



GMAAS
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory
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Manchester City Council
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Your Ref: 142464/FO/2025
Date: 16th May 2025

Archaeological Consultation, 142464/FO/2025 - Erection of a residential development comprising 498 dwellings (Use Class C3a) together with landscaping, sustainable drainage features, pedestrian footways, vehicular accesses and highways, parking provision and other associated works - Former Riverpark Trading Estate, Riverpark Road, Manchester, M40 2XR

Dear Jennifer,

Thank you for consulting GMAAS on this application.

The application is supported by a detailed archaeological desk-based assessment (DBA) prepared by Fenix Heritage in March 2025. The DBA makes use of data obtained from the Historic Environment Record (HER), a site walkover, and other sources of archive and cartographic data to build a detailed historic and archaeological baseline for the site. The DBA has been compiled in accordance with local and national policy and accords with NPPF 207 - a copy will be lodged with the HER.

The primary archaeological interest relates to the site of an early 20th century brickworks, known to have been constructed between 1905-1915, and later acquired by J&A Jackson Ltd in 1940, who operated another brickworks (recently the subject of archaeological excavation) at Ten Acres Lane a short distance to the north within Newton Heath. Historic mapping indicates that the application site had been used for clay extraction since perhaps the late 19th century, but this use intensified throughout the 20th century due to the formalisation of the brickworks site and associated tramway. The DBA argues that consequently, the majority of the site is thought to hold little archaeological value as near-surface deposits/remains/features would have been obliterated by extractive works and later development. However, there are parts of the footprints of the former kilns of the brickworks (thought to be Hoffman kilns based on aerial photography dating to 1927) that might have survived as archaeological remains in locations that were not subjected to later development. GMAAS agrees with this conclusion.

Any surviving remnants of the former brickworks would be of archaeological interest as they could inform on the technologies used for brickmaking within the city, and evidence obtained would serve as useful comparative material to that obtained from other sites, both locally and elsewhere throughout the North West. Although any surviving remains might already be in a truncated state due to the later use of the site for the Manchester Abattoir, they would be at risk of further truncation, if not complete removal, due to the nature of the proposed development. As such an opportunity should be afforded for any remains at risk of development impacts to be recorded, and for their extents, character and significance to be understood prior to the onset of development



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groundworks. Any archaeological work is likely to be confined to the footprint of the former brickworks and could potentially extend to parts of the original tramway; however, there is also a background potential for isolated Roman material to be encountered due to the alignment of the Manchester to Castleshaw Roman road immediately parallel to the western boundary of the site. Any works in this area should be determined by any detailed design stage for the development.

It is understood that the significance of any archaeology identified on the site would be in the order of local to regional, and that its removal would be acceptable providing a scheme of archaeological works was implemented to allow recording. Evaluation could take the form of trenching and/or the excavation of a strip-map-record area (or areas) to identify any particular locations where a more focussed phase of more detailed excavation would be required to mitigate against impacts. This scheme of work should be controlled by a condition of any forthcoming planning consent and secured in the first instance by production of an appropriate archaeological Project Design – to be approved by GMAAS on behalf of Manchester City Council. The condition should be worded as follows:

No ground works or remediation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Project Design (PD) submitted to and approved in writing by Manchester City Council. The PD shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:

- i) archaeological evaluation through trial trenching and/or strip-map-record***
- ii) informed by the above, more detailed archaeological excavation (subject to a separate PD)***

2. A programme for post investigation assessment to include:

- i - analysis of the site investigations records and finds***
- ii - production of a final report(s) on the investigation results.***

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

Reason: In accordance with NPPF Section 16, Paragraph 218 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

The work should be undertaken by a suitably qualified and experienced archaeological contractor, funded by the applicant, and in accordance with guidance provided by GMAAS who would also monitor the implementation of the works on behalf of Manchester City Council.

Yours sincerely,

[Redacted Signature]

[Redacted Name]
Senior Planning Archaeologist
Greater Manchester Archaeological Advisory Service
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