AtkinsRéalis

Volume 2, Chapter 12 – Historic Environment

Manchester City Council

October 2024

# FORMER CENTRAL RETAIL PARK – THE PARK

AtkinsRéalis - Sensitive / Sensible

# Notice

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This document has 20 pages including the cover.

## Document history

Document title: Volume 2, Chapter 12 - Historic Environment

| Document reference:<br>Revision | Purpose description | Originated | Checked | Reviewed | Authorised | Date |
|---|---|---|---|---|---|---|
| 1.0 | For client comment | GK | SH | KS | DP | 26/07/2024 |
| 2.0 | For submission | GK | SH | KS | DP | 31/10/2024 |

## Client signoff

| | | |
|---|---|---|
| **Client** | Manchester City Council | **Client signature/date** |
| **Project** | Former Central Retail Park – The Park | |
| **Job number** | 5224911 | |

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# 12. Historic Environment

## 12.1 Executive summary

Within a 250 m and 200 m study area around the Site, a total of 28 designated heritage assets and 139 non-designated heritage assets are present. These relate principally to the industrial development of Ancoats from the late 18th / early 19th century onwards. Of these designated assets, the group of historic listed mills located along the Rochdale Canal, comprising Royal Mill (1247474), Sedgwick Mill (1270856), Old Mill and Decker Mill (1247473), Waulk Mill (1270855), Brownsfield Mill (1207994), and Ancoats Conservation Area have been determined to be of particular relevance to the assessment. One non-designated heritage asset comprising the demolished 19th century industrial sites are documented within the Site. High potential for archaeological remains of Industrial and modern date has also been identified within the Site. There is a potential for archaeology remains to be present across the Site, however, these archaeological remains are anticipated to be dealt under the Phase 1 archaeological works and no impacts are predicted.

Preparation of this assessment was undertaken using professional judgement informed by a detailed desk-based assessment and heritage statement, prepared using detailed documentary research, a HER search, a Site visit and review of archaeological monitoring of ground investigation within the Site.

Construction of the Proposed Development would result in the following effects on the Historic Environment:

- Slight adverse non-significant effects on five historic mills designated as listed buildings;
- Neutral adverse non-significant effects on three canal structures designated as listed buildings;
- Neutral adverse effect on one listed canal structure.

Construction of the Proposed Development is not anticipated to impact upon any archaeological during construction as no ground-breaking activities are in scope.

The Proposed Development would result in beneficial change to the settings of the listed buildings of Royal Mill (1247474), Sedgwick Mill (1270856), Old Mill and Decker Mill (1247473), Waulk Mill (1270855) and Brownsfield Mill (1207994) when the Proposed Development is seen within the wider urban landscape. On balance, this effect has been assessed to be slight beneficial. The Proposed Development would also deliver permanent slight beneficial effects to a further five listed buildings and the Ancoats Conservation Area.

No cumulative effects are predicted for the Proposed Development.

## 12.2 Introduction

This chapter of the ES assesses the likely Historic Environment effects of the Proposed Development. The chapter also describes the assessment methodology, the existing baseline conditions, potential impacts, assessment of effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects, the likely residual effects after these measures have been employed; and the Inter-project cumulative effects associated with the Proposed Development in combination with other developments within 250 m of the Site.

The 'intra-project' cumulative effects which are the combined effects of individual topic impacts on a particular sensitive receptor are considered in Volume 2, Chapter 20: Cumulative Effects.

This chapter is supported by the technical appendices contained within ES Volume 3 which includes the following:

- Appendix 12.1 – Detailed desk-based assessment (DBA); and
- Appendix 12.2 – Heritage Statement.

## 12.3 Competent expert evidence

This Environmental Statement chapter has been undertaken by:

- Historic building and archaeological consultant who hold full professional membership of the Chartered Institute for Archaeologists (CIfA) and the Institute for Historic Building Conservation (IHBC). They have over 26 years of knowledge and experience in Historic Environment assessment and have used their knowledge and professional judgement to undertake this assessment.

## 12.4 Relevant legislation and guidance

### 12.4.1 National planning policy and legislation

#### The Planning (Listed Buildings and Conservation Areas) Act 1990[1]:

The Planning (Listed Building and Conservation Area) Act 1990 provides protection to listed buildings and Conservation Areas of 'special architectural or historic interest'.

Section 66 of the Act requires that the local planning authority shall 'have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest it possesses' when determining applications for development.

Section 72 of the Act also addresses conservation areas, for which decision makers must 'pay special attention to the desirability of preserving or enhancing the character or appearance'

#### National Planning Policy Framework (NPPF)

Section 16 of the NPPF[2]: contains specific national policies relating to the Historic Environment and how the importance of a heritage asset should be considered in relation to development proposals.

- Paragraph 200 of the NPPF requires a description of the significance of the heritage assets affected by a proposal including the contribution made by their settings to be included in the planning application. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- Paragraph 201 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) and should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

[1] https://www.legislation.gov.uk/ukpga/1990/9/contents

[2] https://assets.publishing.service.gov.uk

- Paragraph 205 states ‘when considering the impact of a Proposed Development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.
- Paragraph 206 states ‘any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification’.
- Paragraph 207 states that ‘where a Proposed Development will lead to substantial harm to, or total loss of significance of, a designated heritage asset, local planning authorities should refuse consent’, unless the substantial harm or total loss is necessary to achieve sustainable public benefits that outweigh the harm or loss.
- For proposals that lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.
- Paragraph 209 states ‘the effect of an application on the significance of non-designated heritage assets should also be taken into account in determining the application’.
- Paragraph 212 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- Paragraph 213 states Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

## 12.4.2 Regional planning policy and legislation

### Manchester’s Core Strategy 2012 – 2027[3];

Policy EN 3-Heritage of the Manchester Core Strategy 2012 to 2027 sets out considerations and requirements that must be met by any developer wishing to undertake work in Manchester:

- “Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.
- New developments must be designed so as to support the Council in preserving or, where possible, enhancing the Historic Environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.
- Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

Saved UDP Policies:

Policy DC19, Listed Buildings – Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
- not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
- not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
- seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
- permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
- not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

### Strategic Regeneration Framework (SRF), Former Central Retail Park (FCRP)[4]

The SRF has been formally adopted by Manchester City Council and is intended to form a Supplementary Planning Document, providing detailed guidance on development of the Site.

Key principles for development of the FCRP relate to place making, high quality development connectivity. Sustainability, scale and mass, form and layout, and use. Key points relevant to the Historic Environment include:

- The need for development of the Site to take into consideration the character of the conservation area, and to respond positively to this.
- The need for new buildings to consider the setting of adjacent buildings and relation to their setting.
- The potential of the Rochdale Canal to provide connectivity to neighbouring districts.

The need for development of the Site to respond positively to the neighbouring area and extend the urban grain of Ancoats and New Islington offices along the western part of the Site have to step down to respond to the scale of the Ancoats Conservation Area and listed buildings.

### Places for Everyone Join Development Plan[5]

The Places for Everyone (PfE) plan provides objectives and guidance policies to help create inclusive and sustainable economic growth across nine boroughs. It reinforces the ambition to bring forward development on brownfield land and provide greater protection of environmental assets whilst also supporting wider strategies around clean air, walking and cycling and underpins the ambition to be a carbon neutral city region by 2038. Policy JP-P2: Heritage, outlines the significance of considering heritage within sustainable development. Specifically it outlines that consideration should be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm.

[3] Core Strategy 2012-2027 | Core Strategy 2012-2027 | Manchester City Council

[4] https://www.manchester.gov.uk

[5] Places for Everyone Joint Development Plan Document (greatermanchester-ca.gov.uk)

### 12.4.3 Technical standards and guidance

The following Technical Standards and Guidance are applicable to Historic Environment assessment:

- Planning Practice Guidance: Conserving and Enhancing the Historic Environment (NPPF, DCLG, 2014: updated 2019)
- Conservation Principles, Policies and Guidance (Historic England 2008)
- Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019)
- Managing Significance In Decision-Taking In The Historic Environment, Historic Environment Good Practice Advice in Planning Note 2 (Historic England, 2015)
- The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Historic England, revised 2017).

## 12.5 Assessment method

### 12.5.1 Study area

For the purposes of establishing baseline conditions for this assessment a study area was defined, encompassing an area of 250 m for designated and 200 m for non-designated heritage assets, around the Site. Data on all heritage assets was gathered to characterise the historic environment, inform the understanding of potential impacts, and identify the potential for as-yet unknown buried archaeological remains within the study area.

The extents of the study area are based on professional judgement and in line with professional guidance, which has been designed to account for the sensitivity of the Historic Environment and the potential impacts of the Proposed Development. These, therefore, account for:

- The historical and archaeological context of the Site;
- The settings of heritage assets within the Site and surrounding townscape;
- The potential for heritage assets to survive within the Proposed Development footprint; and

Both study areas are considered sufficient to capture those assets which are likely to undergo changes within the setting as a result of the Proposed Development.

### 12.5.2 Data sources

The following sources of data were consulted during preparation of this assessment:

- National Heritage List for England (NHLE) maintained by Historic England, for listed buildings, scheduled monuments, registered parks and gardens, and registered historic battlefields;
- Greater Manchester Historic Environment Record (HER), for information relating to non-designated assets, including unlisted buildings and structures of historic interest, known archaeological Sites and areas of archaeological potential, Historic Landscape Characterisation (HLC), find spots and past archaeological investigations (events);
- British Geological Survey (BGS): Online Digital and superficial geological and historic boreholes records;
- Ordnance survey mapping, including OS historical mapping up to modern mapping (National Library of Scotland 2022);
- Online resources: web-published material, including local planning authority (LPA) policies;
- Archival information, historic maps and photos held by the University of Manchester and Manchester Archives;
- Published sources on Manchester history and architecture;
- Oxford Archaeology (2023), Archaeological Watching Brief Report; Former Central Retail Park, Great Ancoats Street Manchester; and
- A Site visit undertaken on 16th May 2024.

### 12.5.3 Assessment of value

Designated heritage assets comprise World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and conservation areas.

Non-designated assets comprise monuments, archaeological Sites, buildings, places and landscapes, which do not meet the criteria for designation but require consideration under planning policy due to their heritage significance.

Annex 2 of the NPPF defines significance (for heritage policy), (hereafter referred to as heritage value) as *"the value of a heritage asset to this and future generations because of its heritage interest"*. The NPPF identifies that heritage interest may be archaeological, architectural, artistic, or historic. The NPPF also identifies that significance can be derived from the asset itself, and that the setting of an asset may contribute to its significance.

The first stage of identifying the potential significant effects of the Proposed Development on the historic environment includes the assessment of the value of heritage assets. Table 12-1 sets out the general criteria for assessing the value of heritage assets. Professional judgement is also applied in each case, so that individual examples of heritage assets may be of greater or lesser value than the examples shown in the table. Where known heritage assets are identified, the heritage value of such assets is determined by reference to existing designations where available. For previously unidentified Sites where no designation has been assigned, an estimate has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

The definition of cultural significance is readily accepted by heritage professionals both in the UK and internationally and was first fully outlined in the Burra Charter, which states in article one that 'cultural significance' or 'cultural heritage value' means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. This definition has since been adopted by heritage organisations around the world and is applicable to 'Section 16: Conserving and enhancing the Historic Environment' of the National Planning Policy Framework.[6]

**Table 12-1 - Criteria for the assessment of value**

| Significance | Description | Example |
|---|---|---|
| Very High | Internationally important or significant heritage assets | World Heritage Sites, or buildings recognised as being of international importance. |
| High | Nationally important heritage assets generally recognised through designation as being of exceptional interest and value. | Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Historic Battlefields, Conservation Areas with notable concentrations of heritage |

[6] Department of Communities and Local Government, 2023, National Planning Policy Framework

| Significance | Description | Example |
|---|---|---|
| | | assets and non-designated assets of national or international importance. |
| Medium | Nationally or regionally important heritage assets recognised as being of special interest, generally designated. | Grade II Listed Buildings, Grade II Registered Parks and Gardens, Conservation Areas and non-designated assets of regional or national importance, including archaeological remains, which relate to regional research objectives or can provide important information relating to particular historic events or trends that are of importance to the region. |
| Low | Assets that are of interest at a local level primarily for the contribution to the local Historic Environment. | Non-designated heritage assets such as locally listed buildings, non-designated archaeological sites, non-designated historic parks and gardens etc. Can also include degraded designated assets that no longer warrant designation. |
| Negligible | Elements of the Historic Environment which are of insufficient significance to merit consideration in planning decisions and hence be classed as heritage assets. | Non-designated features with very limited or no historic interest. Can also include highly degraded designated assets that no longer warrant designation. |
| Unknown | The importance of an asset has not been ascertained. | |

## Setting assessment methodology

The contribution of the setting of each asset to its value has been assessed in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (GPA3).[7] The guidance sets out a staged approach to this assessment:

1. Identify which heritage assets and their settings are affected
2. Assess the degree to which these settings and views contribute to the significance of the heritage assets or allow significance to be appreciated;
3. Assess the effects of the Proposed Development on the significance of heritage assets or the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

## Zone of Theoretical Visibility

A Zone of Theoretical Visibility (ZTV) has been produced in order to review the visual impact of the Proposed Development. Further information regarding the creation of the ZTV is provided in Volume 2, Chapter 16 - Townscape and Visual. Verification of the accuracy of the ZTV was undertaken through a Site visit and collaboration with the professionals undertaking the Townscape assessment. The ZTV has been used to inform assessment of the potential for impact on the setting of heritage assets surrounding the Site.

## Assessment of magnitude of impact

The magnitude of impact is determined by identifying the scale of change that the Proposed Development will have on the aspects that contribute to the value of a heritage asset.

Table 12-2 identifies the criteria for establishing the magnitude of impacts on heritage assets. It also identifies which magnitudes of impact could potentially constitute substantial harm to an asset's value. An assessment of substantial harm is only applicable when there is considerable to total loss of an asset's value. This has been reflected in the assessment methodology below.

[7] Historic England, revised 2017, The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3

**Table 12-2 - Criteria for assessment of impact magnitude**

| Magnitude of impact | Description of nature of impact |
|---|---|
| High Adverse | Changes to most or all key elements such that the resource is totally altered, extreme visual effects, gross change of noise or change to sound quality; fundamental changes to use or access; or comprehensive changes to setting resulting in total change to historic character and value of the asset resulting in the extensive removal of value, often resulting in substantial harm. |
| Medium Adverse | Changes to many key elements, such that the resource is clearly modified. Considerable changes to setting that affect the value of the asset. |
| Low Adverse | Changes to key materials or elements, such that the asset is slightly altered, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality, slight changes to use or access: resulting in limited changes to the value of the asset. Slight changes to setting affecting the value of the asset. |
| Negligible | Very minor changes to setting or form of the asset. |
| No change/Neutral | No appreciable change to an asset's heritage value. |
| Low Beneficial | Limited improvement of an asset's heritage value because of changes to its physical form or setting. |
| Medium beneficial | Notable enhancement of an asset's heritage value because of changes to its physical form or setting. |
| High Beneficial | Substantial enhancement of an asset's heritage value as a result of changes to its physical form or setting. |

## Assessment of significance of effect

Table 12-3 shows how the significance of effect is determined. The approach assesses the value of the heritage asset against the magnitude of impact (change) to provide a measure of the 'significance of effect'. Where there is the potential for differing levels of impact (moderate OR large), professional judgement is used to determine the suitable significance of effect based on the evidentiary baseline and knowledge of the likely activities or types of changes that would cause the impact.

The determination of what constitutes 'harm' is assessed on an individual basis; moderate to very large adverse or beneficial effects are generally considered to be 'significant'.

**Table 12-3 - Significance of effect matrix**

| | | Impact magnitude | | | |
|---|---|---|---|---|---|
| | | **High** | **Medium** | **Low** | **Negligible** |
| **Receptor sensitivity** | **High** | Major | Major | Moderate | Minor |
| | **Medium** | Major | Moderate | Minor | Negligible |
| | **Low** | Moderate | Minor | Negligible | Negligible |
| | **Negligible** | Minor | Negligible | Negligible | Negligible |

### 12.5.4 Assumptions and limitations

This assessment comprises a desk-based review of data from the National Heritage List for England (NHLE) and the Greater Manchester Historic Environment Record, as well as a variety of secondary sources and Site visits. Whilst this information is assumed to be accurate, it is not a complete record of the Historic Environment and does not preclude the potential for previously unidentified archaeological remains or deposits to be encountered. The value of any such unknown/unidentified assets cannot be determined at this time.

The archaeological record is by its very nature an unknown dataset until it has been confirmed through archaeological investigation.

### 12.5.5 Consultation

In January 2023, AtkinsRéalis consulted GMAAS on a programme of archaeological trenching and an appropriate array of trenches was agreed, which covers the Site. An archaeological watching brief was then implemented in April 2023 during geotechnical Site investigations. This enabled the nature of the archaeological resource to be characterised, at least in part, and confirmed that archaeological remains of interest survive as below-ground remains and the findings would advise this EIA report going forward.

Following on from the watching brief in April 2023, an archaeological contractor was appointed with a view to progressing the evaluation trenching across the Site in November 2023, although it was proposed to vary the trench locations that had been agreed previously due to the extensive presence of possible services (electric, water and sewer). As the amended trench plan did allow for some of the key sites to be investigated, which would likely result in a requirement for a second phase of evaluation in due course, GMAAS advised in June 2023 that it would be prudent to postpone the intrusive site investigation until access to all sites of potential archaeological interest had been facilitated. It was also advised that further documentary research should be undertaken into each of the sites of archaeological interest during the preparation of a detailed archaeological DBA, as this would enhance an understanding of their significance and inform the final design of the trenching scheme. GMAAS would be content to see this intrusive investigation secured as a condition to any future planning consent.

It was agreed during this period of consultation that the EIA archaeological assessment would be primarily focused on the evolving industrial period of Ancoats during the 18th, 19th and early 20th centuries and would seek to identify the significance, value and quality of subsurface remains dating from this period of growth and industry within this part of Manchester.

In summary GMAAS is satisfied that archaeology can be scoped out of the Historic Environment assessment providing that this Site-specific desk-based archaeological assessment is submitted in support of the planning application. This can be seen in Volume 3, Appendix 12.1.

## 12.6 Baseline conditions

The baseline presented below is a summary of the evidentiary baseline prepared for the assessment. Full details on the sources for this baseline can be found within the ES, specifically the DBA (Volume 3, Appendix 12.1) and the Heritage Statement (Volume 3, Appendix 12.2).

While the DBA provides an assessment of the archaeological potential of the Site, and potential impacts on this, the Heritage Statement presents an assessment of baseline conditions for the historic built environment and assesses the potential impacts on its significance as a result of the Proposed Development.

### 12.6.1 Designated Heritage Assets

Within the study area the Historic Environment Record (HER) records 28 designated heritage assets, comprising:

- Eight grade II* listed buildings;
- 18 grade II listed buildings; and
- Two conservation areas.

There are no designated built heritage assets within the Site. The closest and most pertinent of these built heritage assets are explored in more detail within the accompanying Heritage Statement (Volume 3, Appendix 12.2).

There are no designated archaeological heritage assets or scheduled monuments recorded within the Site or within the study area.

Designated heritage assets are detailed in the gazetteer presented within Volume 3, Appendix 12.1and are shown on Figure 12.1.

### 12.6.2 Non-Designated Heritage Assets

Within the study area, the HER records 139 non-designated heritage assets. These are listed in the gazetteer presented at Appendix B and shown on Figure 12.2. Most pertinent to the Proposed Development is one non-designated heritage asset, which partly falls within the Site. This has been identified from historical mapping and comprises:

- Shooter's Brook Iron Foundry (Site of) (17373.1.0).

### 12.6.3 Geology and topography

The topography of the Site is relatively flat, although it slopes slightly with the highest point of 49 m AOD at the south-west corner and the lowest point of 50 m AOD at the north-east corner. The Site comprises concrete and brick surfaces where the FCRP once stood. The buildings were demolished in 2019.

The bedrock geology underlying the Site is Chester Formation Sandstone. This sedimentary bedrock was formed in the Triassic period between 250 and 247.1 million years ago. The overlying superficial deposit is Devensian Till – Diamicton, formed between 116 and 11.8 thousand years ago in the Quaternary period. The soils on the Site are slowly permeable seasonally wet soils. They are observed to be acidic in nature with texture being loamy and clayey.

384500 385000 385500

399000

398500

398000

N

Ancoats

Stevenson Square

Manchester

1247550
1270855
1220282
1247473
1270856
1270860
1247474
1247485
1270859
1282990
1197830
1279636
1197829

Miller Street
Swan Street
High Street
Tib Street
Shudehill
Spear Street
Port Street
Piccadilly Gardens
Portland Street
Aytoun Street
Minshull Street
Sackville Street
Manchester Central Coach Station
Manchester College
London Road
Manchester Piccadilly
Sheffield Street
B6469
A6
A62
A664
A665
A6042
Manchester Fire Station
Bendix Street
Cross Keys Street
Portugal Street
Silk Street
Radium Street
George Leigh Street
Brosson Street
Jersey Street
Rochdale Canal
Holland Street
Woodward Street
Trinity Methodist Church
The Church of the Apostles
Ridgeway
Ashton Canal
The Rulers Church
Beswick Street
Piercy Street
Carruthers Street
Merrill Street
Old Mill Street
New Islington
St Anne's Roman Catholic Primary and Nursery School
Every Street
Ancoats Christian Church
Ducie Street
Store Street
Chapeltown Street
Adair Street
Newlington Free School
A662

AtkinsRéalis

- Site Boundary
- 200m Buffer
- Conservation Area

**Listed Buildings**

- Grade II
- Grade II*

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Metres
0 50 100 150 200

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Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
Location of Designated Heritage Assets

| Sheet Size | Original Scale | Designed / Drawn | Checked | Authorised |
|---|---|---|---|---|
| A3 | 1:5,000 | BT Date 31/07/24 | RS Date 31/07/24 | LR Date 31/07/24 |

Drawing Number
Figure 12-1

Rev
01

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398500

398000

N

AtkinsRéalis

- Site Boundary
- 200m Buffer
- Non-Designated Heritage Asset (Point)
- Non-Designated Heritage Asset (Line)

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Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
Location of Non-Designated Heritage Assets

| Sheet Size | Original Scale | Designed / Drawn | Checked | Authorised |
|---|---|---|---|---|
| A3 | 1:3,000 | BT Date 31/07/24 | RS Date 31/07/24 | LR Date 31/07/24 |

Drawing Number: Figure 12-2
Rev: 01

## 12.6.4 Archaeological & historic context

### Prehistoric – Romano British (800,000BC-AD410)

Archaeological evidence for prehistoric activity is very sparse in central Manchester, close to the river Irwell, largely consisting of isolated stone tool finds, such as those found in Castlefield, which dated between the Mesolithic and Bronze Age. Excavations around Manchester Cathedral have encountered Bronze or Iron Age pottery as well as metal working dating to the Bronze Age. There are no known prehistoric assets recorded on the HER within the study area.

There is little evidence for the Roman period within the study area. A Roman fort at Castleford, approximately 2km south west of the Site was constructed at the end of 1st century AD and a road linking the forts at Manchester and Castleshaw is believed to have passed through the Ancoats area, along Old Mill Street (immediately adjacent to the eastern boundary of the Site). Two evaluation trenches at the former Coal Wharf Site excavated across the projected line of the Roman road failed to reveal any Roman deposits (EGM4020). Interest in a Roman fort for Manchester is mentioned in an account of the town given by John Leland around 1540 and remains of roman walls, pottery and funerary urns were uncovered during the building of the Bridgewater Canal in Castlefield during the 1760s. There are no other Roman assets recorded on the HER within the study area.

### Medieval (AD410-AD1520)

The medieval period seems to be the origin for the name of Ancoats, and land grants from the 13th century onwards make reference to Annecotes and/or Antecotes, which likely evolved into the modern name for the district. The area of Ancoats would likely have been mostly farmland with scattered farms and other small settlements during the medieval period, and well into the post-medieval period.

No archaeological evidence has been identified for this period within Ancoats, including the Site and study area.

### Post Medieval (AD1520-AD1780)

No archaeological evidence has been identified for the post-medieval period within the study area. Most of the evidence relates to Ancoats Hall east of the Site outside of the study area.

This period saw the very beginnings of industrial expansion, which first sprung up around the natural waterways within Ancoats, specifically Shooter's Brook and the nearby River Medlock used to power early industry.

### Industrial – Modern (AD1780-Present)

At the end of the 18th century, Ancoats mostly consisted of an open rural landscape with small areas of development and small-scale domestic industries. Its location close to the rapidly expanding industrial centre of Manchester, coupled with its affordable and undeveloped land, made it very attractive to industrialists for the construction of factories, related infrastructure and worker's housing. By the 1790s, development was occurring across the Development Site. This is shown on Green's plan of Manchester, published in 1794, which depicts a network of streets, the framework of which survived into the 20th century (Figure 13.4).

In the late 18th century, small areas of industrial development were established along the main waterways of Shooter's Brook and the River Medlock. This included Salvin's factory, an early cotton mill, formerly located to the north-east of the Site, and an iron works located close to what at that time was Ancoats Lane and with expansion soon became Great Ancoats Street.

The adoption of the steam engine enabled significant industrial growth, as these factories were no longer reliant on a natural water source for power. The industrial growth of Ancoats was significantly aided by the opening of the Rochdale and Ashton Canals in 1799 and 1804 respectively. These waterways provided direct communications routes between Manchester, Ancoats and the north-west, enabling the rapid and large-scale importation of goods such as coal, raw cotton, stone, timber, and the export of finished goods manufactured in Manchester's factories.

This combination of communications and steam power fuelled the establishment of large-scale mills in the early decades of the 19th century in Ancoats. This included the establishment of the pre-eminent Manchester firms of Murray Brothers and McConnel and Kennedy. In contrast to the small-scale multi-purpose mills which previously characterised local manufacturing, the mills established by Murray Brothers, McConnel and Kennedy were substantial, multi-storey buildings designed to accommodate steam-engines to power large numbers of spinning mules. These mills were also notable for their early adoption of innovations such as gas lighting. Whilst industrialisation was occurring in cities across England at this time, the concentration of large-scale steam-driven mills within Ancoats was unrivalled. This density of development is evidenced today in the collection of listed mill buildings present along Redhill Street to the north of the Rochdale Canal. These include Royal Mill (high value, 1247474), Sedgwick Mill (high value, 1270856), Old Mill and Decker Mill (high value, 1247473), Waulk Mill (high value, 1270855). Alongside the cotton mills, other industries also developed in Ancoats, attracted by its excellent communications, including silk manufacturing, dye-works, chemical works, glass works, gear wheel manufacturing and iron bolt manufacturing. During the early and mid-19th century, the Site contained a range of industries including a pottery, metalworks and a spinning mill.

Alongside industrial development, a second transformation was wrought within Ancoats during the period, with the construction of workers' housing to accommodate the substantial workforce required within these industrial complexes. Houses were rapidly erected within the grid plan of streets laid out across the Site, particularly from the early 19th century onwards. These houses were often densely packed, with backland areas between streets developed around central courts, flanked by back-to-back houses. Historic mapping reveals courts and back-to-back houses to have been present within the Site on streets such as Back Cotton Street, John Street, Pott Street and St Thomas Street. Cellar dwellings are documented to have been present within Ancoats, however, limited documentary evidence has been identified for cellars to have been present within the Site.

As a result of the rapid and haphazard building of worker's housing to meet the demands of growing industry in the early 19th century, housing conditions in Ancoats were often very bad with poor sanitation and poor quality construction. Concern about housing conditions from the mid-19th century onwards led to the introduction of controls on housing construction, requiring sanitation and banning back-to-back housing, and subsequently slum clearance and redevelopment in the later 19th and early 20th century.

The early 20th century brought further change, as the decline in quality of housing in Ancoats, due to overcrowding and poor sanitation became more prevalent, resulting in its clearance. The First World War brought more jobs to Ancoats as many mills helped to produce materials and supplies to support the war effort. However, the cotton and textile industry had begun to decline and with it the quality and maintenance of the industrial buildings and worker's housing within Ancoats.

The Second World War saw another brief resurgence in the local economy; however in the post-war era many of the smaller businesses which formerly characterised the Site were absorbed into larger companies as the cotton industry declined. By the mid-20th century large areas of Ancoats were subject to a compulsory purchase order and many buildings such as mills and workers housing were demolished to enable regeneration of the area.

The Site was cleared in the later 20th century, removing the surviving industrial and domestic structures, and the Site redeveloped as a retail park, surrounded by surface carparking. To the north of the Rochdale Canal, successful efforts were made to conserve the historic industrial townscape, evidenced in the designation of surviving historic mill structures as listed buildings and the designation of the Ancoats Conservation Area.

## 12.6.5 Potential for Unknown archaeological remains

A full assessment of the potential for unknown archaeological remains to be present within the Site is provided in the DBA presented at Appendix 12.1. A summary of these findings is presented in Table 12-4.

**Table 12-4 – Assessment of Potential for Unknown Archaeological Remains**

| Time Period | Probable Presence | Likelihood for Potential of Further Discoveries |
|---|---|---|
| Palaeolithic | Low | Low |
| Mesolithic | Low | Low |
| Neolithic | Low | Low |
| Bronze Age | Low | Low |
| Iron Age | Low | Low |
| Romano-British | Low | Low |
| Medieval | Low to Moderate | Low |
| Post Medieval | Low to Moderate | Low |
| Industrial | Moderate to High | Moderate to High |
| Modern | Moderate to High | Moderate to High |

Based on currently available information, any such potential archaeological remains are likely to be of low to medium value. With no ground-breaking activities within scope of the construction of the Proposed Development, archaeology is not considered further within this assessment.

# 12.7 Potential impacts

## 12.7.1 Construction

### Presence of construction plant and activities, causing noise, dust and visual disturbance

The construction activities of the Proposed Development will give rise to other environmental exposures including potential sources of pollution from construction traffic and activities, lighting, and changes to views.

Changes in emissions from dust as a result of construction processes will potentially affect exposure to pollutants that could impact human health. Poor environmental quality could increase the risk to physical health, including respiratory and gastrointestinal problems, and lower mental health outcomes. Those with existing issues would be more susceptible, noting the high incidence of existing conditions such as respiratory diseases within the study area.

The construction phase for the Proposed Development has the potential to result in health impacts from changes in exposures to noise and vibration. Noise (unwanted sound) from construction processes is a pathway for health effects relating to annoyance, sleep disturbance, cardiovascular and physiological effects, mental health effects and behavioural effects, including poor school performance by school children. This is particularly relevant to the study area given the close proximity of the Proposed Development to Co-op Academy New Islington and New Islington Medical Practice and a large resident population, which includes vulnerable groups and young professionals working from home leading to an elevated risk of impacts arising from the Proposed Development. Vibration impacts have the potential to give rise to increased stress and anxiety and sleep disturbance also. These combined would impact onto the appreciation and experience of the built heritage assets as noted within the accompanying heritage statement.

## 12.7.2 Operation

### Presence of construction plant and activities, causing noise, dust and visual disturbance

The land use will be permanently changed from a young woodland, scrub, and grassland to a public park and managed landscaped areas. This has the potential for the following impacts:

- Improved townscape quality,
- Increased access to work and training (including consideration of the relevant land use baseline),
- Changes in access to community assets supporting human health (including consideration of the relevant land use baseline),
- Increased green space, open space, recreation, and leisure-time activities (including consideration of the relevant land use baseline), and
- Improved walking and cycling routes supporting human health.

## 12.8 Assessment of effects

**Table 12-5 Construction phase impact assessment**

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Effect significance |
|---|---|---|---|---|---|---|
| Royal Mill Grade II* listed building | High | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Minor | There would be some temporary disturbance from construction activities associated to the development of the Proposed Development. These would primarily be due to construction and plant works associated with the development which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Slight adverse effect<br>Not significant |
| Decker Mill and Old Mill Grade II* listed building | High | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Minor | There would be some temporary disturbance from construction activities associated to the development of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Slight adverse effect<br>Not significant |
| Brownsfield Mill Grade II* listed building | High | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Minor | There would be some temporary disturbance from construction activities associated to the construction of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Slight adverse effect<br>Not significant |
| Doubling Mill and Fireproof Mill Grade II* listed building | High | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Minor | There would be some temporary disturbance from construction activities associated to the development of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Slight adverse effect<br>Not significant |
| Sedgwick Mill Grade II listed building | High | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Negligible | There would be some temporary disturbance from construction activities associated to the development of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Slight adverse effect<br>Not significant |
| Lock 82 Grade II listed building | Medium | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Negligible | There would be some temporary disturbance from construction activities associated to the development of the proposed Park. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Neutral adverse effect<br>Not significant |

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Effect significance |
|---|---|---|---|---|---|---|
| Rochdale Canal retaining wall Grade II listed building | Medium | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Negligible | There would be some temporary disturbance from construction activities associated to the development of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Neutral adverse effect<br>Not significant |
| Rochdale Canal Footbridge Grade II listed building | Medium | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Negligible | There would be some temporary disturbance from construction activities associated to the development of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Neutral adverse effect<br>Not significant |
| Ancoats Conservation Area | High | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Negligible | There would be some temporary disturbance from construction activities associated to the development of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance within the conservation area. There would be no significant residual loss of appreciation or understanding of the character and significance of the Conservation area. | Slight adverse effect<br>Not significant |
| Rochdale Canal MGM 1921 | Low | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Negligible | There would be some temporary disturbance from construction activities associated to the development of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Neutral adverse effect<br>Not significant |
| Rochdale Canal Road bridge MGM 7515 | Low | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Negligible | There would be some temporary disturbance from construction activities associated to the construction of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Neutral adverse effect<br>Not significant |
| Iron and Steel Warehouse MGM 12420 | Low | Presence of construction plant and activities, causing noise, dust and visual disturbance | None required | Negligible | There would be some temporary disturbance from construction activities associated to the development of the Proposed Development. These would primarily be due to construction and plant works associated to the development of the Park which would include noise, dust and visual disturbance. However, the presence of the Phase 1 building would act to screen much of this temporary disturbance. There would be no physical impact on the asset from construction works. Therefore, during construction no significant residual effect is expected and there would be no loss of character or understanding to the significance of this asset. | Neutral adverse effect<br>Not significant |

**Table 12-6 Operational phase impact assessment**

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Effect significance |
|---|---|---|---|---|---|---|
| Royal Mill Grade II* listed building | High | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The design of the Proposed Development would deepen the understanding of the importance of the listed mills to the history and development of the local area. The Proposed Development would reestablish a more coherent setting for the mills, extending the urban grain across the former Central Retail Park, and enable the historic link between the mills, canal and Shooter's Brook to be understood. | Slight beneficial effect<br>Not significant |
| Decker Mill and Old Mill Grade II* listed building | High | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The design of the Proposed Development would deepen the understanding of the importance of the listed mills to the history and development of the local area. The Proposed Development would reestablish a more coherent setting for the mills, extending the urban grain across the former Central Retail Park, and enable the historic link between the mills, canal and Shooter's Brook to be understood. | Slight beneficial effect<br>Not significant |
| Brownsfield Mill Grade II* listed building | High | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The design of the Proposed Development would deepen the understanding of the importance of the listed mills to the history and development of the local area. The Proposed Development would reestablish a more coherent setting for the mills, extending the urban grain across the former Central Retail Park, and enable the historic link between the mills, canal and Shooter's Brook to be understood. | Slight beneficial effect<br>Not significant |
| Doubling Mill and Fireproof Mill Grade II* listed building | High | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The design of the Proposed Development would deepen the understanding of the importance of the listed mills to the history and development of the local area. The Proposed Development would reestablish a more coherent setting for the mills, extending the urban grain across the former Central Retail Park, and enable the historic link between the mills, canal and Shooter's Brook to be understood. | Slight beneficial effect<br>Not significant |
| Sedgwick Mill Grade II listed building | High | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The design of the Proposed Development would deepen the understanding of the importance of the listed mills to the history and development of the local area. The Proposed Development would reestablish a more coherent setting for the mills, extending the urban grain across the former Central Retail Park, and enable the historic link between the mills, canal and Shooter's Brook to be understood. | Slight beneficial effect<br>Not significant |
| Lock 82 Grade II listed building | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The Proposed Development would have little to no visual relationship with Rochdale Canal assets, due to the presence of the Phase 1 development which would substantially screen views between the Site and canal assets. The heritage design features planned for the Proposed Development would reference and highlight the importance of the relationship between the canals and watercourses of Ancoats to its historic development. Therefore, there would be an enhancement to the connection to the Rochdale Canal from Shooters Brook and the associated textile industry buildings formally on its site. | Slight beneficial effect<br>Not significant |
| Rochdale Canal retaining wall Grade II listed building | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The Proposed Development would have little to no visual relationship with Rochdale Canal assets, due to the presence of the Phase 1 development which would substantially screen views between the Site and canal assets. The heritage design features planned for the Proposed Development would reference and highlight the importance of the relationship between the canals and watercourses of Ancoats to its historic development. Therefore, there would be an enhancement to the connection to the Rochdale Canal from Shooters Brook and the associated textile industry buildings formally on its site. | Slight beneficial effect<br>Not significant |
| Rochdale Canal Footbridge Grade II listed building | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The Proposed Development would have little to no visual relationship with Rochdale Canal assets, due to the presence of the Phase 1 development which would substantially screen views between the Site and canal assets. The heritage design features planned for the Proposed Development would reference and highlight the importance of the relationship between the canals and watercourses of Ancoats to its historic development. Therefore, there would be an enhancement to the connection to the Rochdale Canal from Shooters Brook and the associated textile industry buildings formally on its site. | Slight beneficial effect<br>Not significant |
| Ancoats Conservation Area | High | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The design of the Park and particularly its heritage inspired design and material choices would deepen the understanding of the importance of the listed mills to the history and development of the local area. The Proposed Development would reestablish a more coherent setting for the mills, extending the urban grain | Slight beneficial effect<br>Not significant |

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Effect significance |
|---|---|---|---|---|---|---|
| | | | | | across the former Central Retail Park, and enable the historic link between the mills, canal and Shooter's Brook to be understood | |
| Rochdale Canal MGM 1921 | Low | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The Proposed Development would have little to no visual relationship with Rochdale Canal assets, due to the presence of the Phase 1 development which would substantially screen views between the Site and canal assets. The heritage design features planned for the Proposed Development would reference and highlight the importance of the relationship between the canals and watercourses of Ancoats to its historic development. Therefore, there would be an enhancement to the connection to the Rochdale Canal from Shooters Brook and the associated textile industry buildings formally on its site. | Neutral beneficial effect<br>Not significant |
| Rochdale Canal Road bridge MGM 7515 | Low | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The Proposed Development would have little to no visual relationship with Rochdale Canal assets, due to the presence of the Phase 1 development which would substantially screen views between the Site and canal assets. The heritage design features planned for the Proposed Development would reference and highlight the importance of the relationship between the canals and watercourses of Ancoats to its historic development. Therefore, there would be an enhancement to the connection to the Rochdale Canal from Shooters Brook and the associated textile industry buildings formally on its site. | Neutral beneficial effect<br>Not significant |
| Iron and Steel Warehouse MGM 12420 | Low | Change in land use from derelict site and part of Cotton Field Park to a park | Sympathetic design to site context | Minor | The Proposed Development would have little to no visual relationship with the Iron and Steel Warehouse as it is distant enough and screened from view of the Site. Therefore, no residual impact is predicted. | Neutral beneficial effect<br>Not significant |

## 12.9 Additional mitigation and enhancement measures

### 12.9.1 Construction

#### Sympathetic design to site context

Consultation and engagement with Historic England and Greater Manchester City Council during the development of the design and preparation of the Environment Statement will be undertaken to ensure design decisions are sympathetic to the local setting and that any mitigation measures implemented are appropriate and proportionate.

## 12.10 Cumulative effects

This planning application has sight of the prospective Phase 2 development adjacent to the east of the Proposed Development as noted within the SRF 2023. It is understood that this will comprise a commercial development with opportunities for ancillary ground floors to provide active frontages. The buildings will be of heights between 6-16 storeys and vehicular access will be available via Old Mill Street. It is assumed the Proposed Development will have been constructed prior to the construction of the Phase 2 development, and therefore, no cumulative effects are anticipated during the construction phases as these will not overlap. In relation to the operational phase of the Proposed Development, only beneficial effects are anticipated, and therefore, these will not likely create significant adverse effects in combination with Phase 2. Therefore, the Proposed Development is not expected to result in adverse cumulative effects in combination with those of the Phase 2 development during its construction nor its operation.

There are no other anticipated future developments to consider within this assessment of inter-cumulative effects as all applications within the planning portal at the time of assessment are expected to already be constructed prior to the Proposed Development. However, it is advised that should concurrent construction projects occur that regular liaison is carried out between the environment manager/engineer or the Site manager ensure mitigation measures remain appropriate.

Intra-cumulative effects of the Proposed Development are considered in Volume 2, Chapter 20 of this ES.

## 12.11 Summary and conclusions

Construction of the Proposed Development would result in the following effects on the Historic Environment:

- Slight adverse non-significant effects on five historic mills designated as listed buildings;
- Neutral adverse non-significant effects on three canal structures designated as listed buildings;
- Neutral adverse effect on one listed canal structure.

Construction of the Proposed Development is not anticipated to impact upon any archaeological during construction as no ground-breaking activities are in scope.

The Proposed Development would result in beneficial change to the settings of the listed buildings of Royal Mill (1247474), Sedgwick Mill (1270856), Old Mill and Decker Mill (1247473), Waulk Mill (1270855) and Brownsfield Mill (1207994) when the Proposed Development is seen within the wider urban landscape. On balance, this effect has been assessed to be slight beneficial. The Proposed Development would also deliver permanent slight beneficial effects to a further five listed buildings and the Ancoats Conservation Area.

## 12.12 Glossary and acronyms

**Table 12-7 Glossary of terms**

| Term | Definition |
|---|---|
| Archaeological Project | Any programme of work that involves the collection and/or production of information about an archaeological site, assemblage or object in any environment, including in the field, under water, at a desk or in a laboratory. Examples of an archaeological project include: intrusive projects such as excavation, field evaluation, watching brief, surface recovery and the destructive analysis of objects; non-intrusive projects such as landscape or building survey, aerial survey, remote sensing, off-site research such as desk-based assessment and the recording of objects or object assemblages (Perrin et al 2014, 20). |
| Digital Data | All documents and records in digital form, including: correspondence, contracts, specifications, notes, records, pro-forma, indexes, catalogues, reports, maps, plans, section drawings, elevations, site photographs, object images, CAD files, databases, digital aerial photograph interpretations, geophysical and other survey data, GIS files, audio records, images, satellite imagery, spreadsheets, text files, analytical results and 3-D data. |
| Documents | All documents and records in paper or film form, including: correspondence, contracts, specifications, notes, records, pro-forma, indexes, catalogues, reports, maps, plans, section drawings, elevations, site photographs, object images and x-rays. |
| Evidential value | Evidential value derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These remains are part of a record of the past that begins with traces of early humans and continues to be created and destroyed. Their evidential value is proportionate to their potential to contribute to people's understanding of the past<br>Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement |
| Materials | All materials recovered during an Archaeological Project including:<br>Artefacts, such as pottery, tile, worked stone, glass, metalwork, worked bone, leather and textile;<br>Biological remains, such as animal bone and botanical material;<br>Waste products, such as industrial residue, hammerscale and off-cuts;<br>Material extracted during analysis, such as thin-sections, microfossil slides, dendrochronological specimens. |
| (DBA) | Detailed desk-based assessment |
| (CIfA) | Chartered Institute for Archaeologists and the Institute for |
| (IHBC) | Historic Building Conservation |
| (NHLE) | National Heritage List for England |
| (BGS) | British Geological Survey |
| (OS) | Ordnance survey |
| (HER) | Historic Environment Record |
| (GMAAS) | Greater Manchester Archaeological Advisory Service |
| (ZTV) | A Zone of Theoretical Visibility |

| Term | Definition |
|---|---|
| (AOD | Above Ordnance Datum |

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