



Lucy Harrison
City Centre Team
Planning
Growth and Development
Manchester City Council
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Date: 4th June 2024

Dear Lucy

Updated Archaeological Consultation: 137226/FO/2023 – Reconsultation under Regulation 25 - Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works - Part of Plot C and Plot E, Great Jackson Street, Manchester

Thank you for reconsulting GMAAS regarding the above planning application.

The application is supported by an archaeological desk-based assessment prepared by Salford Archaeology (December 2022) and an updated Heritage Statement by Stephen Levrant Heritage Architecture (January 2024), which have been undertaken in accordance with Policy 200 of the National Planning Policy Framework. The detailed desk-based assessment describes the historical development of the application site, supported by key historic map extracts. Following consultation with GMAAS, it utilises GM Historic Environment Record data and 'grey literature' reports on relevant pieces of archaeological investigation and key publications. The report is a comprehensive and useful document that allows a clear understanding of the potential archaeological interests and an appropriate strategy to mitigate the harm of development on those interests.

The application site lies within an area of known Roman activity centred on the fort at Castlefield and the projected route of the Roman road that is now followed by the modern Chester Road. Recent archaeological excavations in the vicinity of the application site indicates that small temples and mausolea probably lined this Roman road as it dropped down to a ford across the River Medlock on its approach to the fort, with some evidence for field systems to the rear. Pending the extent of disturbance caused by intensive development during the 19th century, the application site has some potential to contain buried archaeological remains of interest deriving from the Roman period.

The desk-based assessment also demonstrates that the application site comprised a semi-agricultural landscape by the late 18th century, represented by 'Jackson's Farm', together with a brewery that was erected on the south side of what is now Silver Street. Rows of workers' houses and small commercial premises were established across the application site during the 19th century as the area was transformed to an urban townscape.

The desk-based assessment concludes that the application site has considerable potential to contain below-ground remains of archaeological interest dating to the 18th and 19th centuries, in addition to possible evidence for Roman activity. GMAAS concurs with this conclusion and recommends that the site is subject to intrusive archaeological investigation in advance of development which, in the first instance, should comprise an initial phase of evaluation trenching. GMAAS accepts that any archaeological remains that do exist are not going to be of national, but of regional or local significance. As such, GMAAS would be content to see the archaeological investigation secured through a condition worded as follows:

'No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design which has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

- 1. A phased programme and methodology of investigation and recording that includes:***
 - archaeological evaluation trenching;***
 - pending the results of the above, a targeted open-area 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.***
- 5. Provision for archive deposition of the report and records of the site investigation.***

Reason: In accordance with NPPF policy 211: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible, pursuant to policy DM1 of the Core Strategy for the City of Manchester.'

All archaeological work should be undertaken by a suitably qualified and experienced archaeological contractor, funded by the applicant. GMAAS will monitor the implementation and progress of the archaeological works on behalf of Manchester City Council.

Yours sincerely

[Redacted Signature]

[Redacted Name]

Heritage Management Director

[Redacted Address Line]