



**STEP PLACES, SOUTHWAY HOUSING TRUST, MANCHESTER METROPOLITAN
UNIVERSITY**

RYEBANK, CHORLTON

PROJECT DESIGN FOR ARCHAEOLOGICAL INVESTIGATION

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GM13549-003	Site Location Plan
GM13549-004	Trench Location Plan
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1 INTRODUCTION

- 1.1 Wardell Armstrong LLP (WA) has been commissioned by Step Places, Southway Housing Trust and Manchester Metropolitan University (hereafter referred to as 'the Client') to prepare a Project Design (PD) for a programme of intrusive archaeological investigation in the form of trenching at Land at Ryebank, Chorlton, Manchester (hereafter referred to as the 'Site') (Drawing GM13549-003).
- 1.2 This PD has been informed by baseline assessments including the results of the following surveys:
- a Preliminary Arboricultural Impact Assessment (Ascerta 2020a);
 - a Preliminary Ecological Appraisal (Ascerta 2020b);
 - a Phase I Geoenvironmental Site Assessment (E3P 2020a);
 - a Phase II Geoenvironmental Site Assessment (E3P 2020b);
 - a Phase II Geoenvironmental Site Assessment (E3P 2024);
 - a Detailed Controlled Waters Risk Assessment (E3P 2025a);
 - a Contaminated Land Remediation Strategy (E3P 2025b);
 - a Preliminary Ecological Appraisal (Urban Green 2024a);
 - a Badger Monitoring Survey Report (Urban Green 2024b);
 - an Archaeological Desk-based Assessment/Due Diligence Report (Wardell Armstrong 2020); and
 - an Updated Archaeological Desk-based Assessment (Wardell Armstrong 2024).
- 1.3 This PD has also been informed by a Design and Access Statement (DAS) (5plus architects 2025) and a Construction Environmental Management Plan (CEMP) (AEDI 2025).
- 1.4 A formal request for an Environmental Impact Assessment (EIA) Scoping Opinion on under Part 4, Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), was submitted to Manchester City Council (Ref: EIASCO/24/006) in November 2024. The request was accompanied by an EIA Scoping Report (Asteer Planning 2024), which included archaeology and heritage as topics to be 'scoped out' of the ES.

- 1.5 Manchester City Council issued their Scoping Opinion in January 2025, which included several consultee responses including a response letter from Greater Manchester Archaeology Advisory Service (GMAAS) dated 26th November 2024. GMAAS recommended that archaeology be 'scoped in' to the ES. The reasoning for this included that, beyond desk-based assessments and auger sampling, the Site's archaeological potential has not been sufficiently investigated. Specifically, a ditch that crosses the Site, referred to as 'The Nico Ditch', may be a surviving part of an ancient boundary or defensive feature that extends for c.5km around the south of Manchester city centre.
- 1.6 Greater Manchester Archaeology Advisory Service advised that in order to address uncertainty surrounding the feature's origin and significance, a scheme of intrusive archaeological investigation should be undertaken, to be devised in consultation with them, the methodology included in a PD.
- 1.7 This PD sets out an appropriate and proportionate intrusive archaeological investigation taking into account the GMAAS scoping response and in line with national (NPPF para: 207), and local (PfE Policy JP-P2), planning policy. The intrusive investigation will supplement the baseline assessments and has been designed in order enable assessment of the significance of the ditch that crosses the Site.
- 1.8 Wardell Armstrong consulted GMAAS in November and December 2024 and January 2025 and they suggested that there is potential to investigate the remains of the boundary ditch. GMAAS also recommended that ideally, the investigation will be designed to engage local interest groups in order to maximise the opportunity for public benefit.
- 1.9 This PD outlines the methodology for the programme of archaeological investigation which will be undertaken to meet the requirements of all nationally recognised guidance and current national and local planning policies including the following, where relevant:
 - Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA 2020a);
 - Standard and guidance for the collection, documentation, conservation and research of archaeological materials (ClfA 2020b);
 - Standard for archaeological excavation (ClfA 2023a);

- Universal guidance for archaeological excavation (ClfA 2023b); and
- Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide, (Historic England 2015a).

2 BACKGROUND

Location and Geological Context

- 2.1 The Site is an irregularly shaped plot of land that covers an area of approximately 4.6ha. It lies to the north-west of Chorlton-cum-Hardy and is bound by suburban housing to the north, east and south and Longford Park Conservation Area to the west. The western extents of the Site form the boundary between the boroughs of Manchester and Trafford (centred at NGR SJ 81070 94580) (Drawing GM13549-003). The Site is an undeveloped field surrounded by residential development. Much of the Site is overgrown and there are several mature trees and a hedgerow.
- 2.2 Ground cover includes rough pasture/grass with dense thickets of scrub. Areas under tree cover are present, particularly in the north and west where a copse of trees and a woodland belt are also present. Access off Longford Road comprises a tarmacadam footpath and area of hardstanding; the area of hardstanding is bound to the north by an earth bund most probably representing the overburden removed for the creation of the area of hardstanding.
- 2.3 During a site visit for the archaeological desk-based assessment (Wardell Armstrong 2020), the alignment of a ditch cut was visible roughly east/west across the centre of the study site. Informal footpaths crossing its footprint on a roughly north/south trajectory indicate that a shallow and dry ditch profile is present (note that the Site is private land to which there is no public access and there are no public rights of way, (PRoW)), however current Ordnance Survey mapping does show a network of internal paths). This profile was noted to extend beyond the study site boundary to the east. To the west however, within Longford Park, level playing fields are absent of any obvious remains. The projection of the ditch within the western boundary of the study site it was truncated by the known alignment of a gas main. No associated bank was observed.
- 2.4 In 2019, an earthwork survey of the ditch forming part of the 2020 Desk-based Assessment (DBA), was undertaken by Wardell Armstong LLP (Wardell Armstrong 2020). The survey comprised a non-intrusive transect survey, aerial survey and an auger survey. Results showed the extant ditch to be shallow and U-shaped with

shallow sloping sides with a rounded base. The deposit model undertaken indicated that there was up to 1m deposit of backfill of coal, modern ceramic building material, debris and scrap metal likely deposited when the land was an unmarked landfill site. The material deposited is unlikely to be earlier than post medieval date based on data from the deposit model.

- 2.5 The underlying solid geology comprises the Wilmslow Sandstone Formation formed 247-252 million years ago. Superficial deposits are recorded as Till, Devensian – Diamicton formed between 116 and 11.8 thousand years ago (BGS 2025). The soils are classified as Soilscape 15, naturally wet very acid sandy and loamy soils (Cranfield University 2025).
- 2.6 Geotechnical investigations verified the presence of a mantle of made ground across the Site as a consequence of infill post clay extraction operations (E3P 2020a, 2020b, 2024). Site investigations recorded made ground to depths of 1.6-12.7m across the body of the Site. The maximum depth of made ground was only verified by two boreholes which recorded that made ground extended to 10.2m and 12.7m in the north and south of the Site respectively. The made ground was recorded as sandy ashy gravel including asphalt, ash, concrete, brick, plastic, metal and glass.

Historical and Archaeological Background

- 2.7 The following background is gathered from the background included in the Desk-based Assessment (Wardell Armstrong 2020) and Updated Archaeological Desk-based Assessment (Wardell Armstrong 2024).
- 2.8 The Greater Manchester Historic Environment Record (HER) was consulted and records for the Site and a 1km radius around the Site were obtained. Information on designated archaeological assets were sourced from the National Heritage List for England (NHLE).

Early and Later Prehistory (14,000BC – 43AD)

- 2.8.1 There are no recorded assets of prehistoric date within the study site. In the 1km search area, evidence for prehistoric activity is limited, the HER includes one findspot of a Neolithic stone axe (HER 63.1.0 c.820m to the south of the study site) and a prehistoric natural landscape feature Turn Moss, (HER 7924.1.7 c.800m to the south of the study site).

Roman (43AD to 410AD)

- 2.9 There are no recorded assets of Roman date within the boundary of the study site or the 1km search area.

Early Medieval (410AD to 1066AD)

- 2.10 There are no recorded assets of early medieval date within the study site or 1km study area.

Later Medieval (1066AD to 1540AD)

- 2.11 There are no recorded assets of medieval date within the study site. In the wider study area, Chorlton Village Core settlement (HER 2060.1.0) dates to the medieval period along with the Church of St Clement (site of) (HER 9742.1.0) which was first constructed as a timber-framed chapel in c.1512.

Post-Medieval (1540AD to c.1750AD)

- 2.12 There are no recorded assets of post-medieval date within the study site. There are two recorded assets of post-medieval date within the 1km study area. These are: Green's Farmhouse (HER 8339.1.0), which dates to the 18th century; Dark Lane Farm (site of), possibly shown on Yates' 1786 map of the county Palatine of Lancashire; and Renshaws Buildings (site of) (HER 9720.1.0) comprising a back-to-back terrace and other buildings, also possibly shown on Yates' 1786 map.

Industrial and 20th Century (1750AD – present)

- 2.13 The remaining 49 recorded assets all date to the post-1750 period. Many of these assets are buildings and/or structures (including nine listed buildings), such as houses, farms and public houses etc. However, there other assets including clay pits, an allotment, parks and sports fields/grounds and associated features.
- 2.14 In the 18th and 19th centuries, Chorlton largely remained rural in character with small scale activity predominantly relating to clay extraction and early brick making. To the immediate east of the study site the HER records Clay quarry pits and brickworks (site of) (HER 9714.1.0) and on the 1845 Tithe map for Chorlton-cum-Hardy, small pits are depicted within the study site boundary and to the east, the site occupied by the present-day school. By 1935, much of the study site is depicted as an area of clay extraction. In the HER, three assets are recorded which have been evidenced by place name on cartographic material, Kiln Field (HER 9714.1.1 c.440m east of the study site),

Brick Field (HER 9714.1.2 c.440m south-east of the study site) Brick Kiln Field (HER 7823.1.0 c.970m west of the study site).

- 2.15 Chorlton became an increasingly popular suburb of Manchester, due in part to the transport into Manchester city centre firstly, by a regular horse drawn bus service from 1864 and later by the railway with a station of Chorlton-cum-Hardy in 1880 (HER 9715.1.0, c.850 to the southeast of the study site).
- 2.16 Longford Park (HER 17.2.0) and Longford Park Conservation Area, which is immediately adjacent to the study site, lies within the former grounds of Longford Hall (HER 17.1.0), the home of the industrialist and philanthropist John Rylands. The associated estate featured extensive gardens and conservatories, 14 by 1862 and then doubled to 31 by 1875, with two miles of steampipes, served by six boilers a steam engine and gasworks. Exotic fruit was cultivated on a large scale. By 1911 the estate and hall were sold to Stretford Council which comprised 63 acres, including the hall, outbuildings, greenhouses, five villas and 18 cottages with the standing buildings which were commissioned by John Rylands being distinctive in the architectural styles (HER 18299.1.0, HER 18300.1.0 and HER 18301.1.0).
- 2.17 Longford Hall Portico (HER 18294.1.0 c.30m to the west of the study site) is a landmark structure within Longford Park, the only surviving element of the former Longford Hall dating to 1857 and has been a standalone structure since 1995. The portico comprises of a pair of Ionic plain columns over which is an entablature with 'HALL GARDEN' and a balustrade. To the rear of the structure are a pair of engaged columns with plain brick surround and tie rods. Longford Hall replaced an earlier structure of the same name that had been the residence of the cotton merchant Thomas Walker. To the north of the portico and c.30m to the west of the boundary, lie Gardener's stores and shelters (HER 18295.1.0) which were built in 1936 in Art Deco style, the single storey structure of the store has a stepped frontage with a key stone with formerly roofed pavilions either side which provided shelter for park users. The assets represent the park in its heyday as a public park.
- 2.18 Testament to the growing popularity of Chorlton as an affluent suburb of Manchester are a number of fine examples of suburban dwellings to the immediate south of the study site on Edge Lane such as; a pair of late 19th century buildings of detached homes with scalloped bay roofs and ornate first floor bay windows (HER 18290.1.0), semi-detached houses with original gardens and low stone built wall to the front (HER

18291.1.0), and Edge Lane Lodge, an Arts and Craft influenced detached house (HER 18293.1.0).

- 2.19 In the early 20th century, the area of Chorlton became more residential, with housing estates bounding the north, east and south of the study site. A public bath was constructed between 1922 and 1929, Chorlton Baths (HER 17450.1.0 c.500m to the east of the study site) and demonstrates the evolution from the late 19th century baths provision as being for purely health and welfare provision to being sites of leisure, sport and recreation.
- 2.20 Ryebank with Longford Park further represent leisure and recreation with the areas being valued open green spaces within the suburb of Chorlton, further green spaces which contribute to the aesthetic of the area are Seymour Grove Allotments (HER 18260.1.0 c.750 to the north), which have been in use since before 1938 and are still in use today linking the existing plot holders with historic gardening practices of the past.
- 2.21 The earliest map observed as part of the assessments, which showed the land within the boundary of the study site in detail, was the 1845 Tithe Map for Chorlton cum Hardy. This showed several roads converging on the village of Chorlton cum Hardy located c.1km south-east of the study site and set within a parish characterised by enclosed fields.
- 2.22 The fields around the village included a number under 'arable' use but the study site was located in the northern extremity of the parish in an area characterised by fields recorded as being under 'meadow' and 'pasture'. This area is noted to accord with an area of superficial geology recorded as including deposits of clay (Diamicton), a poor geology for arable use as attested by the prevalence of pasture and meadow within its footprint. A number of water features within the study site and its immediate vicinity are indicative of clay extraction either associated with localised small-scale industry (most likely brickmaking) or indicative of the purposeful creation of watering holes for grazing livestock.
- 2.23 One of these features to the immediate east of the study site boundary appears to have been fed by a watercourse (or wet ditch) which extended into the study site according with the extant ditch cut which is present today. A further watercourse extended parallel to this through the north of the study site.

- 2.24 Observation of the first edition six-inch edition of the 1845 Ordnance Survey map verifies the depiction of the study site as it was shown on the 1845 Tithe map. Reference on this map to 'Brick Kiln Pits' to the south-east of the study site verifies the use of the localised clay deposits in brickmaking and indicates that the similar features within the boundary of the study site were clay extraction pits for the brick-making industry.
- 2.25 In accordance with this, the 1922 Ordnance Survey map depicts the presence of a 'Brick Works' to the east of the study Site. This map also depicts urban sprawl to the fringes of the study site including a short row of terraces depicted within the study site boundary. Furthermore, the later 1935 map shows extensive clay extraction across the study site, the local reserves of clay being exploited on a larger industrial scale to support the 'Brick Works' to the east of the study site which continued to operate at this time.
- 2.26 On the 1935 map, the extant east-west ditch present across the centre of the study site appears to have been respected by the extraction activity: the pits apparently avoiding its alignment. However, the other wet ditch/watercourse shown on the earlier maps crossing the north of study site was impacted by the northern extraction area and observation of the 1951 Ordnance Survey appears to indicate that it was routed down the eastern boundary of the study site to drain into the extant east west ditch cut which was marked as a 'drain' by 1951.
- 2.27 The 1951 map also indicated that the extraction activity may have extended further west than that shown in 1935; hachures to the western study site boundary indicating a difference in height between the study site and the land to the west. The ponds/marl pit features shown on the earlier mapping within the study site boundary indicate this.
- 2.28 In 2019, an earthwork survey of the ditch crossing the centre of the study site, reputedly part of the 'Nico Ditch' and forming part of the previous desk-based assessment, was undertaken by Wardell Armstong (Wardell Armstrong 2020). The survey comprised of non-intrusive transect survey, aerial survey and an auger survey. Results showed the extant ditch to be shallow and U-shaped with shallow sloping sides with a rounded base, the deposit models demonstrated that there was up to 1m deposit of backfill of coal, modern ceramic building material, debris and scrap metal likely from when the land was an unmarked landfill site.

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- 2.29 Archaeological excavations were carried out by Salford Archaeology at Longford Park in 2014 as part of the Dig Greater Manchester project which aimed to locate the Nico Ditch within the park. The excavations did not locate the line of the ditch, possibly due to landscaping (Archaeologytea 2020).
- 2.30 There have been no additional archaeological events within the study site since the 2020 DBA. In the wider 1km study area, a further eight archaeological events are recorded on the HER including four desk-based assessments (EGM5462, EGM5497, EGM5654, EGM5702), three heritage statements/heritage impact assessments (EGM5463, EGM5515, EGM5735) and one evaluation (EGM5672). These do not add anything further to the understanding of the Site.

3 AIMS AND OBJECTIVES

3.1 The overall aim of the archaeological investigation is to record the extents, state of preservation and date of all/any archaeological deposits, features and structures associated with the ditch crossing the Site. The results of the investigation will aim to enable assessment of the significance of it and to determine if it is a surviving section of the Nico Ditch. The following objectives will be met to achieve the overall aim:

- determine and identify the presence or absence of buried or archaeological remains within the ditch;
- determine the character, date, extent and location of archaeological deposits revealed to enable an assessment of significance;
- to excavate and record any deposits and features to a level appropriate to their significance;
- to assess the impact of previous land use on the ditch;
- to assess the potential for the survival of environmental evidence;
- provide further information to enable further consultation with GMAAS to agree a mitigation strategy if significant archaeological deposits are present;
- to undertake appropriate post-excavation assessment to interpret archaeological features and provide recommendations for post-excavation analysis;
- to report on and disseminate the results of the fieldwork through an appropriate level of recording and place them in their local, regional or national context;
- contribute to the North West England Historic Environment Research Framework (NWRF) (Research Frameworks 2025). The following initial research questions might be considered and will be revised both during the fieldwork and post-excavation phases;
 - GS18: For the Prehistory, Roman and Early Medieval periods how can we identify genuine settlement patterns versus false or skewed data?
 - EM17: What evidence is there for landscape change within the early medieval period?

- contribute to national research agenda including those included within Historic England Research Agenda (Historic England 2017 and 2025); and
- to engage local interest groups and explore opportunities for public benefit.

4 METHOD STATEMENT

Introduction

- 4.1 The investigation will comprise the excavation of two (2) no trenches each measuring approximately 10m long by 3m wide, across the line of the ditch (Drawing GM13549-004, GM13549-005). The trenches have been placed to gather maximum information about the characteristics of the ditch and have been staggered to ascertain the presence of flanking banks. Some on-site relocation may be required to account for any unforeseen ground conditions and constraints as outlined in para: 4.4 – 4.13. This will be communicated to GMAAS and the Client.
- 4.2 GMAAS will be informed as soon as possible (within 2 weeks) of the proposed start date of the fieldwork.
- 4.3 Prior to commencement of the work, an OASIS online record will be initiated and key fields created including Details, Location and Creator forms.

Constraints

- 4.4 Several constraints within the Site have been identified during previous site investigations (see para: 1.2). These were considered when devising the methodology for the archaeological investigation and must be considered when compiling the risk and method statement (RAMS) for the work.
- 4.5 In 2020, a Utility Assessment Report was compiled which included an existing utility records search (Fuel Solutions UK Limited 2020). The search revealed that four utilities providers have apparatus within the Site: Electricity North West (ENW); Cadent (gas); United Utilities (water); and Openreach (telecoms). Of the above, gas crosses the line of the ditch in the form of an intermediate pressure (IP) 610mm steel gas main along with a main outfall sewer in the same easement. The Contaminated Land Remediation Strategy highlights a 15m easement either side of both of gas main and sewer (E3P 2025, Fig 007) (Drawing GM13549-005).
- 4.6 Phase I and Phase II geoenvironmental site assessments were undertaken in 2020 (E3P 2020a, 2020b, 2024). The Phase II assessments comprised mechanically excavated trial pits, window sample probe holes, two cable percussion boreholes, Dynamic Cone Penetrometers and the installation of environmental monitoring installations (E3P 2020b, 2024). Results from across site indicated the presence of elevated metals, non-

volatile PAHs and non-volatile TPH compounds within made ground. Naphthalene, mercury and volatile TPH compounds were also identified.

- 4.7 None of the above intrusive investigations fall within the line of the ditch but TP125, which measured some 2.20m long by 0.70m wide, lies on the edge of the ditch and was excavated to a maximum depth of 2.10m below ground level (bgl) where there was a rapid ground water strike. The pit was terminated at 2.20m bgl due to rapid ground water ingress and continued collapse (E3P 2020b). Samples from the trial pit tested positive for Speciated Polynuclear Aromatic Hydrocarbons (PAHs), heavy metals and petroleum hydrocarbons.
- 4.8 The elevated concentrations have primary pathways related to dermal contact and ingestion and soil ingestion.
- 4.9 Asbestos was also detected in four locations across the site and included chrysotile and amosite loose fibrous debris, loose fibres, bitumen, hard/cement type material (E3P 2020b, 2024).
- 4.10 Elevated concentrations of heavy metals, cyanide, PAH, TPH and VOCs were identified in ground water samples.
- 4.11 It was highlighted in the Phase II assessment that further site investigation will be required where access was restricted and, particularly relevant to the archaeological investigations, due to overgrown vegetation and badger setts.
- 4.12 An Arboricultural Impact Assessment (AIA) revealed that Category A and B trees are located within the line of the ditch.
- 4.13 A Badger Monitoring Survey (BMS) (Urban Green 2024b) was undertaken following the results of a Preliminary Ecological Appraisal (PEA) (Urban Green 2024a). The survey revealed a total of six active badger setts and two disused setts within the Site. One of the active setts (Sett 8) lies within the ditch, and a 30m buffer zone around the sett is in place. No works are allowed within the buffer zone and a licence to destroy the sett must be obtained prior to carrying out any intrusive investigations.
- 4.14 A Contaminated Land Remediation Strategy (E3P 2025b) was compiled in January 2025 and the following proposed remediation and site enabling works summary relevant to the archaeological investigation were recommended:

- RE 1: Pre-commencement regulatory compliance - prior to commencement of any works on site, all reports relating to the assessment of risk to contaminated land should be submitted to the regulatory authorities to gain written approval;
- RE 2: Further sampling (previously inaccessible areas) - following the removal of dense vegetation in the west, at the northern boundary and site periphery, further sampling is recommended to provide further site characterisation;
- RE 5: Risk to infrastructure and Nico Ditch – site works should be completed in a manner that ensures no risk of disturbance to the adjacent infrastructure and the Nico Ditch which bisects the centre of the site (other than the archaeological investigation);
- RE 7: Site clearance operations – vegetation should be removed in a controlled manner with full compliance of ecological mitigation measures;
- RE 9: Delineation, excavation and treatment of identified asbestos – asbestos was identified in Made Ground across the Site and is assumed to be present throughout the Made Ground. Staff should be trained in the identification of Asbestos Containing Materials (ACM). Air testing should be completed during soil movements. An asbestos management plan will be required and must be followed;
- RE 10: Further assessment of mercury - elevated total mercury was found close to the ditch. Further testing is recommended to confirm the type of mercury present; and
- RE 15: Stockpile arrangement – while not envisaged to be stored for a period longer than one year, spoil from the archaeological investigation must be treated according to the recommendations in the Contaminated Land Remediation Strategy and in accordance with Construction Code of Practice for Sustainable Use of Soils on Construction Sites (DEFRA 2009).

Excavation

- 4.15 The work will be undertaken in accordance with this PD which has been agreed in advance with GMAAS and based upon site access arrangements, proposed spoil bund storage locations, including treatment of contaminated ground, ground conditions and utility easements.
- 4.16 The trenches will be set out using survey-grade GPS equipment and will be tied into Ordnance Survey National Grid.

- 4.17 Borehole data from four boreholes (BH1 – 4) collected during an auger survey (Wardell Armstrong 2020), suggest that there is around 0.3m of topsoil and up to a maximum of 1m of deposit within the ditch cut, below which, at between 0.62m and 1.08m, there is a solid surface, possibly a capstone for a drain or culvert. The distance between the boreholes ranged from 7m to 4m suggesting some variation in the characteristics of the ditch in the length available for investigation (c.26m).
- 4.18 The surface vegetation and topsoil only, down to 0.3m, will be stripped in level spits from one end of the trench to the other by a suitably sized mechanical excavator(s) fitted with a toothless, flat grading bucket. The strip will aim to reveal the extents of the ditch cut in plan. All mechanical excavation will be under strict direct archaeological supervision, by an experienced and suitably qualified archaeologist, one per excavator should more than one excavator be required.
- 4.19 As the mechanical excavation of the topsoil progresses, the surface will be cleaned by hand, photographed and recorded as appropriate, and a pre-excavation plan will be produced. Once cleaned, surfaces will be inspected and potential features/deposits excavated in accordance with the excavation strategy to retrieve artefactual and ecofactual material, as well as determine their character, significance and date. The whole of the stripped area within each trench and all arisings will be scanned for artefactual material to ensure that finds are recovered from as many contexts as possible regardless of date.
- 4.20 Arisings will be stored separately, topsoil separated from subsoil and bunders as required.
- 4.21 Plant or machinery will not be operated in the vicinity of any archaeological remains within stripped areas.

Investigation and Sampling Strategy

- 4.22 Once topsoil has been removed, and the line of the cut of the ditch has been revealed in plan across the trench, the fill(s) will be 100% excavated stratigraphically by hand. The borehole survey suggests that the upper ditch fill is contiguous across its length and consists of a 0.3m thick layer of organic material, modern waste material and brick. The lower ditch fill varies in thickness between 0.3m and 0.6m in thickness.
- 4.23 Should the excavation have the potential to be greater than 1.2m deep (or agreed safe working limit) suitable mitigation measures such as stepping out or grading will be employed. Stability of trenches will be assessed continuously and if it is deemed

necessary, due to instability of trenches, the excavation will be temporarily abandoned pending consultation with GMAAS and the Client. Similarly, there is potential for ground water to be present, the level of ground water ingress will be monitored at all times and excavation will be temporarily abandoned pending the implementation of agreed mitigation measures such as pumping out.

- 4.24 Note that while the aim of this investigation is to determine the significance of archaeological deposits associated with the ditch, other archaeological features may be revealed during the work, which the following recording strategy considers.

Recording

- 4.25 Archaeological deposits and features will be recorded according to accepted professional standards and sufficient data will be recorded to allow for a full characterisation of the context and its relationships to be made and allow for future studies to query and compare the dataset with confidence.
- 4.26 Archaeological contexts will be recorded and numbered individually on pro-forma context sheets. In addition, a further, more general record of the work comprising descriptions and discussions of the archaeology is to be maintained as appropriate. Context sheets are to be primarily filled in by the archaeologist excavating the feature/deposit.
- 4.27 All features will be recorded using survey grade GPS equipment (or equivalent) with sub-centimetre accuracy with each point recorded in relation to the OSGB36 geoid model and coded to an internal database to provide a dataset that records feature type, context number, associated drawing numbers and any other feature specific information that may be relevant.
- 4.28 In addition, features that require more detailed illustration will be undertaken by hand in relation to a feature specific geo-referenced baseline and drawn at an appropriate scale on polyester based drafting film and labelled in relation to a site-specific drawing register.
- 4.29 Hand drawn sections will be drawn at an appropriate scale, primarily 1:10. Likewise, plans of archaeological features will be drawn at a suitable scale to record them in detail. If appropriate, trench plans will be produced at a scale between 1:50 and 1:100 to show the location of all features, sections and any other information appropriate. All drawings will be accurately related to the National Grid. All plans and sections will be levelled in respect to Ordnance Datum.

- 4.30 A full digital photographic record of the work is to be kept in accordance with guidance set out in Historic England's Digital Image Capture and File Storage: Guidelines for Best Practice (Historic England 2015b). All images are to be taken using a digital SLR camera with a suitable megapixel resolution. The photographic record is to be regarded as part of the site archive and the digital files will be labelled appropriately and cross-referenced in relation to a site-specific photography register.
- 4.31 The complete site archive including finds and paleoenvironmental samples is to be kept in a secure place throughout the period of fieldwork and post-excavation process.

Human Remains

- 4.32 Human remains are not anticipated but in the event that inhumations and/or cremations, are exposed during the course of the archaeological evaluation then all works are to cease immediately, and the local coroner informed. The area will be screened from view and discussions will be held with the Client and DCO on options for their appropriate preservation in situ or for their removal in accordance with professional standards and guidelines once the antiquity of the remains has been suitably proven.
- 4.33 An appropriately qualified and experienced osteoarchaeologist will supervise the excavation and removal of any human remains (where this is necessary) from the site.
- 4.34 In the event that human burials are discovered, a Ministry of Justice (MoJ) Licence will be required (in accordance with Section 25 of the Burial Act 1857) before the remains can be lifted. The need for a MoJ Licence applies to both inhumation and cremated remains. Application for a licence will be made by the Wardell Armstrong.
- 4.35 Human remains will be processed following national guidance including Mitchell and Brickley (2017) and the Advisory Panel on the Archaeology of Burials in England (APABE) (2017).

Finds recovery and processing

- 4.36 All artefacts recovered during the course of the archaeological excavation are the property of the landowner/client. They will be suitably bagged, boxed and marked in accordance with the Standard and guidance for the collection, documentation, conservation and research of archaeological materials (CIfA 2020b), the Standard and Guide to Best Practice for Archaeological Archiving in Europe (EAC 2014) and in accordance with the regulations for finds archiving from the receiving museum.

- 4.37 All artefacts revealed will be recovered regardless of date so that the provisional dating of as many contexts as possible can be ascertained. In circumstances where the quantity of finds present preclude total recovery then a representative sample will be taken, and this noted on the context sheet.
- 4.38 On completion of the project, modern material, unstratified remains and objects that have been assessed as having no obvious grounds for retention will be discarded after a period of six months, unless there is a specific request to retain.
- 4.39 The primary archive records will clearly state how all artefact assemblages have been recovered, sub-sampled and processed.
- 4.40 Any artefact assessment will be undertaken with appropriate reference to the regional type series and local specialists will undertake the finds assessment if the assemblage is believed to have potential significance. This will be discussed with the Client and GMAAS in the first instance if required.
- 4.41 If required, conservation will be undertaken by approved conservators in line with First Aid for Finds (Watkinson and Neal 1998).

Treatment of treasure

- 4.42 Finds falling under the statutory definition of treasure (as defined by the Treasure Act of 1996 and its revision of 2002) will be reported immediately to the relevant Coroner's Office, the landowner/client and GMAAS. A treasure receipt (obtainable from either the FLO or the DCMS website) will be completed and a report submitted to the Coroner's Office and the FLO within 14 days of understanding that the find is treasure. Failure to report within 14 days of discovery is a criminal offence.
- 4.43 The treasure receipt and report will include the date and circumstances of the discovery in addition to the identity of the finder (the archaeological contractor) and the location of the find in relation to National Grid.

Paleoenvironmental Sampling

- 4.44 A structured programme of paleoenvironmental sampling appropriate to the specific aims (para:3.1) of the project will be implemented:
- determine the character, date, extent and distribution of any archaeological deposits revealed as well as their potential significance; and
 - to assess the potential for the survival of environmental evidence.

- 4.45 The sampling strategy will concentrate on retrieving as much material as possible suitable for assessment and for radiocarbon dating. The on-site archaeologists will seek advice from the specialists listed in para: 4.64 when selecting samples.
- 4.46 The strategy and methodology for the sampling of deposits will be in accordance with English Heritage (now Historic England) Centre for Archaeology Guidelines Environmental Archaeology – A guide to the theory and practice of methods, from sampling and recovery to post-excavation (2011).
- 4.47 Where deposits are dry, bulk samples for the recovery of charred plant remains, small bones and finds, will be taken from sealed and datable features such as pits, ditches, and floors. Each context will be sampled in isolation. The size of the sample is expected to be in the range of 40-60 litres per context or 100% of smaller contexts. Samples will not be taken from the intersection of features or where context horizons are not fully defined.
- 4.48 Mollusc samples of two litres each will be taken vertically from appropriate sections to investigate the changes of vegetation through time.
- 4.49 Where deposits are wet, waterlogged or peaty, monoliths will be taken along cleaned vertical surfaces for the retrieval of pollen, diatoms, ostracods and foraminifera. The numbers to be taken will be agreed with the Client and GMAAS. Where bulk samples are to be taken a minimum of 20 litres will be taken from visible layers or spits for the retrieval of plant macro-remains and insects.
- 4.50 Environmental samples from dry deposits will normally be processed by floatation following the fieldwork and the residues will be sorted to retrieve small bones, small finds and charcoal that has not floated. Environmental samples from wet deposits will normally be sent to specialists for processing in laboratory conditions.
- 4.51 Samples will not be taken from any contexts likely to be contaminated.

Backfilling

- 4.52 Any significant uncovered archaeological features will not be backfilled without confirmation from GMAAS that all recording has been carried out satisfactorily. However, some backfilling would be permitted if health and safety or ground stability reasons warrant this.
- 4.53 Should the archaeological contractor be responsible for backfilling following completion of the work, the arisings will be backfilled in reverse order, subsoil then

topsoil and then roughly compacted with the excavator. Specialist or final reinstatement will be the responsibility of the Client or the Client's contractors.

Monitoring, Liaison and Outreach

- 4.54 A minimum notice period of five working days will be provided to GMAAS prior to the commencement of fieldwork. This notice period is required in order to arrange a monitoring visit by GMAAS if necessary.
- 4.55 Site records will be available for inspection and examination at any reasonable time during or after the archaeological fieldwork by the Client or GMAAS.
- 4.56 The archaeological contractor will liaise closely with GMAAS throughout the course of the project and will arrange for onsite meetings at key decision points.
- 4.57 It is proposed that, to involve registered members of local interest groups including local archaeology groups, in the investigation, an open day allowing safe access to the excavation is arranged. The open day will be dependent upon the results of the investigation, any health and safety restrictions and will be arranged in conjunction with GMAAS and the Client.

Health and Safety

- 4.58 As outlined in para:4.4 – 4.13 there are several health and safety constraints within the site. One of the aims of the project was to engage local interest groups and explore opportunities for public benefit. The constraints preclude site attendance (other than an organised open day) by people other than approved and inducted staff.
- 4.59 A full and detailed Risk and Method Statement (RAMS) must be produced in accordance with the nature of the work and in line with any site-specific health and safety requirements.
- 4.60 The RAMS must be compiled with regard to previous ground investigations including the Contaminated Land Remediation Strategy (E3P 2025).
- 4.61 All groundworkers must be made aware of the constraints and the wearing of gloves and the washing of hands prior to eating is mandatory.
- 4.62 The Client will be asked to provide all information reasonably obtainable on contamination and confirm the location of services before the archaeological works commence.

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- 4.63 Site staff will have an appropriate level of training to enable them to carry out fieldwork safely. Appropriate PPE including gloves, as directed by the Client will be worn by field staff at all times.
- 4.64 The Client will be requested to provide details of their own risk assessment and specify PPE required before fieldwork commences.
- 4.65 The archaeological contractor will abide by the Client's health and safety methodology as well as producing their own internal RAMS document as required. If there is conflict between the Client's risk assessment and that of the archaeological contractor's then the Client's will take priority, unless it is perceived to be placing the field team at greater risk.
- 4.66 All staff will assist the Client in maintaining the Site in a safe condition. Hazards will be appropriately identified and managed including identification of buried and above ground services/utilities.
- 4.67 In addition to the RAMS, where appropriate, a COSHH assessment will also be undertaken. Once on site these documents will be assessed, and any variations will be highlighted and added to the appropriate assessment. These will be re-evaluated periodically during the course of the fieldwork to make sure that they remain consistent to the site-specific risks. All staff and visitors will be required to be inducted and sign these documents on first arrival to the Site to show that they have read and understood the contents and any variations will be communicated as required.
- 4.68 Unless instructed otherwise, the archaeological contractor will take no responsibility for site security. The Client will be expected to provide for this as required. No provision has been made for fencing individual trenches or securing the site perimeter, this is the responsibility of the Client.
- 4.69 Plant operators will be required to produce evidence of qualifications within an industry accepted registration scheme. Sub-Contractors health and safety performance will be kept under review and action taken if necessary. All spoil will be stored and managed safely in line with the standards of the Construction Code of Practice for Sustainable Use of Soils on Construction Sites (DEFRA 2009) and in accordance with proposals in the Contaminated Land Remediation Strategy (E3P 2025).

Staffing

- 4.70 The project will be undertaken by a ClfA Registered Organisation directly managed by a Member of ClfA (MCIfA) or an archaeologist of equivalent standing.
- 4.71 The fieldwork will be undertaken by a suitably qualified supervising archaeologist and will be supported by additional supervisory staff as necessary, and a team of experienced archaeologists.
- 4.72 The post-excavation and assessment project team will be managed by a suitably qualified specialist. It is expected that named specialists will be used unless otherwise agreed with GMAAS in writing. Additional specialists will be appointed and subcontracted in as necessary, as outlined in the following suggested list:
- Flint: Dr Miguel Gonzalez;
 - Prehistoric pottery: Dr Rob Young;
 - Romano-British pottery: Jerry Evans;
 - Terra Sigillata: Gwladys Monteil;
 - Medieval and post-medieval pottery: Dr Chris Cumberpatch;
 - Clay pipes: Sue Thompson;
 - Medieval/post-medieval metalwork and glass: Gail Drinkall;
 - Industrial Remains: Dr Rod Mackenzie MCIfA;
 - Plant macrofossils and charcoals: Lynne Gardiner and Freddie Sisson;
 - Molluscs: Lynne Gardiner;
 - Soil Micromorphology: Richard Macphail;
 - Human bone: Megan Stoakley;
 - Animal bone: Dr Louisa Gidney;
 - Radiocarbon dating: SUERC; and
 - Finds conservation: Vicky Garlick (Durham University).

5 REPORTING AND DISSEMINATION

- 5.1 All post-excavation reporting, publication and compilation of site archives will be undertaken in accordance with the Chartered Institute for Archaeologist's Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (CIfA 2020b).
- 5.2 The level of post-excavation assessment and reporting will be commensurate to the findings of the fieldwork and sufficient to establish the character, scale, date range, artefactual and paleoenvironmental potential in regard to the aims and objectives as set out in Section 3 and to assess the overall significance of the remains. The extent and scope of the reporting will be agreed with GMAAS prior to commencement.
- 5.3 Upon completion of the fieldwork, a post-fieldwork assessment of the results will be undertaken, and an appropriate assessment report will be produced, a draft of which will be made available to the Client for comment in the first instance within two months of the completion of the fieldwork.
- 5.4 Once approved by the Client, a copy of the report will be forwarded to GMAAS for comment. The report will include stratigraphic information, a summary of all ecofacts and artefacts recovered from the fieldwork, which will be assessed for their potential for further (full) analysis in relation to the project's research aims and the broader context of regional and national archaeological research priorities. The report will identify the archaeological potential and present an assessment of the Site within the wider context of the archaeology of the area and an interpretation of its significance.
- 5.5 The assessment report will include:
- a location plan showing the areas of investigation, related to the Ordnance Survey National Grid;
 - the dates on which the project was undertaken;
 - a concise, non-technical summary of the results;
 - a summary of the historical and archaeological background;
 - a summary of the contents of the project archive and its location;
 - a description of archaeological features and deposits identified during the mitigation;
 - a context table, summarising the features and deposits identified on site;

- digital photographs where appropriate;
- plans and sections, if applicable, at an appropriate scale showing the position of excavated deposits;
- a list of and spot dates for, any finds recovered, and a description and interpretation of the deposits identified;
- a description of any environmental or any other specialist work undertaken, and the results determined;
- a concluding statement of the actual and potential significance of the archaeology; and
- recommendations for further work and/or analysis if applicable.

5.6 In the event that analysis of finds and samples (in addition to processing and assessment at the post-excavation assessment stage), is required following consultation with GMAAS, an updated project design (UPD) will be prepared as necessary to outline the scope of specialist analysis/reporting.

Dissemination/Publication

- 5.7 The project will be registered with OASIS, the online system for reporting investigations into the historic environment and a digital copy of the archaeological report will be made available upon its completion. The digital archive will be uploaded to the Archaeological Data Service (ADS) as required.
- 5.8 Upon approval of the report, a digital .pdf copy of the report will be provided to the Greater Manchester Environment Record within 6 months of completion of fieldwork.
- 5.9 Should the results warrant it, a note will be published in an appropriate journal to be agreed in consultation with GMAAS.

Archive Preparation and Deposition

- 5.10 The archive will be retained and curated by the archaeological contractor until such time as it is deposited with the museum.
- 5.11 The site archive will include all project records and cultural material produced by the archaeological mitigation and will be prepared in accordance with Guidelines for the preparation of excavated archives for long-term storage (UKIC 1990), and in compliance with Chartered Institute for Archaeologists' guidance (CIfA 2020b) and those recommended by the Archaeological Archives Forum (AAF) (2011).

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- 5.12 An accession number will be sought in accordance with the procedures at the earliest opportunity following project commencement and following the completion of assessment and any subsequent analysis, the physical archive will be compiled in a format agreed by the receiving museum.
- 5.13 Greater Manchester Archaeology Advisory Service and the museum will be notified of the completion of the fieldwork and assessment element and projected dates for the completion of any analysis and deposition of the archive will be communicated. Greater Manchester Archaeology Advisory Service will be informed when the final archive has been deposited.
- 5.14 The digital archive will be compiled in accordance with English Heritage (now Historic England) guidance on historic environment data standards MIDAS Heritage: the UK Historic Environment Data Standard (2012).

Data Management

- 5.15 A Data Management Plan will be created and managed by the archaeological contractor on commencement of the project, which will outline the strategy for the sharing and preservation of the digital data. It will be produced in line with ClfA (2020b) and ADS (2014) guidance.

6 TIMETABLE

- 6.1 Should fieldwork be required as part of any planning condition, it is expected that inclusive of topsoil stripping, excavation and recording, it will be carried out over a period of approximately three weeks depending on the nature of archaeological remains encountered. In advance of commencement of the fieldwork, an excavation phase plan will be compiled in agreement with GMAAS and issued as an addendum to this PD. In general, the area will be divided into two, possibly three excavation areas dependent upon the Client programme/sign off requirements, prevailing ground conditions, spoil bund locations and site compound location.
- 6.2 An interim post-excavation assessment report will be produced within six weeks of completion. The timetable for analysis will be determined by the results of the post-excavation assessment.
- 6.3 This is based on unhindered access and swift mobilisation after the approval of the PD and is provided as an indication of a potential timeframe for fieldwork and the provision of the post-excavation assessment level of reporting only.
- 6.4 The timescales for any post-excavation analysis will be determined by the results of the assessment.

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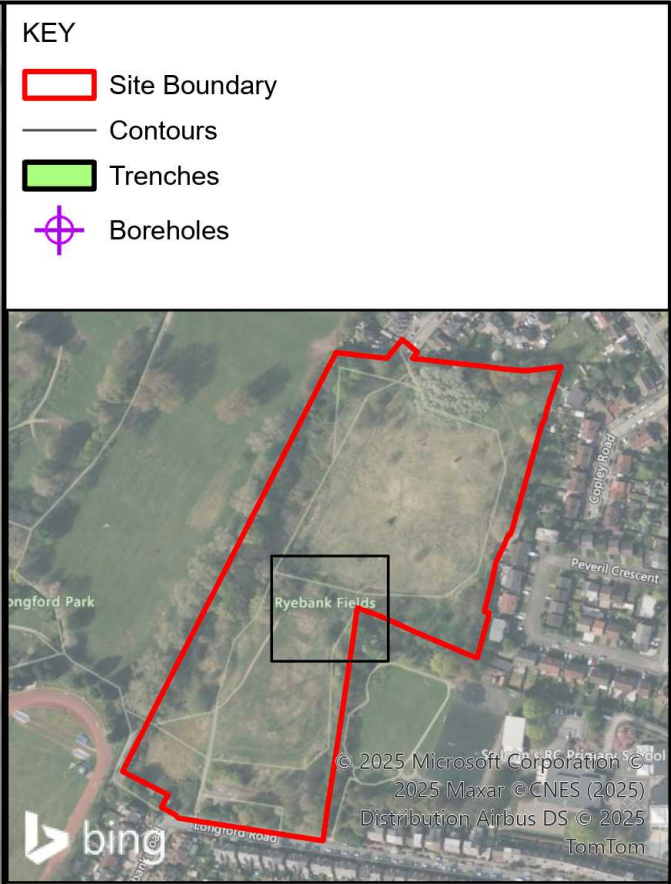
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DRAWINGS



Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

REVISION	DETAILS	DATE	DRAWN	CHK'D	APPD

CLIENT

STEP PLACES, SOUTHWAY HOUSING TRUST,
MANCHESTER METROPOLITAN UNIVERSITY

PROJECT

RYEBANK CHORLTON

DRAWING TITLE

FIGURE 2
TRENCH LOCATION PLAN

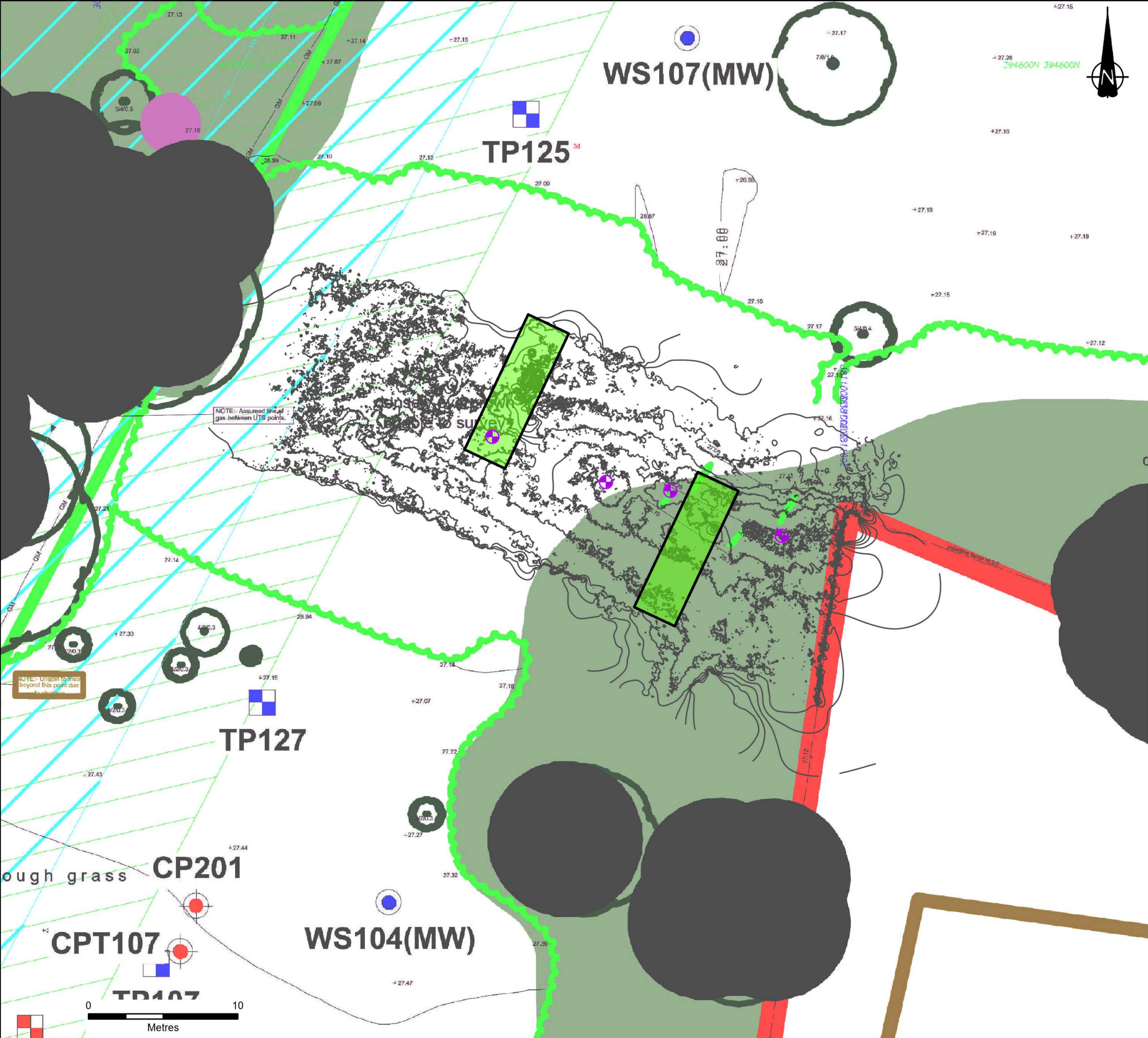
DRG No.	GM13549-004	REV	A	SUIT. CODE	--
DRG SIZE	A3	SCALE	1:250	DATE	12/02/2025
DRAWN BY	EK	CHECKED BY	KT	APPROVED BY	KT



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PART OF  SLR





KEY

Contours

Trenches

Boreholes

Background Key

IP Gas Pipe with 15m Easement

Sewer Easement with 15m Easement

Notes:

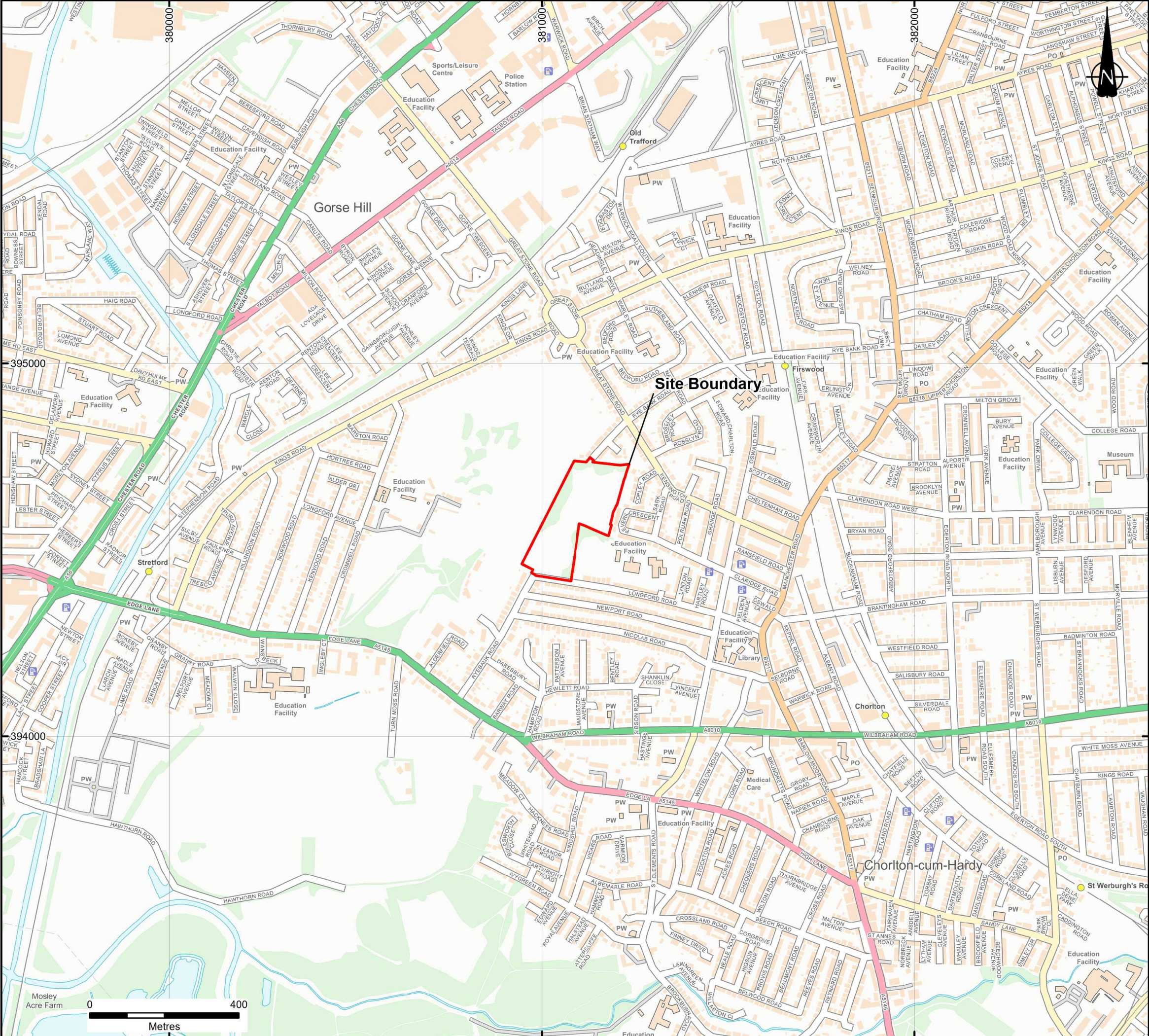
Boundaries are indicative. Aerial imagery shown for context purposes only.

The background is from e3p report 17-403-R2-1, Appendix 10_1 17-403-R2-1- Remediation Strategy - Ryebank - January 2025 page 76.

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
CLIENT					
STEP PLACES, SOUTHWAY HOUSING TRUST, MANCHESTER METROPOLITAN UNIVERSITY					
PROJECT					
RYEBANK CHORLTON					
DRAWING TITLE					
FIGURE 3 TRENCH LOCATION PLAN WITH IP GAS LINE EASEMENTS					
DRG No.		GM13549-004		REV	A
DRG SIZE		A3		SUIT. CODE	--
SCALE		1:250		DATE	12/02/2025
DRAWN BY		EK		APPROVED BY	KT
CHECKED BY		KT			

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KEY

Site Boundary

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

REVISION	DETAILS	DATE	DRAWN	CHKD	APPD
CLIENT					
STEP PLACES, SOUTHWAY HOUSING TRUST, MANCHESTER METROPOLITAN UNIVERSITY					
PROJECT					
RYEBANK CHORLTON					
DRAWING TITLE					
FIGURE 1 SITE LOCATION PLAN					
DRG No.		GM13549-003		REV	A
DRG SIZE		A3		SUIT. CODE	--
SCALE		1:10,000		DATE	12/02/2025
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