

Chris Mayo
Director
Pre-Construct Archaeology Ltd
London Office
Unit 54 Brockley Cross Business Centre
96 Endwell Road
Brockley
London
SE4 2PD

Date: 17th May 2022

Dear Chris,

RE: Site at No.3 Circle Square (Plot 12, Former BBC Site), Manchester: Archaeology

Many thanks for consulting with the Greater Manchester Archaeological Advisory Service (GMAAS) at an early stage in the application process for the proposed office building development at Plot 12, Former BBC Site, Oxford Road, Manchester.

Having consulted all our records, including the Greater Manchester Historic Environment Record, I am pleased to confirm that the numerous pieces of archaeological investigation undertaken within the wider site by PCA since 2015 have mitigated all significant archaeological implications.

This particular plot was formerly occupied by a timber yard from the mid-19th century, redesigned as the Medlock Works (Rubber Footwear) by the mid-20th century, with a changing footprint denoting modification and further redesign that would have eroded or removed earlier remnants of the site's occupation well into the late 20th century. The history and development of the pre-application site and wider area is well documented through a series of Desk-Based Assessments and fieldwork reports, with the results drawn together and published within a recent edition of Industrial Archaeology Review (Volume 43, 2021 – Issue 2).

GMAAS is satisfied that there are no archaeological or heritage interests in the site, and the proposed development will not have any impact on the historic environment. As such, GMAAS is happy to advise that no further archaeological study to support a planning application is merited.

Yours sincerely,

Ben Dyson BA MLitt
Senior Planning Archaeologist