Greater Manchester Archaeological Advisory Service
School of Environment & Life Sciences
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Helen Hatcher
Senior Project Manager
Capital Development
Bridgwater House
Manchester Metropolitan University
7th floor
58-60 Whitworth Street
Manchester M1 6LT

Date: 25th August 2023

Dear Helen

RE: All Saints Library, MMU, 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 redevelopment of All Saints Library in All Saints Park, Manchester. Having consulted all our records, including the Greater Manchester Historic Environment Record, I am pleased to confirm that there are no sites of archaeological interest within the boundary of the proposed development area.

Historically, the area around what is now All Saints Park lay within the township of Chorlton-upon-Medlock, known formerly as Chorlton Row, and originally simply as Chorlton. The character of the area was transformed from an agricultural landscape after the late 18th century by the rapid expansion of Manchester and, in the early 1790s, the Chorlton Hall estate was bought by local entrepreneurs with an intention to develop the land as a suburb to Manchester. The centrepiece of this development was to be a new square, known originally as Grosvenor Square and later as All Saints after the church that was built there in 1819-20. The site now occupied by All Saints Library is shown on the Ordnance Survey 1st Edition 1:1056 Town Plan of 1851 to have been in use largely as a timber yard, together with a terrace of commercial / residential properties fronting onto Oxford Road. The Ordnance Survey 1st Edition 1:500 Town Plan of 1891 shows the timber yard to have been redeveloped as the Manchester Carriage & Tramway Co Depot and a terrace of five double-depth houses, although the tramway depot had been replaced with a school by the early 1920s. The school and the terrace of houses were all cleared in the 1970s to enable the construction of the current All Saints Building.

In view of the previous development of the site, and especially the significant earth-moving works that will have been required to construct All Saints Library, GMAAS is entirely satisfied that the proposed redevelopment of the site will not have any impact on below-ground archaeological remains and is pleased to advise that that no further consideration of archaeological matters to support a planning application is merited; GMAAS does not expect an archaeological desk-based assessment to be prepared in this instance.

The advice provided above does not extend to the historic built environment. Whilst All Saints Library is neither a designated nor non-designated heritage asset, and does not lie within a conservation area, there are numerous listed buildings in the immediate vicinity. These include the former Manchester Ear Hospital, the Roman Catholic Church of St Augustine, the Ormond Building, the Righton Building, the Grosvenor Building and the former town hall façade to the Mable Tylecote Building, all of which are Grade II listed. The potential harm of any new development to the setting of these designated heritage assets will need to be considered in a heritage statement.

Yours sincerely

[redacted]

Ian Miller
Heritage Management Director (Archaeology)
[redacted]

[EXT] RE: Forthcoming Planning Application: MMU Library Development - Archaeology

IM [redacted]

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Thu 30/10/2025 20:18

To Scrafton, Eleanor
Cc Wray, Katie; Cummings, Michaela

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You replied to this message on 31/10/2025 16:49.

Hi Eleanor

Good to hear from you and thanks for getting in touch with the update on the All Saints Library scheme.

GMAAS did indeed respond very recently to the planning application for partial demolition (Ref. 143943/FO/2025), reiterating our view that there is no archaeological interest in the building. Assuming that the revised design for the proposed development lies within the same red-line boundary, we will return the same 'no impact' response as and when we're consulted by MCC on the impending application. With that in mind, I'm happy to confirm that the letter GMAAS supplied to support the original application, and dated 25th August 2023, remains valid for forthcoming application.

With kindest regards

Ian

Ian Miller BA FSA
Heritage Management Director
Greater Manchester Archaeological Advisory Service
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University of Salford MANCHESTER

SCHOOL OF SCIENCE, ENGINEERING & ENVIRONMENT

From: Scrafton, Eleanor <[redacted]
Sent: 30 October 2025 13:27
To: Ian Miller <[redacted]
Cc: Wray, Katie [redacted]>; Cummings, Michaela <[redacted]
Subject: Forthcoming Planning Application: MMU Library Development - Archaeology

Hi Ian,

Hope you are well.

We previously consulted with you on an application for the redevelopment of Manchester Metropolitan University's All Saints Library back in 2023 (Application Ref. 138424/FO/2023). Following a change in the University's estate strategy, this application has not been implemented, and a new design (and thereby planning application) are being submitted in December this year. Current details of the proposed scheme can be seen here: Our new Library | Manchester Metropolitan University.

Due to the phasing of the development, a separate planning application for the demolition of the extant building, has been submitted (Ref. 143943/FO/2025). To confirm, GMAAS have already been consulted on the demolition proposals and provided no comments / objection to the proposed development.

To support the application for the new library development, we are hoping you will be able to confirm that the details outlined within the previously submitted report (as attached) remain valid for this application.

Please let me know if any queries on the scheme, otherwise grateful if you could provide this feedback by Wednesday next week if possible.

Many thanks,

Eleanor Scrafton