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Ben Dyson
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School of Science, Engineering & Environment,
Room LG20, Peel Building, Peel Park Campus,
University of Salford, Salford, M5 4WX

17 October 2024
By email: b.j.dyson@salford.ac.uk

Dear Ben,

Re: Plot 9, First Street South

I write with regards to our recent email correspondence and telephone calls on the matter of the archaeological planning condition attached to consent number 125833/FO/2019, for which a recent application was made to discharge said condition under application reference CDN/23/0673.

As you are aware, the relevant archaeological condition stated as follows:

4) (a) The development shall be carried out in accordance with the programme of archaeological works contained within Written Scheme of Investigation for Archaeological Mitigation (prepared by Pre-Construct Archaeology updated December 2021) received by the City Council as Local Planning Authority on 24 December 2021.

The works are to be undertaken in accordance with the Written Scheme of Investigation., which covers the following:

1. A phased programme and methodology of investigation and recording that includes: a 'strip, map and record' excavation.
2. A programme for post-investigation assessment to include: production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance, including the installation of an information panel.
5. Provision for archive deposition of the report and records of the site investigation

For Part 1 of the above condition PCA completed the ‘strip, map and record’ excavation in 2022 under PCA site code FMS20, and the work was monitored / approved to sign-off by GMAAS.

For Part 2, PCA completed a post-excavation assessment (enclosed PCA Report No R15344) in March 2023, and this was approved by GMAAS at the end of 2023.

Application reference CDN/23/0673 confirmed that Parts 1 and 2 could be discharged, but stated that Parts 3-5 could not yet be discharged. I have discussed this with you, and set out here our agreed route to undertake the required works.

Part 3

I will shortly email the GMHER to provide a copy of the final version of the post-excavation assessment, and copy you to the email.

Part 4

PCA has commenced work on a draft display board panel, fully funded by the client, which will be supplied to the client and GMAAS for approval in the w/c 4th November 2024. The draft to GMAAS will be accompanied by a marked-up plan showing the proposed location for the board at a public-facing location on the new Plot 9 development., and a letter from the client confirming that they will install it within the next 6 months, once GMAAS have approved the content of the board.

Part 5

We discussed that there is still no ideal repository for the entire site archive as a whole, but that the digital archive would be lodged by PCA with the ADS, and that the finds archive will be rationalised in line with the recommendations in the post-excavation assessment so that any retention-worthy pieces are kept, whilst the rest will be discarded. PCA will then hold the rationalised archive until a suitable repository is available, or until such a time as this becomes impractical, which we suggested would be 5 years hence. PCA hereby commits to undertaking this process, for which we have received funds from the client.

We also discussed the provision of a summary of the Plot 9 archaeological mitigation to the annual roundup of Post-Medieval Archaeology, which PCA are committed to do and about which I will email you separately.

I trust that the above reflects our discussions accurately and will, when we have provided the draft display board and associated information mentioned above in early November, allow you to confirm that you will recommend the discharge of Parts 3-5 of the archaeological condition.

Yours sincerely,



Chris Mayo, Director