



**GMAAS**  
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service  
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City Centre Team  
Planning  
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Manchester City Council  
Floor 6 Town Hall Extension  
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Manchester M60 2LA

Date: 18<sup>th</sup> July 2023

Dear Lucy

**Archaeological Consultation: 137227/FO/2023 - Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works - Plot D, Great Jackson Street, Manchester M15 4NP**

Thank you for consulting GMAAS regarding the above planning application.

The application is supported by an archaeological desk-based assessment prepared by Salford Archaeology (December 2022) and a Heritage Statement by Stephen Levrant Heritage Architecture (April 2023), which have been undertaken in accordance with Section 16 Paragraph 194 of the NPPF. 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 archaeological interests.

The application site lies adjacent to an area of known Roman activity centred on the fort at Castlefield. In particular, the projected route of the Roman road that linked the fort at Castlefield with the legionary fortress and town at Chester takes a course a short distance to the north-west of the application site. Recent archaeological excavations in the vicinity of the application site indicates that small temples and mausolea probably lined this road, with evidence for agricultural field systems extending to the south, potentially as far as the application site. 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.



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The desk-based assessment demonstrates that the application site comprised an agricultural landscape by the late 18th century, represented by 'Mr Jackson's Farmhouse' and a series of field boundaries, elements of which may survive as archaeological remains. This semi-rural landscape was transformed in the mid-19th century when rows of workers' houses and small commercial premises were established across the application site, the foundations of which are likely to survive as archaeological remains. The report concludes that any such surviving remains would merit further investigation in advance of development, noting, quite correctly, that studying the remains of workers' housing in the industrial city has been identified as a legitimate avenue of research within the current North West Archaeological Research Framework.

GMAAS concurs with the conclusions drawn from the desk-based assessment, 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 Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI 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 16, paragraph 205: 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 of the archaeological works on behalf of Manchester City Council.

Yours sincerely

[Redacted Signature]  
Heritage Management Director  
[Redacted Name]