

Note regarding archaeological, implications of proposed planning application for drainage diversion works at Plot 10a, First Street South, Manchester

Site centred at NGR SJ83779727

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For Ask Real Estate

1. Ask Real Estate are seeking planning consent to undertake diversion works to an existing drain which passes through their development site at Plot 10A, a rectangular parcel of land bordered by River Street to the north, development Plot 10b to the east (itself fronting to River Street as orients from E-W to N-S), by Hulme Street to the south and by Plot 9 to the west.
2. The proposed works will remove a drain which currently runs N-S across the Plot 10a site by constructing a new E-W drainage to the north, in River Street, and a new E-W drainage to the south, in Hulme Street, both joining into an existing N-S drain below Wilmott Street to the east (Figure 1).
3. Site topographic surveys illustrate that both River Street and Hulme Street already carry a number of buried services: gas mains (GM), storm water (SW), electric (elec) and telecoms (BT) (Figure 1).
4. The proposed route of the diversion is shown at Figure 2.
5. The Plot 10a site and the area immediately around it has been the subject of an Historic Environment Desk-Based Assessment (Buczac 2016). The baseline study records the following chronology for the later history of the site:
 - The earliest cartographic evidence depicts the site still relatively undeveloped in the late 18th century, although it was by this time already crossed by a road and a water channel -a manmade channel fed from the River Medlock - which, across the turn of the century, would see some relatively minor changes and developments. The site had begun to change more rapidly by the 1820s when the first substantial industrial works were constructed in the immediate vicinity; with the establishment of the nearby portable gas works, the site becomes covered by smallholdings and orchard plots which are replaced various times over the early 19th century by other smallholdings and, eventually, dense rows of workers' housing.

- River Street, Wilmott Street and Hulme Street had all been laid out in the manner currently recognisable by the time of the 1844-49 OS Map (PCA, 2016 see Figure 8).
6. Archaeological works have recently been completed by PCA at the adjacent development Plot 9 and Plot 11(8). These demonstrated the good survival of buildings dating from the mid 19th century onwards, and furthermore the remains were found to be very closely matched to their positions as illustrated on historic maps, particularly the 1st Edition OS Map of 1844-49. Where historic road surfaces were found, for example the former Ebenezer Street at Plot 11(8) (PCA, 2017 p. 50) and Easton Street at Plot 9 (PCA forthcoming), these were seen to be underlain by historic service trenches.
 7. It can be confidently anticipated that the proposed new drainage trenches within River Street and Hulme Street will already have been subject to impact and truncation by services dating to the laying out of the streets in the 1840s, and subsequent modern alterations, especially have both streets have continued to serve as thoroughfares through to the current day.
 8. For this reason it is not considered that the works which are proposed within the forthcoming planning applications will have an archaeological impact, and therefore no archaeological work is anticipated to be necessary.

References

PCA. 2017. *First Street Plot 11 (8), Manchester, M15 4FN: Assessment of an Archaeological Excavation.* London : Pre-Construct Archaeology Limited, 2017. R12915.

—. 2016. *Plots 6 & 7, First Street South, Manchester, M15 4FN: An Environment Desk-Based Assessment.* London : Pre-Construct Archaeology Limited, 2016. R12329.

Figure 1: Ramboll Drawing No: 1620007819 Rev P01, date 10/2022: PROPOSED SEWER ABANDONMENT GENERAL ARRANGEMENT

Figure 2: Ramboll Drawing No:RAM-XX-XX-DR-C-10, Rev P01, date 10/2022: PROPOSED SEWER DIVERSION GENERAL ARRANGEMENT