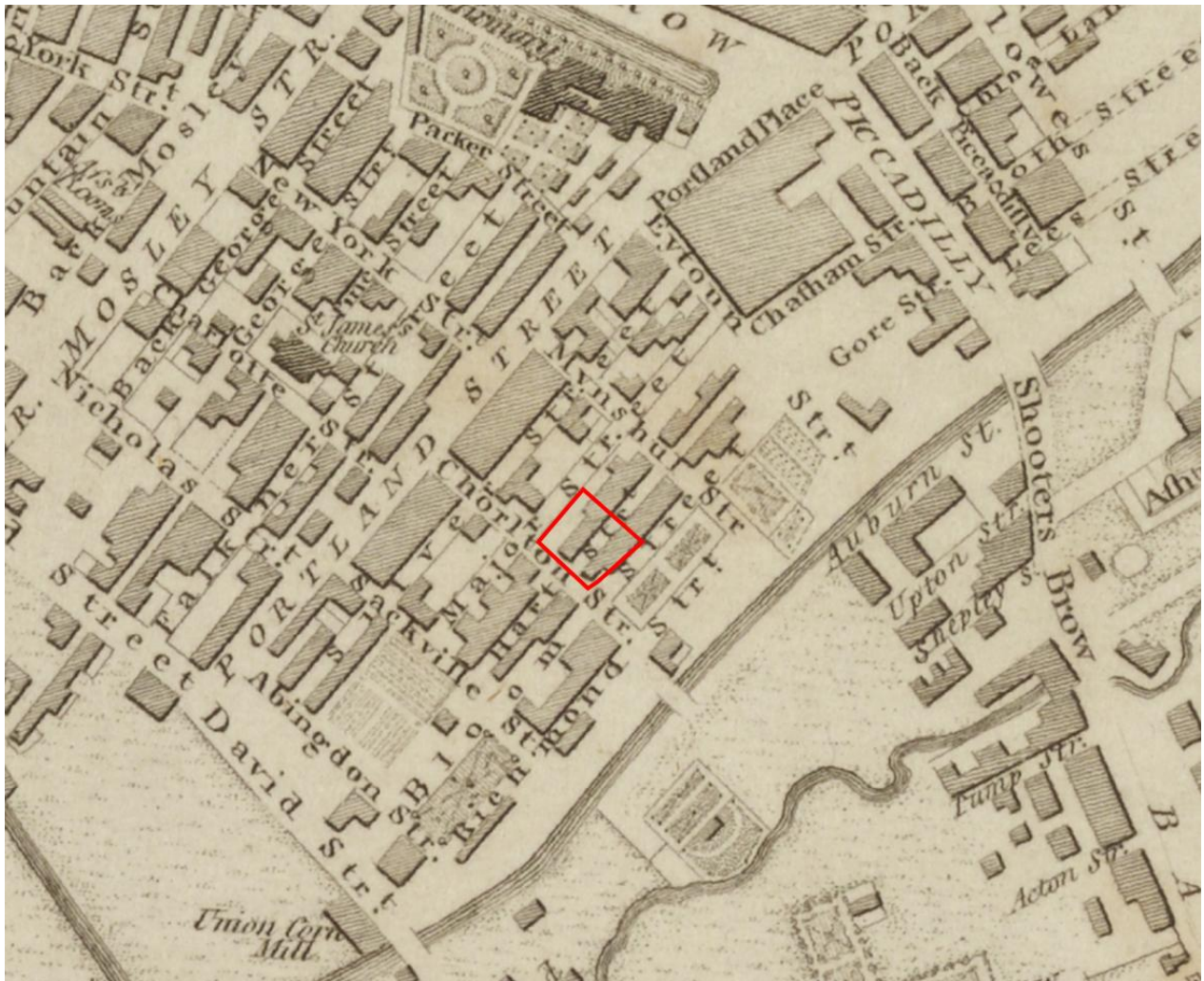
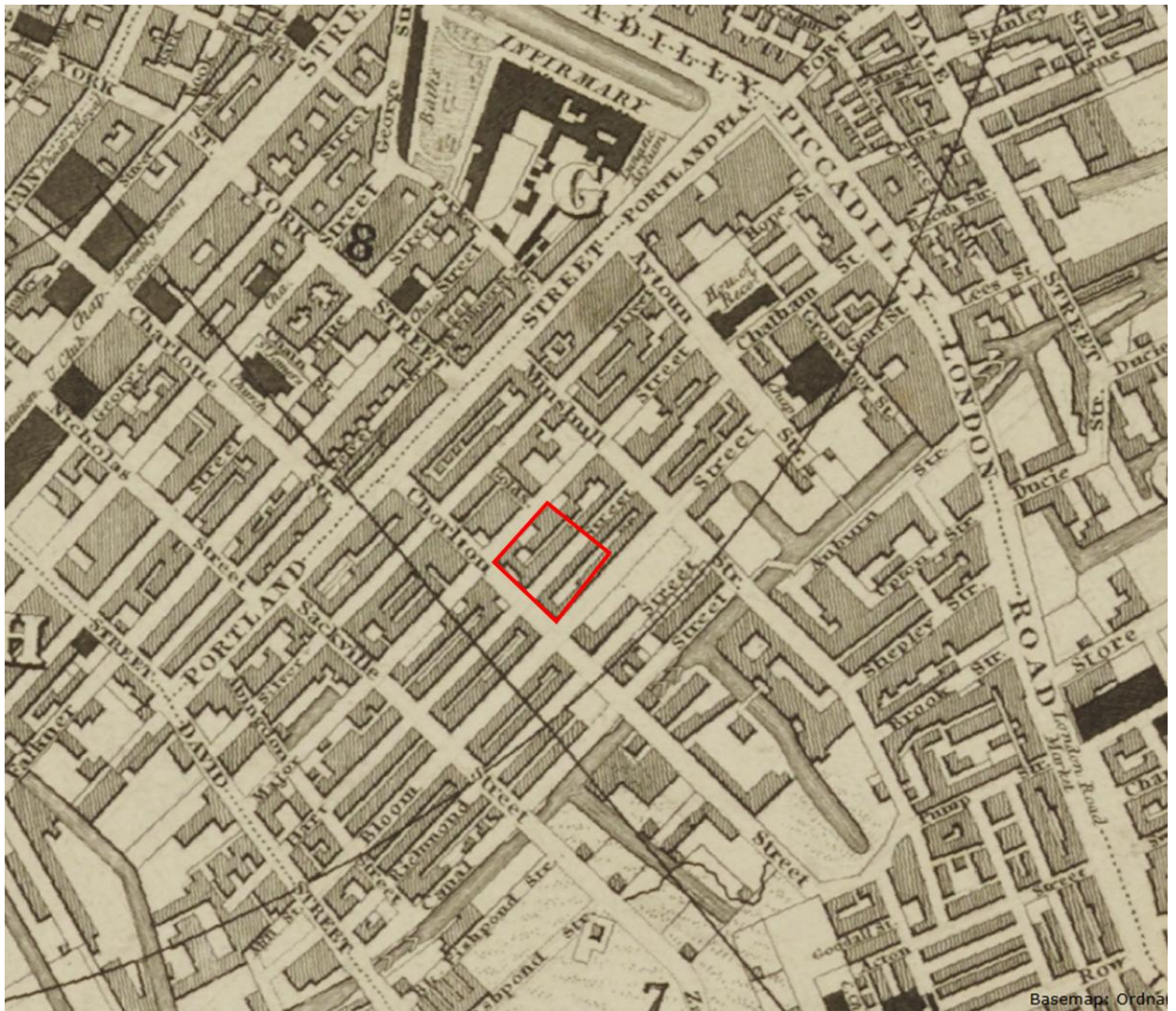


Figure 8. Section of the 1836 Pigot map



[illegible]

Figure 10. Section of the 1909 OS Map

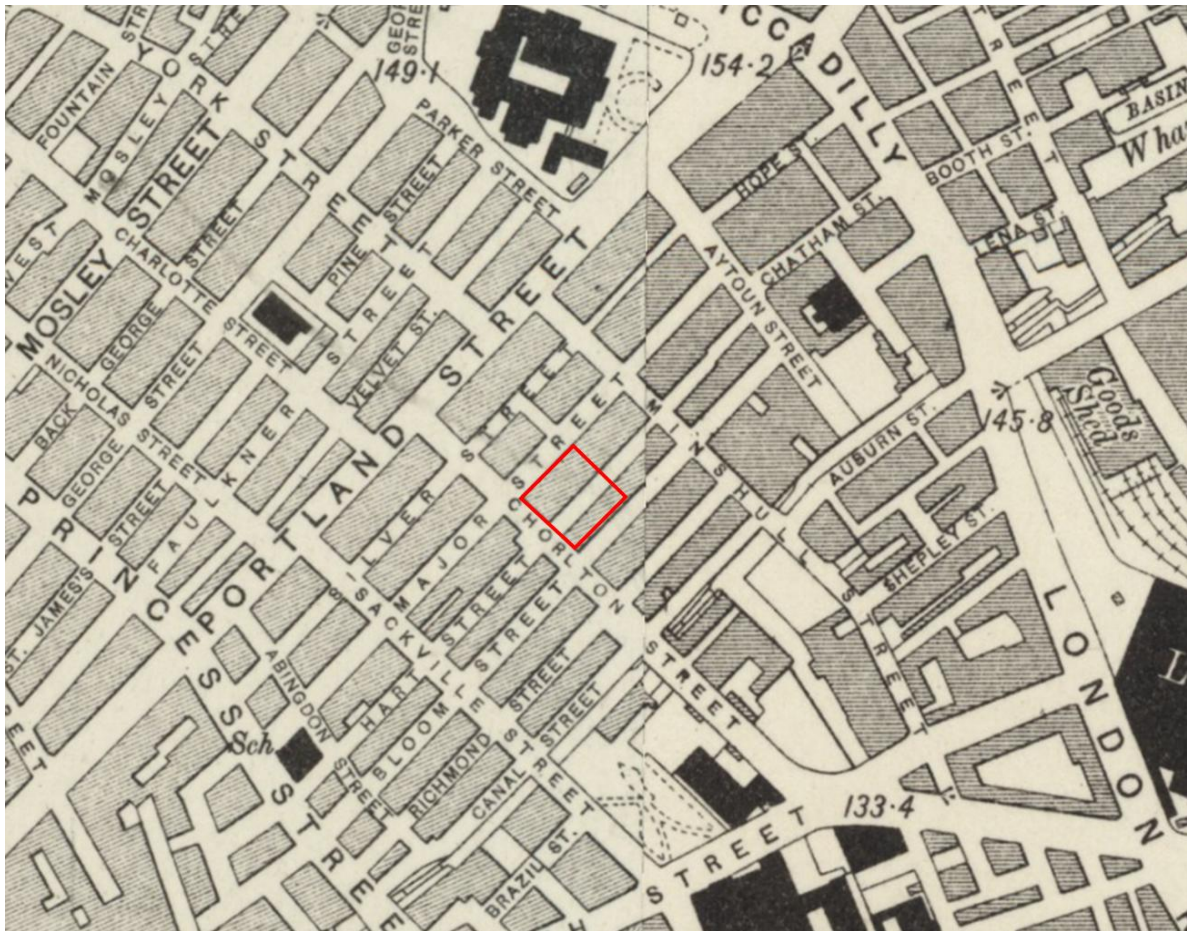


Figure 11. Section of the 1956 OS Map



