Government Property Agency

AtkinsRéalis



MANCHESTER DIGITAL CAMPUS

Environmental Statement
Volume 2 - Chapter 13: Historic Environment

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Executive Summary

The Historic Environment chapter assesses the impact of the Manchester Digital Campus on the historic built environment and archaeological heritage of the surrounding area:

- Historic Built Environment: This includes historic buildings and structures that are of heritage significance. The assessment covers both designated heritage assets, such as listed buildings and conservation areas, and non-designated heritage assets, which include locally important buildings and structures. It assesses the heritage significance of these assets and potential impacts of the Manchester Digital Campus on these.
- Archaeological Heritage: This aspect examines archaeological remains within the study area. The assessment reviews known archaeological sites, evaluates the potential for undiscovered archaeological remains, assesses the potential impact of the Manchester Digital Campus upon this and sets out a scheme of archaeological mitigation.

A key consideration is the Site's proximity to significant heritage assets, including the Ancoats Conservation Area and historic mills along the Rochdale Canal which are designated as Grade II and Grade II* listed buildings. Historic canal infrastructure also forms a defining feature of Ancoats, with the Rochdale Canal located directly to the west of the Development Site. These historic mills and elements of the historic canal infrastructure are protected as listed buildings.

The development of the Manchester Digital Campus has considered the historic environment throughout its planning. Mitigation measures include:

- Setting buildings back from the Rochdale Canal to increase distance from historic mills.
- Using simple, stepped building forms to reflect the mills' structure and break up massing.
- Creating a new public realm within the Canal Plaza, extending high-quality public spaces from Cotton Fields Wharf along the canal, providing new vantage points to appreciate the historic mills.
- Using lighter-coloured materials to reduce visual prominence.
- Implementing hard landscaping with materials reflecting the industrial character of Ancoats.
- Adding sculptures and landscape art referencing Ancoats' industrial history.
- A phased archaeological mitigation program to offset impacts on archaeological remains.
- Construction measures outlined in the Construction Environmental Management Plan.

Despite these measures, construction will have temporary major adverse effects on several listed buildings and the Ancoats Conservation Area, and permanent moderate adverse effects on non-designated archaeological remains. During operation, the campus will have moderate adverse effects on some designated heritage assets and minor beneficial effects on others, including listed canal infrastructure and Ancoats Conservation Area. The development will result in both adverse and beneficial changes to the settings of four listed buildings.

The Manchester Digital Campus aims to balance preservation and development, integrating modern infrastructure with the historic environment. The design and placement of buildings, along with the creation of public spaces, prioritize preserving the area's heritage and reflecting its industrial character. While some adverse impacts are unavoidable, the overall approach seeks to minimize these impacts while maintaining the area's historical and cultural significance.

13. Historic Environment

13.1. Introduction

13.1.1. This chapter of the Environmental Statement (ES) assesses the likely effects of the Proposed Development on the Historic Environment for both the historic built environment and buried archaeological remains. It outlines the assessment methodology, describes the existing baseline conditions, identifies potential impacts and provides an assessment of effects. The chapter also details the mitigation measures necessary to prevent, reduce, or offset any significant adverse effects, and discusses the likely residual effects after these measures have been implemented.

13.1.2. This chapter reports on two different types of cumulative effects: intra-project cumulative effects, which are the combined effects of individual topic impacts on a particular sensitive receptor; and inter-project cumulative effects, which consider the way in which the Proposed Development may give rise to impacts in combination with other developments the study area, termed Reasonably Foreseeable Future Projects (RFFPs). The outlined cumulative effects are then used to inform the overall assessment of cross-topic cumulative effects, which is reported in ES (Volume 2) Chapter 22: Cumulative Effects.

13.1.3. This chapter is supported by the technical appendices contained within ES Volume 4 and also by figures contained within ES Volume 5, which include the following:

- ES (Volume 4) Appendix 13.1 – Detailed desk-based assessment;
- ES (Volume 4) Appendix 13.2 – Heritage Statement;
- ES (Volume 4) Appendix 13.3 – Heritage gazetteers;
- ES (Volume 4) Appendix 13.4 – Archaeological Watching Brief Report; Former Central Retail Park, Great Ancoats Street Manchester;
- ES (Volume 5) Figure 13.1 – Location of designated assets;
- ES (Volume 5) Figure 13.2 – Location of non-designated assets;
- ES (Volume 5) Figure 13.3 – ZTV and designated assets;
- ES (Volume 5) Figure 13.4 – Location of Events as Recorded on the Historic Environment Record;
- ES (Volume 5) Figure 13.5 – Green's 1794 plan of Manchester;
- ES (Volume 5) Figure 13.6 – Edward Baines' 1824 map of Manchester & its environs;
- ES (Volume 5) Figure 13.7 – Banck's Co.'s Plan of Manchester & Salford, 1832;
- ES (Volume 5) Figure 13.8 – Ordnance Survey 1:1056 map sheet 29, 1851;
- ES (Volume 5) Figure 13.9 – 1876 Map of the City of Manchester;
- ES (Volume 5) Figure 13.10 – Ordnance Survey 25" map, sheet CIV.7.22, 1891;
- ES (Volume 5) Figure 13.11 – Goad Insurance map of Manchester, 1928; and
- ES (Volume 5) Figure 13.12 – 1941 Bomb map of Manchester.

13.2. Competent expert evidence

13.2.1. This Historic Environment assessment has been undertaken by:

- Historic building and archaeological consultants who hold full professional membership of the Chartered Institute for Archaeologists (CIfA) and the Institute for Historic Building Conservation (IHBC). They have over 20 years of knowledge and experience in historic environment assessment and have used their knowledge and professional judgement to undertake this assessment.

13.3. Relevant legislation and guidance

13.3.1. Table 13-1 below summaries the legislation and regulations applicable to the historic environment and relevant to this assessment.

Table 13-1 - Legislation and guidance for Historic Environment

Legislation / regulation	Summary of requirements
National	
The Planning (Listed Buildings and Conservation Areas) Act 1990[1] (as amended)	▪ 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 or enhancing a listed building or its setting, or any features of special architectural or historic interest it possesses' when determining applications for development; and. ▪ 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) 2023 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; ▪ 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. Substantial harm to or loss of:

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

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

Legislation / regulation	Summary of requirements
	a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'; ▪ 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; ▪ Paragraph 208 states that 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[3] 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; and ▪ Paragraph 213 states that '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'.
Local	
Manchester's Core Strategy 2012 – 2027[4] and Addendum to Manchester Core Strategy 2024[5]	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;

[3] A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest but which is not subject to legal designation.

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

[5] Addendum to Manchester Core Strategy 2024 | Core Strategy 2012-2027 | Manchester City Council

Legislation / regulation	Summary of requirements
	▪ Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset." Policy CC9 of the Core Strategy concerns Design and Heritage: ▪ 'Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character; ▪ Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments; and ▪ The Council will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.'
Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 [6]	Places for Everyone has been adopted as part of the Manchester Core Strategy. Policy JP-P2 updates Policy EN 3. This policy states: ▪ We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. ▪ Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by: 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making; 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual

[6] Greater Manchester Combined Authority. 2024. Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039. Post Adoption Places for Everyone Joint Development plan Plan.docx

Legislation / regulation	Summary of requirements
	architectural responses that contribute to their significance and sense of place; 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer. ▪ Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. ▪ Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. ▪ Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.
Strategic Regeneration Framework, Former Central Retail Park[7]	The Strategic Regeneration Framework has been formally endorsed by Manchester City Council (MCC) and is intended to form a Supplementary Planning Document, providing detailed guidance on development of the Site. Key principles for development of the Former Central Retail Park 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;

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

Legislation / regulation	Summary of requirements
	▪ The potential of the Rochdale Canal to provide connectivity to neighbouring districts; and ▪ 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.

13.3.2. Table 13-2 below summaries the Technical Standards and Guidance applicable to Historic Environment.

Table 13-2 - Technical standards and guidance for Historic Environment

Technical standards / guidance
▪ 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)

13.4. Assessment methodology

Study area

13.4.1. For the purposes of this assessment a study area was defined comprising an area extending 250 m around the red line boundary for both designated and non-designated heritage assets. Data on 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.

13.4.2. The extents of the study area are based on professional judgement and 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 Proposed Development Site;
- The settings of heritage assets within the Site and surrounding townscape; and
- The potential for heritage assets to survive within the Proposed Development footprint.

13.4.3. The 250 m study area is considered sufficient to capture those assets which are likely to undergo changes within the setting as a result of the Proposed Development and was agreed via the ES (Volume 4) Appendix 4.1 Scoping Report.

Data sources

13.4.4. 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 one-inch historical mapping up to modern mapping;
- Historic survey mapping sourced from John Rylands Library, University of Manchester;
- Published literature and articles pertaining to the history and archaeology of Ancoats;
- Primary sources such as newspapers, trade directories and census data;
- MCC Local Image Collection and the Francis Frith Collection for historic photographs of the local area;
- North West England Regional Research Framework;
- Aerial Photos sourced from Historic England Archives;
- Online resources: web-published material, including local planning authority (LPA) policies; and
- Oxford Archaeology (2023), Archaeological Watching Brief Report; Former Central Retail Park, Great Ancoats Street Manchester. Oxford Archaeology (2023), Archaeological Watching Brief Report; Former Central Retail Park, Great Ancoats Street Manchester.

13.4.5. For the purposes of this report and the supporting figures and appendices, listed buildings are referred to their 6-digit NHLE reference number. Non-designated heritage assets are identified using the UID assigned to them by the HER. A small number of additional non-designated heritage assets have been identified during the preparation of this assessment. These are referenced using the prefix ATK in the following text and drawings.

Assessment of value

13.4.6. 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.

13.4.7. The first stage of identifying the potential significant effects of the Proposed Development on the historic environment includes the assessment of the value (also called 'sensitivity') of heritage assets. Table 13-3 - Criteria for the assessment of value 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.

13.4.8. 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 NPPF.[8]

Table 13-3 - 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 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

13.4.9. 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).[9] 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;

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

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

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.

Assessment of magnitude of impact

13.4.10. 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 (or 'heritage significance') of a heritage asset if the development were to be completed as compared with a 'do nothing' situation.

13.4.11. Table 13-4 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.

Table 13-4 - 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

13.4.12. Table 13-5Significance of effect assesses asset value against the magnitude of impact (change) resulting from the Proposed Development. This is assessed using professional judgement, guided by the matrix provided at Table 13-5. Major and moderate effects are generally regarded as being significant whereas minor and negligible effects are not significant.

Table 13-5 - 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

Zone of Theoretical Visibility

13.4.13. 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 ES Volume 3: Townscape and Visual Impact Assessment. 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 Proposed Development Site. The ZTV was reviewed to identify the potential for impacts on designated heritage assets beyond the 250 m study area; however no potential for impacts beyond the study area was identified ES (Volume 5) Figure 13.3.

Assumptions and limitations

13.4.14. The following topic specific assumptions have been made and are listed below. Assumptions and limitations have also been made that apply generally to the Environmental Impact Assessment (EIA), which are set out in Chapter 4 ES (Volume 2) approach and methodology, and within the Scoping Report (ES Volume 5, Appendix 4.1).

13.4.15. This assessment comprises a desk-based review of data from the NHLE and the Greater Manchester HER, 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.

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

13.4.17. The ZTV is assumed to provide an accurate representation of the visibility of the Proposed Development and has been used as a basis for screening assets into the assessment.

13.4.18. The limitations identified above need to be considered when reading this report, however it is not considered that these would provide any large-scale obstacle in the overall conclusions and recommendations.

Consultation

13.4.19. During the preparation of the ES, consultation has been undertaken with Historic England through two online meetings on 31st January 2024 and 23rd May 2024 and an in person meeting on November 8th 2024. Consultation focussed particularly on the impact on listed buildings, and the design response to their setting. Key feedback provided by Historic England included:

- The success of the proposals in setting back the proposed buildings from the canal and the listed mills to the north of Redhill Street and the good quality of the design;
- The materiality of the Proposed Development and the success of the proposed material palette in reducing the visual prominence of the new buildings and responding to the setting of the historic mills and conservation area;
- The reflection of the area's historic industrial character in the landscaping of the Canal Plaza; and
- The positive opportunity to continue high-quality public realm along the canal corridor from Cotton Fields Wharf; and
- The potential for interpretation and community engagement around the history and archaeology of the Proposed Development Site.

13.4.20. Consultation with Greater Manchester Archaeological Advisory Service (GMAAS) has been ongoing, including the archaeological monitoring of geotechnical ground investigation works and archaeological mitigation in advance of construction. Following the identification of extensive utility services to be present across the Proposed Development Site, GMAAS advised that intrusive archaeological evaluation should be delayed until these had been removed and areas of archaeological interest could be fully investigated (email 28th November 2023).

13.4.21. In an email of 8th December 2023, the Council Archaeological Advisor stated that:

- Archaeology should be 'scoped out' of the ES, although a desk-based assessment needs to be prepared in support of the planning application;
- The status of services on the Site requires confirmation and those deemed to be live should be disconnected prior to intrusive archaeological investigation. A watching brief should be maintained if any services are removed as this will likely inform the extent and scope of the evaluation; and
- In light of the information generated from the above, the trenching plan should be revisited and the evaluation implemented, probably in response to a condition attached to planning consent. Ideally, this will comprise larger 'strip, map and plan' areas, with a contingency for more detailed excavation of key features, especially with respect to cellar dwellings.

13.4.22. Following consultation with MCC planners, it was determined that Archaeology would be scoped in the ES, enabling a full and rounded consideration of potential impacts on the historic environment. Assessment of potential impacts on archaeological remains is therefore included in this chapter.

13.4.23. During consultation with GMAAS in December 2023, the Council Archaeological Advisor noted that:

- Archaeological monitoring works have confirmed that there is potential for archaeological remains of interest to survive as below ground remains within the Proposed Development Site;
- The Proposed Development Site contains sites of potential archaeological interest relating to the development of Ancoats during the late 18th and early 19th centuries. It was noted that such remains are, however, unlikely to be of national significance, and the impact of development is not anticipated to be significant;
- It is likely that harm to the archaeological resource can be offset by recording in advance of or during groundworks, secured by planning condition; and
- GMAAS advised that archaeology could be scoped out of the ES, subject to provision of a detailed desk-based assessment as part of the planning application.
-

13.4.24. In October 2024 AtkinsRéalis heritage consultants held a remote video conference with the GMAAS lead archaeological adviser in order to describe the findings of this archaeological assessment and to discuss the proposed approach to archaeological evaluation and excavation, across the Site, and to explain the rational of the approach, in light of the services currently in situ across the Site. The lead GMAAS adviser was keen to understand why the services could not be removed in the short term to allow archaeological evaluation to proceed. The reasoning for this was later relayed via email on the 28th of October 2024 citing that the removal of the services would be part of the enabling works, which

are expected to take place in April or May of 2025 and that archaeological works are not likely to be undertaken until this time but will be programmed into the overall enabling works programme.

13.5. Baseline conditions

13.5.1. The following section provides a summary of baseline conditions for the Historic Environment as relevant to this assessment. Further discussion of baseline conditions is provided in in the Detailed Desk-Based Assessment in ES (Volume 4) Appendix 13.1, the Heritage Statement in ES (Volume 4) Appendix 13.2 and heritage gazetteers ES (Volume 4) Appendix 13.3.

Designated heritage assets

13.5.2. A total of 30 designated heritage assets are present within the 250m study area in ES (Volume 5) Figure 13.1. These comprise:

- 9 Grade II* Listed Buildings;
- 20 Grade II Listed Buildings; and
- 2 Conservation Areas.

13.5.3. There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or registered battlefields within the study area.

Non-designated heritage assets

13.5.4. Within the study area, the Greater Manchester HER records 139 non-designated heritage assets in ES (Volume 5) Figure 13.2. Most pertinent to the Proposed Development are two non-designated heritage assets which fall within or partly within the boundary of the Proposed Development Site. These assets have been identified from historic mapping and comprise:

- Allum Street Mill (Imperial Mill) (12331.1.0); and
- Shooter's Brook Iron Foundry (17373.1.0).

13.5.5. In addition to these assets recorded by the HER, three further assets of archaeological value were identified in consultation with the Heritage Management Director of GMAAS. These are sites which were constructed during the early development of the Site in the late 18th and early 19th centuries, and have the potential to contribute to understanding of the development of industrialisation and social history of Ancoats and Manchester. These assets comprise:

- Allum Street Foundry;
- The Oil Cloth Manufactory; and
- Worker's Housing.

Archaeological & historic context

Prehistoric – Post Medieval

13.5.6. Archaeological evidence for prehistoric activity is very sparse in central Manchester. There are no known prehistoric assets within the study area.

13.5.7. There is little evidence for the Roman period within the study area. 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 Proposed Development Site), however no evidence of this has been found in archaeological evaluation across its route (EGM4020).

13.5.8. During the medieval period 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 the study area.

13.5.9. 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.

Industrial – Modern (AD1780-Present)

13.5.10. In the late 18th century, small areas of industrial development were established along the main waterways of Shooter's Brook and the River Medlock. By the 1790s, development was occurring across the Proposed Development Site. This is shown on Green's plan of Manchester, published in 1794, see ES (Volume 5) Figure 13.5, which depicts a network of streets, the framework of which survived into the 20th century.

13.5.11. The adoption of the steam engine enabled significant industrial growth, as 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 the industrial centres of Manchester and Ancoats and the north-west, enabling the rapid, large-scale importation of raw goods and the export of finished goods manufactured in Manchester's factories.

13.5.12. 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. These were substantial, multi-storey buildings designed to accommodate steam-engines to power large numbers of spinning mules, and were 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), Doubling Mill and Fireproof Mill (high value, 1270855). During the early and mid-19th century, the Proposed Development Site contained a range of industries including a pottery, metalworks and a spinning mill.

13.5.13. Houses were rapidly and densely constructed within the grid plan of streets laid out across the Proposed Development Site to accommodate the substantial workforce required by local industry. Historic mapping reveals courts and back-to-back houses to have been present within the Proposed Development Site on streets such as Back Cotton Street, John Street, Pott Street and St Thomas Street, see ES (Volume 5) Figures 13.5 -13.8). Some limited evidence has been identified for cellar dwellings within the Proposed Development Site, and census data illustrates the high density of occupation within the Site.

13.5.14. Concern about poor quality 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 within the Proposed Development Site in the later 19th and early 20th century. In the early 20th century 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.

13.5.15. 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.

13.5.16. The Proposed Development 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 regenerate the historic industrial townscape, evidenced in the designation of surviving historic mill structures as listed buildings and the designation of the Ancoats Conservation Area.

Potential for unknown archaeological remains

13.5.17. A full assessment of the potential for unknown archaeological sites to be present within the Proposed Development Site is provided in the Detailed Desk-Based Assessment presented in ES (Volume 4) Appendix 13.1. A summary of these findings is presented in Table 13.6.

Table 13.6 – Assessment of Potential for Unknown Archaeological Remains

Time Period	Potential for archaeological remains	Potential value
Palaeolithic	Low	Low
Mesolithic	Low	Low
Neolithic	Low	Low
Bronze Age	Low	Low
Iron Age	Low	Low
Romano-British	Low	Low
Medieval	Low	Low
Post Medieval	Low to Moderate	Low to medium
Industrial	Moderate to High	Low to medium
Modern	Moderate to High	Low

13.6. Potential impacts

13.6.1. As noted in the assessment methodology, potential impacts on the historic environment are defined as potential changes to the historic environment resource (historic built environment and archaeological remains) caused by the Proposed Development. The type of impacts that can occur include:

- Direct impacts, which arise as straightforward consequences of the Proposed Development; this can include physical damage to, or physical improvement of, the fabric of a heritage asset, and can include impacts on setting, such as an increase in noise and pollution as a result of the Proposed Development; and
- Indirect or secondary impacts, which arise from impacts that are complicated, unpredictable or remote; for instance, severing an agricultural holding could lead to changes in farming viability and then changes to historic land-use patterns in areas away from the Proposed Development.

13.6.2. Impacts can be beneficial or adverse; short, medium or long term; temporary or permanent, and cumulative.

13.6.3. In accordance with the methodology outlined above, the assessment of impacts upon known assets has involved establishing the value of the affected heritage asset and the sensitivity of the asset to change. The magnitude of impact from the Proposed Development is then assessed, and using the matrix set out at

13.6.4. Table 13-5, the significance of effect on each heritage asset is determined informed by professional judgement.

Construction phase

13.6.5. During construction, direct physical impacts are likely to occur as a result of earthmoving operations, installation of services, road formation/ construction, relevelling, basement excavation; and construction of buildings. Any such effects would be permanent. Effects on setting would begin during construction and would generally be temporary and short term, with the exception of clearance of vegetation, which would be a medium-term effect due to time required for reinstatement planting to mature. These effects are likely to occur due to the construction of the buildings, presence of construction machinery, including cranes, compounds and vegetation removal, with the potential to increase noise levels and possible atmospheric changes such as high dust levels without mitigation.

Operation phase

13.6.6. During operation there are unlikely to be physical impacts to the historic environment. However, there is the potential for setting impacts on surrounding heritage assets resulting from the presence and operation of the Proposed Development.

13.7. Assessment of effects

Construction phase

Embedded mitigation

13.7.1. The Outline Construction Environmental Management Plan (OCEMP) in ES (Volume 4) Appendix 6.1. sets out embedded mitigation measures which would be implemented to avoid, minimise or reduce potential impacts during the construction phase.

13.7.2. During the construction phase, heritage interpretation would be displayed on the Site hoardings, enabling dissemination of information about the history of the Proposed Development Site. This would be developed in collaboration with stakeholders such as GMAAS and the Canals and Rivers Trust, and may explore topics such as the social and industrial history of the Site, the detail of which would be determined during the detail design phase.

Construction effects

Designated Assets

13.7.3. Construction of the Proposed Development would result in temporary impacts on the setting of

- Royal Mill (high value, 1247474);
- Sedgwick Mill (high value, 1270856);
- Old Mill and Decker Mill (high value, 1247473);
- Doubling Mill and Fireproof Mill (high value, 1270855); and

- Brownsfield Mill (high value, 1207994).

13.7.4. These impacts would result from noise and visual intrusion on their settings resulting from construction activities and the prominence of the construction Site within their settings. These impacts would be most marked for Royal Mill and Sedgwick Mill, the principal elevations of which look directly towards the Proposed Development Site, which is located c.18m to their south.

13.7.5. The mills are significant for their historic and group value as early steam-powered cotton mills which were highly influential in the development of the Industrial Revolution and the growth of Manchester as an internationally important centre of industry. These effects would be temporary, lasting for the duration of the construction phase. In consideration of their proximity to the Proposed Development Site, the magnitude of impact upon Royal Mill (1247474) and Sedgwick Mill (1270856) has been assessed to be high adverse. In consideration of their greater distance from the Proposed Development Site, the magnitude of this impact upon Old Mill and Decker Mill (1247473), Doubling Mill and Fireproof Mill (1270855) and Brownsfield Mill (1207994) has been assessed to be medium adverse. The significance of these temporary effects on all five listed assets has been assessed to be major adverse.

13.7.6. The setting of the Retaining Wall to the south of Redhill Street (medium value, 1270860) and Rochdale Canal Lock No.82 (medium value, 1247485) would be temporarily impacted by the construction of the Proposed Development. Construction works would be highly visible from these assets and would form a prominent and intrusive element in their settings. The magnitude of impact upon these assets of medium value has therefore been assessed to be high adverse, resulting in a major adverse significance of effect.

13.7.7. Temporary adverse impacts on setting are predicted for the Towpath footbridge and associated ramps opposite Brownsfield Mill (medium value, 1270859) and Union Street Bridge (Rochdale Canal) (medium value, 1247550), both of which were constructed for the Rochdale Canal. The location of Union Street Bridge (1247550) c.160m east of the Proposed Development Site and the location of the Towpath Footbridge and Associated Ramps (1270859) sunk down into the canal corridor, separated from the Proposed Development Site by the presence of Great Ancoats Street Bridge mean that construction works would be noticeable within their settings, however would not dominate the assets or detract from understanding of their relationship with the canal. The magnitude of impact upon these two assets has therefore been assessed to be low adverse, resulting in a minor adverse effect. These impacts would be temporary, ceasing at the end of the construction phase.

13.7.8. Temporary impacts on the setting of Ancoats Conservation Area would occur during the construction phase, focussed along the conservation area boundary along the Rochdale Canal / Redhill Street. Impacts would result from noise and visual intrusion from construction activities, the presence and operation of construction machinery and vehicles, Site hoardings, the erection of new buildings and landscape works. Whilst these impacts would be prominent along the conservation area boundary to the Rochdale Canal, to the north of Redhill Street the conservation area would be largely unaffected due to its tight urban grain and the presence of medium-rise buildings, restricting visibility of the Proposed Development Site. In consideration of its impact on the conservation area as a whole, the magnitude of this impact has been assessed to be low adverse and the significance of this temporary effect has been assessed to be moderate adverse.

13.7.9. Non-significant effects are predicted on a further four designated heritage assets comprising:

- New Mill (Murray's Mills) (high value, 1200821);
- Former Warehouse and Offices of Old Mill, Decker Mill, and New Mill (high value, 1220282);
- Former Rochdale Canal Warehouse (high value, 1254689); and
- Store Street Aqueduct (high value, 1270666).

13.7.10. These impacts would result from temporary noise and visual intrusion to their settings from construction activities and the presence of the construction Site. In consideration of the limited visibility of the Proposed Development Site from these assets, the magnitude of this impact has been assessed to be negligible adverse. In consideration of their high value, the significance of this temporary effect has been assessed to be minor adverse for all four assets.

Non-Designated Assets

13.7.11. Ground disturbance for construction of the Proposed Development would result in the truncation or removal of any surviving archaeological remains associated with:

- Shooter's Brook Iron Foundry (17373.1.0);
- Allum Street Foundry (ATK1);
- Allum Street Mill (Imperial Mill) (12331.1.0);
- Oil Cloth Manufactory (ATK2);
- Small-scale industrial premises (ATK3); and
- Workers' Housing (ATK4).

13.7.12. This would result in a permanent high adverse magnitude of impact on these non-designated assets of low value, and result in a permanent moderate adverse effect.

13.7.13. Temporary impacts on Rochdale Canal Road Bridge (Great Ancoats Street) (6456.1.0) would result from construction of the Proposed Development, due to the prominence of construction works and intrusion on the asset's setting. This would result in a high adverse impact on the asset, resulting in a temporary moderate adverse effect.

13.7.14. Construction of the Proposed Development would result in the removal or truncation of potential unknown archaeological remains presented within its boundaries. This would result in a permanent high adverse impact on any such remains. The value of potential unknown archaeological remains within the Proposed Development Site is likely to be low to medium. Based on currently available information, the impact of construction upon any such remains is unlikely to be significant.

Operation phase

Embedded mitigation

13.7.15. The historic environment has been considered throughout development of proposals for the Proposed Development at all stages in its development. The following measures have been embedded within the design of the Proposed Development to avoid or reduce the potential for impact on heritage assets:

- The set back of North Building and South Building from the Rochdale Canal to maximise the distance between the Proposed Development, the historic listed mills to the north of Redhill Street and the canal;
- The simple single-massed blocks of North Building and South Building, responding to the simple block form of the mills;
- The use of stepped frontages to break up the buildings' massing and to respond to the orientation of the canal and Great Ancoats Street;
- The repetitive articulation of the buildings' elevations, reflective of the rhythmic repetitive elevations of the historic mills;
- Establishment of new public realm within the Canal Plaza, extending the high-quality public realm from Cotton Fields Wharf along the canal and providing new vantage points from which to appreciate the historic mills along Redhill Street;
- The materiality of the North Building and South Building, which will be lighter colour will reduce the visual prominence and mass of the buildings;

- Use of hard landscaping in granite and sandstone across the Canal Plaza with planters and tree grilles utilising metal finishes, reflecting the material palette employed in the public realm to the north of the canal and the historic industrial character of Ancoats;
- The integration of two pieces of bespoke artwork / heritage story panels into the public realm of Canal Plaza; and
- Incorporation of artwork reflecting the history of the Ancoats Conservation Area, the historic mills and Rochdale Canal into the canalside boundary wall.

Operation effects

13.7.16. During operation, the presence of the Proposed Development would have both adverse and beneficial impacts upon the settings of the following listed buildings:

- Royal Mill (high value, 1247474);
- Sedgwick Mill (high value, 1270856);
- Old Mill and Decker Mill (high value, 1247473); and
- Doubling Mill and Fireproof Mill (high value, 1270855).

13.7.17. The proposed buildings will be nine-storeys in height, c.12.5 m taller than Sedgewick Mill, the tallest of the historic mills. The scale of these buildings and their grouping along the Rochdale Canal forms an important aspect of their value. The greater height of the Proposed Development would diminish, to a limited extent, the understanding of the mills' imposing scale. This impact has, however, been reduced as far as possible through design measures including maximising the distance between the mill buildings and the Proposed Development, staggering the elevations of the proposed buildings along the canal to reduce their massing and dominance, and the use of light-coloured materials to make them visually recessive.

13.7.18. The presence of the Proposed Development would sever views towards the historic mills from Great Ancoats Street. However, this is not a historic view but results from clearance of the Development Site in the later 20th century. Historically, the Proposed Development Site comprised a densely developed townscape of mixed residential and industrial buildings, typically ranging between two and four storeys in height. The presence of these buildings substantially screened the view from Great Ancoats Street in the area to the west of the Development Site, towards the historic mills along Redhill Street. Whilst the upper storeys of the mills may have been visible from Great Ancoats Street to the south of Old Mill Street, these views did not convey the scale and imposing nature of the mills due to their limited extents. The current view of the mill elevations along Redhill Street results from the vacant condition of the Site and does not reflect their historically dense urban setting or the influence which they had over the surrounding townscape. The presence of the Proposed Development would therefore result in the severance of a view which, although valued in townscape terms, makes little contribution to the value of the listed buildings. Long distance views of the chimney within Old Mill and Decker Mill (1247473) from the south of Great Ancoats Street would be obscured by the presence of the Proposed Development, eroding the role of the chimney as a landmark in the wider Ancoats area.

13.7.19. The view of the historic mills along the Rochdale Canal has also altered as a result of clearance of the Proposed Development Site. Up to the 1960s, buildings within the Proposed Development Site were orientated away from the canal, with a continuous elevation formed by the rear of buildings and boundary walls along its south bank in opposition to the mill buildings. The current arrangement by contrast is disparate and imbalanced, with the tall, large massing of the mill buildings, and particularly Royal Mill and Sedgwick Mill, set opposite the vacant and undeveloped space of the Development Site. This results in an imbalanced townscape which does not reflect the historic setting of the mills and detracts from the value of the listed mill buildings.

13.7.20. Beneficial impacts on the settings of the mills would result from the re-establishment of an urban grain across the Development Site and the re-establishment of a developed frontage to the south of the canal

to create a defined streetscape along Redhill Street. This would improve the relationship between the mills and canal, and better reflect their historic setting. The presence of the Proposed Development would channel views along the canal corridor, re-establishing the historic nature of these views and reinforcing the connection of the mills along Redhill Street with Brownsfield Mill to the west. The creation of new public realm within the Canal Plaza to the south of the Rochdale Canal would provide new vantage points from which to appreciate the grouping of historic mills along Redhill Street, increasing opportunities for appreciation of the historic mills and enlivening the canalscape. The design and materiality of the public realm would be sympathetic to the industrial character of the mills, aiding its integration into their settings and providing a more coherent and accessible townscape from which the value of the mills and their relationship to the Rochdale Canal can be appreciated.

13.7.21. Considering both adverse and beneficial aspects of the Proposed Development, the magnitude of this impact is assessed to be low adverse on Royal Mill (high value, 1247474), Sedgwick Mill (high value, 1270856), Old Mill and Decker Mill (high value, 1247473) and Doubling Mill and Fireproof Mill (high value, 1270855). Whilst the matrix presented at Table 13-5 suggests this to result in a moderate adverse effect, using professional judgement this has been assessed to be minor adverse. Whilst the development would diminish the dominance of the mills to some degree, the impact which this would have on understanding of their value is limited. Through mitigation embedded in the design, the Proposed Development would sensitively respond to the architecture and setting of the mills, maintaining understanding of their scale and group value. The assessment of a minor adverse effect on these assets accords with the assessment of less than substantial harm, at the lower end of the scale, as found in the heritage statement (appendix 13.2).

13.7.22. The Proposed Development would form a substantial new element in the setting of Brownsfield Mill (high value, 1207994) comprising a prominent and large-scale feature in views of the mill along the Rochdale Canal. The location of the Proposed Development to the east of Great Ancoats Street would provide some visual separation from the mill, and would not affect the understanding of its relationship with the Rochdale Canal which is a key aspect of its value. The relationship of Brownfield Mill with the historic mills and canal assets along Redhill Street would be improved by the channelling of views along the canal corridor from the west. The Proposed Development would be visible as a backdrop to Brownsfield Mill in views from Tariff Street looking to the east, however these views make limited contribution to the mill's heritage value, as there is a lack of visibility to the canal, and the existing presence of vacant land plots and tall modern buildings in these views make a negative contribution to the mill's value. The Proposed Development would reestablish an urban grain across the Site, reinstating a more coherent townscape setting to the east of the mill. This would result in a negligible impact and a minor adverse effect on Brownsfield Mill.

13.7.23. Non-significant adverse effects are predicted for a further four heritage assets comprising:

- New Mill (Murray's Mills) (high value, 1200821);
- Former Warehouse and Offices of Old Mill, Decker Mill, and New Mill (high value, 1220282);
- Former Rochdale Canal Warehouse (formerly Rochdale Canal Warehouse) (high value, 1254689); and
- Store Street Aqueduct (high value, 1270666).

13.7.24. These effects would result from some limited visibility of the Proposed Development from these assets. Seen in the context of existing modern development, this would not form a dominant or intrusive element in their setting. This has been assessed to result in a negligible magnitude of impact, and minor adverse effect on these assets.

13.7.25. The Proposed Development would form a major new element in the setting of Ancoats Conservation Area (high value), introducing two nine-storey buildings and associated public realm into its setting. Visibility of the Proposed Development would be focussed along Redhill Street on the southern edge of the conservation area, with only glimpsed views possible from its interior due to its densely developed

grid plan. The Proposed Development would be legible as a modern intervention within the setting of the conservation area and would be sympathetic to its character and appearance due to the use of a simple block form and rhythmic elevations, whilst its light colour and stepped form would ensure the proposed buildings appear visually recessive. The Proposed Development would reestablish a coherent urban grain to the south of the conservation area, resolving its currently imbalanced setting resulting from the vacant and undeveloped condition of the Site, and improve links between the conservation area and the surrounding townscape to the south. The presence of the Proposed Development would create a sense of visual enclosure to the conservation area's setting along the Rochdale Canal, channelling views along the canal and improving its relationship with the canal to reinstate a coherent townscape setting along Redhill Street. The provision of new public realm space to the south of the canal would enable the relationship between the historic mills and canal to be better appreciated, whilst the use of hard landscaping and street furniture reflective of the existing high-quality materials found within the conservation area would be sympathetic to its industrial character. The Proposed Development has been assessed to result in a low beneficial impact upon the conservation area, and a minor beneficial effect.

13.7.26. Non-significant beneficial effects are predicted on five further heritage assets as a result of operation of the Proposed Development. These comprise:

- The Retaining Wall to the south of Redhill Street (medium value, 1270860);
- Rochdale Canal Lock No.82 (medium value, 1247485);
- The Towpath footbridge and associated ramps opposite Brownsfield Mill (medium value, 1270859);
- Union Street Bridge (medium value, 1247550); and
- Rochdale Canal Road Bridge (Great Ancoats Street) (low value, 6456.1.0).

13.7.27. These effects would result from:

- Enhancement of the setting of these assets as a result of re-establishment of built form and urban grain across the Proposed Development Site;
- The channelling of views along the canal corridor; and
- The creation of new public space on the south bank of the canal.

13.7.28. The Canal Plaza would create new vantage points from which the canal could be appreciated, the set back of the proposed buildings enabling better visual appreciation of the historic canal structures and mills, highlighting their historic connection. The landscaping of the Canal Plaza would be sympathetic to the local historic character and the function of the canal as an industrial transport corridor. This would result in low beneficial impacts for all five assets. The significance of this effect on the medium value assets of the Retaining Wall to the south of Redhill Street (1270860), Rochdale Canal Lock No.82 (1247485), the Towpath footbridge and associated ramps opposite Brownsfield Mill (1270859), and Union Street Bridge (1247550) has been assessed to be minor beneficial. The significance of effect on the low value asset of Rochdale Canal Road Bridge (6456.1.0) has been assessed to be negligible beneficial.

13.7.29. No impacts are predicted on archaeological remains during the operation phase.

13.8. Additional mitigation and enhancement measures

Construction

13.8.1. A phased programme of archaeological mitigation is proposed to offset the impact of the Proposed Development on archaeological remains. The scope of these works would be defined in an

Archaeological Mitigation Strategy (AMS) which would be agreed with GMAAS and delivered prior to commencement of the main construction phase. This would include the following works:

Phase 1: Archaeological monitoring of the removal of existing services and hardstanding (including existing modern formation materials) across the Proposed Development Site;

Phase 2: Staged archaeological investigation of the Proposed Development Site informed by an iterative sampling strategy. This would be undertaken in accordance with the approved AMS and would assess the state of preservation and record and remove any stratigraphic archaeological deposits in advance of the main construction activities. Opportunities for community engagement would be considered as part of these works, the form and nature of which would be agreed between GMAAS and the Government Property Agency (GPA); and

Phase 3: Post Excavation Analysis would be undertaken on completion of the archaeological works on Site. This would comprise a program of archaeological and historical analysis which would seek to address specific research questions outlined in the Archaeological Project Design.

13.8.2. Temporary interpretation would be installed on the Site hoardings which would be in place during the construction phase. This can be used to disseminate information about the history of the Proposed Development Site such as historic industries and firms formerly associated with the Site, workers' housing and the social history of the Site.

Operation

13.8.3. Opportunities for the dissemination of information about the history of Ancoats and the Proposed Development Site through measures such as public interpretation would be explored by GPA in consultation with MCC and GMAAS.

13.9. Residual effects

13.9.1. Mitigation through design has been developed as an integral part of the Proposed Development, and has been assessed as an integral part of the scheme. The additional measures outlined in section 13.8 provide enhancement, but do not diminish impacts on affected assets, and should be taken into consideration in the overall planning balance of the Proposed Development. The residual significance of effects for all historic environment assets resulting from construction and operation would remain the same.

13.9.2. Table 13-9 below summarises all residual effects on the historic environment resulting from the construction and operation of the Proposed Development.

13.10. Cumulative effects

13.10.1. This section considers the cumulative effects of the Proposed Development (intra-project cumulative effects) and the Proposed Development interacting with other RFFPs (inter-project cumulative effects) from the perspective of impacts within the scope of the Historic Environment topic.

Cumulative effects assessment

13.10.2. The further consideration of cross-topic intra-project and inter-project cumulative effects is reported in Chapter 22: Cumulative Effects.

Intra-project in-combination cumulative effects assessment (single project impacts) within topic

13.10.3. The focus of intra-project CEA is understanding how receptors may experience a number of different types of impacts from the Proposed Development at the same time. Within this topic assessment, impacts on heritage assets are determined by consideration of changes to the setting of a heritage asset where each asset impact assessed is either direct or indirect. Direct impacts consider straightforward consequences from the Proposed Development such as physical damage to a heritage asset, visual effect that may result from the Proposed Development or increases in noise and pollution. Indirect impacts include secondary impacts, which arise from impacts that are complicated, unpredictable or remote.

13.10.4. As the assessment considers visual, noise and pollution impacts on heritage receptors to determine the significance of the setting effect the Proposed Development will have on heritage assets, the assessment of setting is inherently cumulative. Additionally, the assessment considers aspects such as groundworks affecting archaeology in the construction phase on certain identified receptors as well as an assessment on how the asset will be enjoyed and accessed by the public in the operational phase with consideration given to the public realm. These considerations are then assessed together to give a singular construction and operation significance of effect evaluation. As such, the assessment is inherently cumulative. Therefore, there are no additional intra-project cumulative effects from the assessment of cultural heritage to report in this section.

Inter-project cumulative effects assessment (different project impacts) within topic

13.10.5. The inter-project cumulative effects assessment ‘within topic’ element for the historic environment assessment has been completed with reference to the shortlist list of RFFPs that has been developed for the Proposed Development. The list is based on a review of all developments known to the planning system using the methodology described in Chapter 22: Cumulative Effects.

13.10.6. The RFFP short list has been screened to identify projects that are considered to have a realistic prospect of interacting with the Proposed Development from the perspective of the Historic Environment. The sift from the short-list to identify RFFPs that should be scoped into the inter-project CEA for the historic environment took into consideration;

- Proximity
- Scale
- Inter-visibility with the Proposed Development

13.10.7. This process identified potential for inter-project impacts as a result of the Proposed Development in combination with two RFFPs due to the scale of the Proposed Developments, their proximity to heritage assets and the potential for impacts on the value of these assets as a result of changes to setting. These RFFPs are:

- 126608/FO/2020 - Development of 66 residential units between Store Street and Ashton Canal.
- 135675/FO/2022 - Development of two apartment buildings comprising 267 dwellings at Tariff Street.

13.10.8. The section that follows sets out the potential inter-project impacts that may arise and provides a qualitative analysis leading to a conclusion about whether there are likely to be significant cumulative effects that arise.

Potential inter-project impacts

Construction

13.10.9. Cumulative intra-project impacts on the historic environment could occur in conjunction with the RFFPs identified as relevant to the Proposed Development. The following inter-project cumulative effects with the RFFPs may arise during construction of the Proposed Development:

135675/FO/2022 - Development of two apartment buildings comprising 267 dwellings at Tariff Street.

This RFFP would result in the construction of a nine, ten and 12-storey residential development on the currently vacant ite on Tarrif Street to the north of the Rochdale Canal Warehouse (grade II* listed building, 1254689). The 12-storey block would be located to the north-east of the warehouse, to the right of the angle on Tariff Street. The Heritage Statement submitted as part of the RFFP planning application identified no harm to the value of the mill as a result of the presence of the RFFP.

Construction of the RFFP development in combination with the Proposed Development would result in noise and visual intrusion on the setting of Brownsfield Mill (1207994) due to the presence of construction sites to the west and east of the mill building, slightly increasing the impact upon the setting of the listed building. This would result in a large magnitude of impact and a major adverse effect upon the mill.

Construction Effects

13.10.10. Table 13-7 summaries the potential inter-project cumulative construction impacts of the Proposed Development and RFFPs acting together, from the perspective of the historic environment.

Table 13-7 - Summary of Inter-Project Construction Effects

Application Reference	Impacted Receptor	Nature of Impact	Effect
126608/FO/2020	Brownsfield Mill (1207994)	Noise and visual	Major adverse

Operation

13.10.11. Cumulative inter-project effects on the historic environment could occur in conjunction with the RFFPs identified as relevant to the Proposed Development. The following inter-project cumulative effects with the RFFPs may arise during operation of the Proposed Development to varying degrees:

126608/FO/2020 - Development of 66 residential units between Store Street and Ashton Canal.

13.10.12. This RFFP would result in the construction of a residential development to the north-east of the Store Street Aqueduct (grade II* listed building, 1270666) comprising a four-storey block adjacent to the canal and an 11-storey block fronting onto Store Street. The application for the RFFP assessed a minor beneficial impact on the Aqueduct due to the enhancement of its setting.

13.10.13. The RFFP would be prominent in views along Store Street from the aqueduct. The Proposed Development would also be visible in this view, rising above the light industrial unit to the north of Store Street. Taken together, these developments would increase the prominence of tall modern development in views from the aqueduct to the east. These views, however, take in a predominantly modern townscape and make limited contribution to the value of the listed building. The cumulative impact of these developments would therefore not materially increase the impact on the aqueduct.

135675/FO/2022 - Development of two apartment buildings comprising 267 dwellings at Tariff Street

13.10.14. During operation, the RFFP would be taller than Brownsfield Mill. The 12-storey block would screen views of the mill from Tariff Street in which the Proposed Development would rise above the roofline of the mill (Viewpoint 08). The combined presence of the RFFP and the Proposed Development would slightly diminish the prominence of Brownsfield Mill within the townscape due to their greater height. However, the developments are in keeping with the dense multi-period townscape of Manchester City Centre which incorporates both historic structures and tall modern structures, and which now forms the setting for Brownsfield Mill. They would not detract from the close historic relationship between the mill and canal, preserving a key aspect of the building's value. The magnitude of this cumulative impact is assessed to be low adverse, resulting in a moderate adverse significance of effect.

13.10.15. During operation, the presence of RFFP would substantially screen the Proposed Development in views of the Rochdale Canal Warehouse from Tariff Street due to its proximity and height, negating any impact from the Proposed Development upon this asset and resulting in a neutral effect.

Operation Effects

13.10.16. Table 13-8 summaries the inter-project cumulative operational impacts of the Proposed Development and RFFPs acting together, from the perspective of the historic environment.

Table 13-8 - Summary of Inter-Project Operation Effects

Application Reference	Impacted Receptor	Nature of Impact	Effect
126608/FO/2020	Store Street Aqueduct (grade II* listed building, 1270666)	Visual	Negligible
135675/FO/2022	Brownsfield Mill (1207994)	Visual	Moderate adverse
135675/FO/2022	Rochdale Canal Warehouse	Visual	Neutral

Mitigation measures

13.10.17. The impact of each RFFP and the Proposed Development acting together on other receptors within the study area is considered within the inter-project cross-topic Chapter 22: Cumulative Effects.

Summary Cumulative Effects

13.10.18. The RFFP developments 126608/FO/2020 (Development of 66 residential units between Store Street and Ashton Canal) and 135675/FO/2022 (Development of two apartment buildings comprising 267 dwellings at Tariff Street) were assessed due to their scale, proximity to heritage assets and potential for impacts on the value of the assets. These assessed developments in combination with the Proposed Development would result in major adverse inter-project effect on the heritage assets Brownsfield Mill

(1207994) due to temporary noise and visual impact during the construction phase of the development 135675/FO/2022 and the Proposed Development.

13.10.19. The RFFP development 126608/FO/2020 (Development of 66 residential units between Store Street and Ashton Canal) with the Proposed Development would have the combined operational inter-project effects of creating a minor beneficial impact on the Store Street Aqueduct (1270666) due to an improvement in setting, combined with a visual change to the Aqueduct's setting would result in a negligible impact on this heritage asset.

13.10.20. The RFFP development 135675/FO/2022 (Development of two apartment buildings comprising 267 dwellings at Tariff Street) in combination with the Proposed Development would have a moderate adverse effect upon Brownsfield Mill (1207994) due to their greater height within the townscape. However this change is in keeping with the dense multi-period setting of Brownsfield and does not detract from its historic relationship with the canal or mills on Redhill Street. The operation of the development 135675/FO/2022 would also result in the screening of views of Proposed Development from the Rochdale Canal Warehouse, resulting in a cumulative neutral effect.

13.11. Summary and conclusions

13.11.1. Within a 250 m study area around the Proposed Development 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), Doubling Mill and Fireproof Mill (1270855), Brownsfield Mill (1207994), and Ancoats Conservation Area have been determined to be of particular relevance to this assessment. Six non-designated heritage assets comprising the former sites of 19th century workers' housing and industrial sites are documented within the Proposed Development Area. Moderate to high potential for potential archaeological remains of Industrial and modern date has also been identified within the Proposed Development Site.

13.11.2. 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 Site visit and review of archaeological monitoring of ground investigation within the Proposed Development Site.

13.11.3. Measures to mitigate potential effects on the historic environment have been embedded into the design of the Proposed Development. These include:

- Siting of the proposed buildings to provide a setback from the canal, listed mills and Ancoats Conservation Area;
- Design of the Proposed Development to respond to their townscape context and break up their massing;
- Careful consideration of the materiality of the Proposed Development to relate to the surrounding townscape;
- The creation of new area of public realm along the canal and the use of hard landscaping within this to reflect the area's historic industrial character; and
- Integration of two pieces of bespoke sculpture/landscape art referencing the industrial history and significance of Ancoats into the public realm.

13.11.4. A phased programme of archaeological mitigation is proposed to offset the impact of the Proposed Development on archaeological remains. The scope of these works would be defined in an AMS which would be agreed with GMAAS and delivered prior to commencement of the main construction phase.

13.11.5. Construction of the Proposed Development would result in the following effects on the historic environment:

- Temporary major adverse effects on five listed buildings of high value;
- Temporary major adverse effects on two listed buildings of medium value;
- A temporary moderate adverse effect on Ancoats Conservation Area
- Temporary minor adverse effects on four listed buildings of high value and two listed buildings of medium value; and
- Permanent moderate adverse effects on six non-designated heritage assets of low value.

13.11.6. A temporary cumulative significant effect on one grade II* listed building of high value has been identified due to the impact on its setting, resulting in a temporary moderate adverse effect.

13.11.7. Construction of the Proposed Development would also result in the removal or truncation of unknown archaeological remains present within the Site.

13.11.8. Operation of the Proposed Development would result in the following effects on the historic environment:

- Minor adverse effects on eight listed buildings of high value and one listed building of medium value;
- Minor beneficial effects on five designated heritage assets comprising Ancoats Conservation Area (high value) and four listed buildings of medium value; and
- A negligible beneficial effect on one non-designated heritage asset of low value.

13.11.9. The Proposed Development would result in both adverse and beneficial change to the settings of the listed buildings of Royal Mill (1247474), Sedgwick Mill (1270856), Old Mill and Decker Mill (1247473) and Doubling Mill and Fireproof Mill (1270855). On balance, this effect has been assessed to be Minor adverse, due to the introduction of new large-scale buildings into their settings, diminishing to a limited extent understanding of the mills' imposing scale. It is assessed that this effect would result in less than substantial harm to the value of the listed buildings, at the lower end of the scale. The Proposed Development would also deliver permanent slight beneficial effects to a further five listed buildings and the Ancoats Conservation Area, listed in Table 13-9 below.

13.11.10. The phased programme of archaeological mitigation, whilst providing a permanent record of archaeological remains which would be lost as a result of the construction of the Proposed Development, would not diminish this impact. The residual significance of effects for all historic environment assets resulting from construction and operation would remain the same.

13.11.11. The value of potential unknown archaeological remains within the Proposed Development Site is likely to be low to medium. Based on currently available information, the impact of construction upon any such remains is unlikely to be significant.

Table 13-9 – Summary of effects

Resource / Receptor / affected group	Sensitivity of receptor	Activity or impact	Embedded design mitigation	Effect Magnitude Type Spatial extent Duration Likelihood	Significance of effect	Additional mitigation	Residual effect
Construction							
Towpath footbridge and associated ramps opposite Brownsfield Mill (1270859)	Medium	Temporary noise and visual intrusion on setting.	None	Adverse Low Direct Local Temporary Certain	Minor adverse	None	Minor adverse
Royal Mill (1247474)	High	Temporary noise and visual intrusion on setting.	None	Adverse High Direct Local Temporary Certain	Major adverse	None	Major adverse
Sedgwick Mill (1270856)	High	Temporary noise and visual intrusion on setting.	None	Adverse High Direct Local Temporary Certain	Major adverse	None	Major adverse
New Mill (Murray's Mills) (1200821)	High	Temporary noise and visual intrusion on setting.	None	Adverse Negligible Direct Local Temporary Certain	Minor adverse	None	Minor adverse
Retaining wall on south side of Redhill Street, west of Union Street Bridge (1270860)	Medium	Temporary noise and visual intrusion on setting.	None	Adverse High Direct Local Temporary Certain	Major adverse	None	Major adverse
Former Warehouse and Offices of Old Mill, Decker Mill, and New Mill (1220282)	High	Temporary noise and visual intrusion on setting.	None	Adverse Negligible Direct Local Temporary Certain	Minor adverse	None	Minor adverse
Doubling Mill and Fireproof Mill (1270855)	High	Temporary noise and visual intrusion on setting.	None	Adverse Medium Direct Local Temporary Certain	Major adverse	None	Major adverse

Brownsfield Mill (1207994)	High	Temporary noise and visual intrusion on setting.	None	Adverse Medium Direct Local Temporary Certain	Major adverse	None	Major adverse
Rochdale Canal Lock No.82 (1247485)	Medium	Temporary noise and visual intrusion on setting.	None	Adverse High Direct Local Temporary Certain	Major adverse	None	Major adverse
Union Street Bridge (Rochdale Canal) (1247550)	Medium	Temporary noise and visual intrusion on setting.	None	Adverse Low Direct Local Temporary Certain	Minor adverse	None	Minor adverse
Old Mill and Decker Mill (1247473)	High	Temporary noise and visual intrusion on setting.	None	Adverse Medium Direct Local Temporary	Major adverse	None	Major adverse
Former Rochdale Canal Warehouse (formerly Rochdale Canal Warehouse) (1254689)	High	Temporary noise and visual intrusion on setting.	None	Adverse Negligible Direct Local Temporary	Minor adverse	None	Minor adverse
Store Street Aqueduct (1270666)	High	Temporary noise and visual intrusion on setting.	None	Adverse Negligible Direct Local Temporary	Minor adverse	None	Minor adverse
Ancoats Conservation Area	High	Temporary noise and visual intrusion on setting.	None	Adverse Low Direct Local Temporary	Moderate adverse	None	Moderate adverse
Allum Street Mill (Imperial Mill) (12331.1.0)	Low	Removal of asset.	None	Adverse High Direct Local Permanent	Moderate adverse	Archaeological mitigation	Moderate adverse
Shooter's Brook Iron Foundry (site of) (17373.1.0)	Low	Removal of asset.	None	Adverse High Direct Local Permanent	Moderate adverse	Archaeological mitigation	Moderate adverse
Rochdale Canal Road Bridge (Great Ancoats Street) (6456.1.0)	Low	Temporary noise and visual intrusion on setting.	None	Adverse High Direct Local	Moderate adverse	None	Moderate adverse

				Permanent			
Allum Street Foundry (ATK1)	Low	Removal of asset.	None	Adverse High Direct Local Permanent	Moderate adverse	Archaeological mitigation	Moderate adverse
Oil Cloth Manufactory (ATK2)	Low	Removal of asset.	None	Adverse High Direct Local Permanent	Moderate adverse	Archaeological mitigation	Moderate adverse
Small-scale industrial premises (ATK3)	Low	Removal of asset.	None	Adverse High Direct Local Permanent	Moderate adverse	Archaeological mitigation	Moderate adverse
Workers' Housing (ATK4)	Low	Removal of asset.	None	Adverse High Direct Local Permanent	Moderate adverse	Archaeological mitigation	Moderate adverse
Operation							
Towpath footbridge and associated ramps opposite Brownsfield Mill (1270859)	Medium	Enhancement of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Beneficial Low Direct Local Permanent Certain	Minor beneficial	None	Minor beneficial
Royal Mill (1247474)	High	Temporary noise and visual intrusion on setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Adverse Low Direct Local Permanent Certain	Minor adverse	None	Minor adverse
Sedgwick Mill (1270856)	High	Temporary noise and visual intrusion on setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Adverse Low Direct Local Permanent Certain	Minor adverse	None	Minor adverse
New Mill (Murray's Mills) (1200821)	High	Temporary noise and visual intrusion on setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Adverse Negligible Direct Local Permanent Certain	Minor adverse	None	Minor adverse
Retaining wall on south side of Redhill Street, west of Union Street Bridge (1270860)	Medium	Enhancement of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Beneficial Low Direct Local Permanent Certain	Minor beneficial	None	Minor beneficial

Former Warehouse and Offices of Old Mill, Decker Mill, and New Mil (1220282)	Medium	Alteration of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Adverse Negligible Direct Local Permanent Certain	Minor adverse	None	Minor adverse
Former Rochdale Canal Warehouse (1254689)	High	Alteration of setting.	Massing, scale, siting, and materiality of Proposed Development.	Adverse Negligible Direct Local Permanent Certain	Minor adverse	None	Minor adverse
Store Street Aqueduct (1270666)	High	Alteration of setting.	Massing, scale, siting, and materiality of Proposed Development.	Adverse Negligible Direct Local Permanent Certain	Minor adverse	None	Minor adverse
Doubling Mill and Fireproof Mill (1270855)	High	Alteration of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Adverse Low Direct Local Permanent Certain	Minor adverse	None	Minor adverse
Brownsfield Mill (1207994)	High	Alteration of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Adverse Negligible Direct Local Permanent Certain	Minor adverse	None	Minor adverse
Rochdale Canal Lock No.82 (1247485)	Medium	Enhancement of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Beneficial Low Direct Local Permanent Certain	Minor beneficial	None	Minor beneficial
Union Street Bridge (Rochdale Canal) (1247550)	Medium	Enhancement of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Beneficial Low Direct Local Permanent Certain	Minor beneficial	None	Minor beneficial
Old Mill and Decker Mill (1247473)	High	Alteration of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Adverse Low Direct Local Permanent Certain	Minor adverse	None	Minor adverse

Ancoats Conservation Area	High	Enhancement of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Beneficial Low Direct Local Permanent Certain	Minor beneficial	None	Minor beneficial
Rochdale Canal Road Bridge (Great Ancoats Street) (6456.1.0)	Low	Enhancement of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Beneficial Low Direct Local Permanent Certain	Negligible beneficial	None	Negligible beneficial
Cumulative effects							
Store Street Aqueduct (1270666)	High	Alteration of setting.	Massing, scale, siting, and materiality of Proposed Development.	Adverse Medium Direct Local Permanent Certain	Minor adverse	None	Minor adverse
Former Rochdale Canal Warehouse (formerly Rochdale Canal Warehouse) (1254689)	High	Alteration of setting.	Massing, scale, siting, and materiality of Proposed Development.	Neutral No impact Direct Local Permanent Certain	Neutral effect	None	Neutral effect
Brownsfield Mill (1207994)	High	Alteration of setting.	Massing, scale, siting, and materiality of Proposed Development. Creation of Canal Plaza.	Adverse Low Direct Local Permanent Certain	Moderate adverse	None	Moderate adverse

13.12. Glossary and Acronyms

Table 13-10 – Glossary and acronyms

Term	Definition
AD	Anno Domini
AMS	Archaeological Mitigation Strategy
AOD	Above Ordnance Datum
BGS	British Geological Survey
CIfA	Chartered Institute for Archaeologists
EIA	Environmental Impact Assessment
ES	Environmental Statement
GMAAS	Greater Manchester Archaeological Advisory Service
GPA	Government Property Agency
HER	Historic Environment Record
HLC	Historic Landscape Characterisation
IHBC	Institute for Historic Building Conservation
MCC	Manchester City Council
NHLE	National Heritage List for England
NPPF	National Planning Policy Framework
OCEMP	Outline Construction Management Plan
RFFP	Reasonably Foreseeable Future Project
ZTV	Zone of Theoretical Visibility

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