



WYAS
**Archaeological
Services**

**Land at Aviator Way
Manchester Business Park
Greater Manchester**

Archaeological Evaluation

Report no. 4443

March 2026

Client: Lanpro Group Limited



Land at Aviator Way, Manchester Business Park

Greater Manchester

Archaeological Evaluation

Summary

Archaeological Services WYAS were commissioned to undertake archaeological trial trenching at Aviator Way, Manchester Business Park, Greater Manchester. Two trenches were excavated to assess the site's archaeological potential. Both trenches were devoid of archaeological remains. The results indicate a negligible potential for archaeological remains to be found within the bounds of the proposed development.



Report Information

Client:	Lanpro Services Ltd
Address:	100 Embankment Cathedral Approach Manchester M3 7FB
Report Type:	Archaeological Evaluation
Location:	Manchester Business Park
County:	Greater Manchester
Grid Reference:	NGR SJ 82634 85619
Period(s) of activity represented:	Modern
Report Number:	4443
Project Number:	XV45
Site Code:	AVI26
Planning Application No.:	144691/FO/2025
OASIS No.:	archaeol11-540926
Date of fieldwork:	9th February 2026
Date of report:	March 2026
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Document Issue Record

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The results and subsequent interpretation of data from archaeological trial trenching should not be treated as an absolute representation of the underlying archaeological and non-archaeological remains. Confirmation of the presence or absence of archaeological remains beyond the excavated trenches can only be achieved by further investigation of sub-surface deposits.

1 Introduction

Archaeological Services WYAS (ASWYAS) was commissioned by Lanpro Group Limited on behalf of Ask Real Estate MBP Limited to undertake the excavation of two trenches on land at Aviator Way, Manchester Business Park, Greater Manchester. The trenches were investigated on the 9th February 2026. The work was undertaken in accordance with the National Planning Policy Framework (NPPF) and a Written Scheme of Investigation (WSI) produced by Lanpro Group Limited (Appendix 1).

Site location, topography and land-use

The site is situated adjacent to Manchester Business Park, to the north of Aviator Way, Greater Manchester (centred at NGR SJ 82634, 85619; Fig. 1). The site comprises c. 3ha covered by rough grass with mature trees along its boundaries. The site is generally level and lies at 70m above Ordnance Datum (aOD).

Until the year 2000, it was largely occupied by a commercial nursery, the structures of which have now been removed. It is bounded by Woodhouse Lane to the west, the rear gardens of 20th-century houses to the north, and Manchester Business Park to the east. Beyond Aviator Way, to the south, is the A555 Ringway Road West and Manchester Airport.

Soils and geology

The bedrock geology of the study site comprises Bollin Mudstone Member – Mudstone, a sedimentary bedrock formed between 247.1 and 241.5 million years ago during the Triassic period. This is overlain by superficial deposits of Till, Devensian – Diamicton, formed between 116 and 11.8 thousand years ago during the Quaternary period (British Geological Survey 2026).

The overlying soils on site are described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage (LandIS 2026).

2 Archaeological and Historical Background

The archaeological background below is derived from the WSI (Appendix 1; Lanpro 2025) and the results of the geophysical survey (Freeman 2026).

Prehistoric and Roman periods (c. 9500 BC – c. AD 410)

There is no recorded evidence of prehistoric or Roman activity within the site. Extensive archaeological investigations have previously been undertaken on the ‘Airport City’ site to immediate west of the site, but these did not identify any remains of a prehistoric or Roman period date. Archaeological investigation undertaken during the construction of the A6 Manchester Airport Relief Road to the east of the site, however, identified two pits, one containing Bronze Age pottery and the other containing Middle-Late Bronze Age cremated human remains. A Bronze Age spearhead was also discovered c. 455m to the north of the site. Given the limited archaeological evidence from the surrounding area, and the lack of

prehistoric and Roman remains from the extensive archaeological investigations at the adjacent Airport City site, it is considered that the potential for archaeological remains of these periods to survive within the development site is limited.

Medieval period (c. AD 410 - c. 1540)

There are no records within the study site or the surrounding search area dating to the medieval period. The study site lay to the south of the medieval settlement of Northenden but appears to have remained in agricultural use throughout the medieval period and was located outside of the focus of any medieval settlement. Therefore, it is considered that any remains of a medieval date surviving in the study site would likely relate to agricultural activity, such as ploughing or drainage, and would be of negligible significance.

Post-medieval and modern periods (c. 1540 - present)

There are no records within the study site relating to post-medieval or modern activity. Within the surrounding search area, there are fourteen HER records for the post-medieval and modern periods. These relate to buildings or monuments of a well-defined extent that do not contribute to the understanding of the study site's archaeological potential.

The understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources which can give additional detail to data contained within the HER and, notably, to the study site. The 1841 tithe map of Etchells depicts the study site as eight parcels of predominantly undeveloped land, with two buildings located at its north-western and south-western corners, fronting on to Woodhouse Lane. The accompanying apportionment records three parcels in arable use, one parcel of pasture at the southern end of the site, and meadows to the east. The two buildings are described as cottages with associated gardens. The Ordnance Survey (OS) map of 1872 shows the removal of an internal boundary in the western part of the study site, reducing it to seven parcels. There are no other changes to the study site or to the layout of the road to the west. By 1909, the OS map indicates further boundary loss within the centre of the study site, leaving six parcels. The building in the south-western corner has been extended, and a small building or pond appears within the central part of the study site. The OS map of 1960 shows substantial changes within the study site, which has been cleared and whose former field boundaries have been replaced by drains along the west and south. The buildings in the north-west and south-west have been further extended and are now labelled Yew Tree Cottages (north-west) and Oaklea and Peartree Cottage (south-west). By this time the majority of the study site was being used as a nursery, and a range of greenhouses and access tracks had been constructed across the site's centre and south-eastern sides. The OS map of 1986 shows that Yew Tree Cottages, in the north-western corner of the study site, had been demolished by this time, while further greenhouses, had been constructed across the centre of the site. The OS map of 1992 shows minimal changes, although a further building has been added within the nursery area. The 2000 aerial view of the study site shows disturbance caused by greenhouses in the southern and central parts of the study site, as well as evidence of construction and

demolition works associated with the formation of Aviator Way to the south. The OS map of 2003 shows that the study site has been completely cleared of all buildings, with only the drain in the southern extent remaining. Aviator Way has been constructed to the south of the study site, while Woodhouse Lane continues to define its western boundary. The aerial view of the study site shows its current composition and undeveloped nature. Woodhouse Lane to the west has now been pedestrianised, and the drain in the southern part of the study site is clearly visible, as confirmed by LiDAR data. It is considered likely that the impact of the construction and demolition of the nursery buildings and infrastructure across the study site will have destroyed, or severely impacted, any earlier archaeological remains, if these had been present. There may, however, be some potential for the survival of post-medieval to modern agricultural remains, which would be considered of negligible significance.

Geophysical survey results

ASWYAS had undertaken a geophysical (magnetometer) survey across the site in January 2026 (Freeman 2026). Anomalies associated with post-medieval and modern agricultural and industrial activity had been detected. These were in the form of former field boundaries, linear dipolar responses which correlated with buried services and magnetic disturbances likely caused by green waste relating to the former commercial nursey and modern construction activity. Based on the results of the survey, the archaeological potential of the site was deemed to be low.

3 Aims and Objectives

The overall aim of the archaeological investigation was to obtain sufficient information to establish the presence/absence, character, extent, state of preservation and date of any archaeological deposits within the area of the proposed development. This would allow reasoned and informed recommendations to be made regarding any requirements for mitigation, the scope of which would be detailed in a subsequent WSI in agreement with GMAAS.

This was achieved through the following aims:

- Determine the location, extent, date, character, condition and significance of any archaeological remains within the Site
- Excavate and record identified archaeological features and deposits to a level appropriate to their extent and significance
- Assess vulnerability/sensitivity of any exposed remains
- Assess the impact of previous land use on the site
- Assess the potential for survival of environmental evidence
- Inform a strategy to avoid or mitigate impacts of the proposed development on surviving archaeological remains
- Undertake sufficient post-excavation assessment to confidently interpret identified archaeological features

- Report the results of the evaluation and place them in their local and regional context

The objective of the work was to monitor the removal of top and subsoil horizons and assess the resultant areas for their archaeological potential. No archaeological remains were uncovered.

4 Methodology

The work involved the excavation of two trial trenches measuring 25m by 1.80m. The trenches were positioned to target the ground below former nursery buildings which may remain undisturbed (Fig. 2).

All work was undertaken in accordance with accepted professional standards and guidelines (Historic England 2008; CIfA 2023), in accordance with the ASWYAS site recording manual (ASWYAS 2020) and in compliance with the WSI (Appendix 1).

All trenches were set out and the limits resurveyed using a Trimble VRS differential GPS accurate to $\pm 0.01\text{m}$. Topsoil across the trenches were stripped using a 360 mechanical excavator fitted with a toothless, flat bladed, grading bucket, under direct supervision by a suitably experienced and qualified archaeologist.

All topsoil deposits were removed in level spits (not more than 0.20m) with the topsoil and subsoil being separated to allow for re-instating in reverse order. Machining stopped at the first archaeological horizon or natural deposits, whichever was encountered first. All excavations of archaeological deposits were undertaken manually with the stripped surface being cleaned and investigated for archaeological remains.

There was a presumption of the need to cause minimum disturbance to the site consistent with adequate evaluation. Significant archaeological features (e.g. solid or bonded structural remains, building slots or postholes), were to be preserved intact even if fills were sampled. For linear features, minimum 1m wide slots would have been excavated across their width. For discrete features, such as pits, 50% of their fills would have been sampled, but in some instances 100% may have been requested by GMAAS. These would have been undertaken for the identification of plant macro-fossils, small animal bones and other small artefacts. All samples would have been taken from appropriate archaeological deposits, in accordance with the WSI and Historic England guidelines.

Metal detecting of trench locations was carried out before the trenches were excavated, with trench bases and spoil scanned once trenches had been opened. Metal detector searches took place at all stages of the evaluation, scanning for both ferrous and non-ferrous metal artefacts using a Minelab X-Terra 705 metal detector fitted with a 9inch 7.5kHz coil, capable of discriminating between ferrous and non-ferrous material and was operated by an experienced metal detector user. Metal detecting was also conducted over the surface of all exposed features before the end of the working day as a countermeasure to ‘nighthawking’.

All archaeological features would have been accurately recorded in plan at a scale of 1:20 or 1:50. Trench representative sections were drawn at a scale of 1:20. All plans and sections include spot heights that relate to Ordnance Datum in metres.

A full written, drawn and photographic record was made of all archaeological work undertaken. An inventory of the primary archive is presented in Appendix 2 and ASWYAS currently hold the site archive in a stable and secure location.

Following excavation and recording of blank trenches, and with the agreement of GMAAS, the evaluation trenches were backfilled with the previously excavated spoil. An archaeologist was present during the backfilling of said blank trenches.

5 Results

Two trenches were excavated within the site (Figs 2 and 3). A concordance of contexts is presented in Appendix 3 and a trench summary table is shown in Appendix 4.

Both trenches were sealed by topsoil (100, 200), varying in depth from 0.10m to 0.30m. It comprised friable very dark blackish-brown waterlogged silty clay with rooting and worm disturbance and no inclusions. Subsoil (101, 201) was present across both trenches, varying in depth from 0.10m to 0.30m. It comprised a friable mid-greyish brown waterlogged silty clay.

The underlying geological natural (102, 202) was reached in both trenches and remained consistent across the two trenches. It comprised a firm mid-brownish orange waterlogged silty clay with evenly distributed occasional small to medium angular platy sandstone.

Two land drains were exposed in Trench 2. They comprised modern red ceramic pipes, orientated northeast to southwest. A plastic service pipe was also observed in Trench 1 orientated northwest to southeast.

Both trenches were devoid of archaeological features, deposits and finds (Plates 1-4).

6 Artefact and Environmental Record

No artefacts were recovered during the trial trench evaluation and no deposits suitable for soil sampling was encountered.

7 Recommendations for Final Reporting

The trial trenches have been fully reported and illustrated, no further work on the text or illustrations should be required.

8 Discussion and Conclusions

The archaeological evaluation at Aviator Way, Manchester Business Park, Greater Manchester was successful in monitoring the removal of topsoil and upper deposits to assess the resultant trenches for their archaeological potential.

The works did not identify any archaeological remains or deposits. The absence of archaeological features could be due to the high level of ground disturbance caused by the construction of nearby buildings/services. Land drains observed on site were 21st-century in date.

The trial trenching programme, therefore, has indicated negligible potential for significant remains to be found on the site.

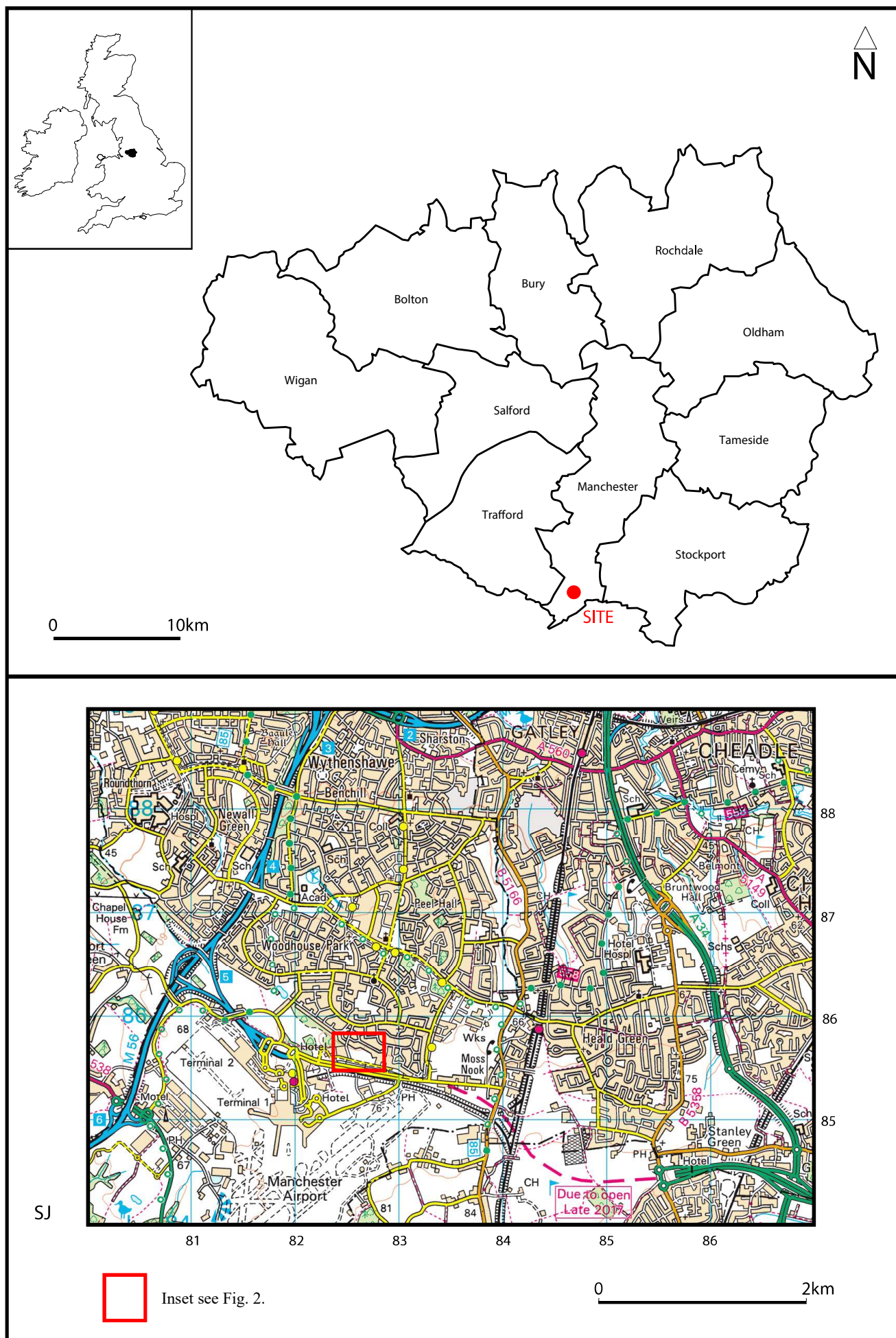
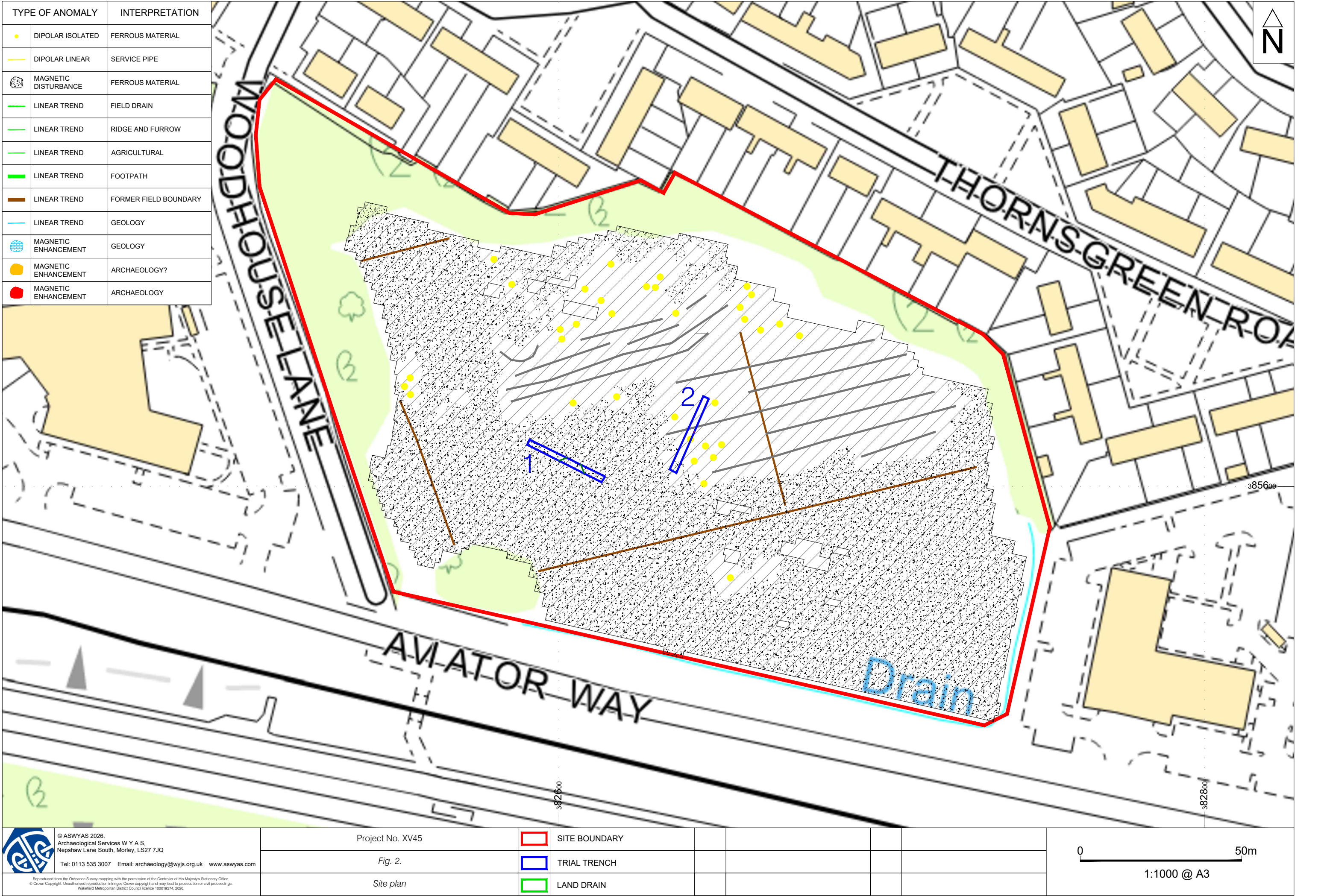
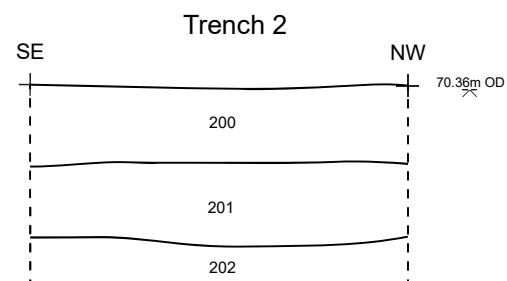
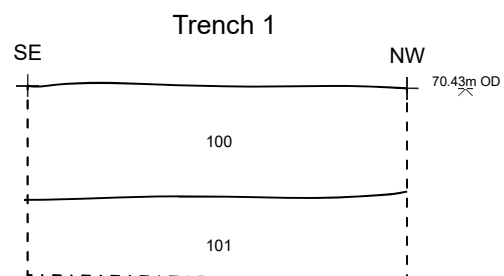


Fig. 1. Site location

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Project No. XV45

Project Code: AVI26

Fig. 3

Trench representative sections

0 1m (1:20)



Plate 1. Trench 1, looking southeast



Plate 2. Representative section of Trench 1, looking southwest



Plate 3. Trench 2, looking southwest



Plate 4. Representative section of Trench 2, looking southeast

Appendix 1: Written Scheme of Investigation

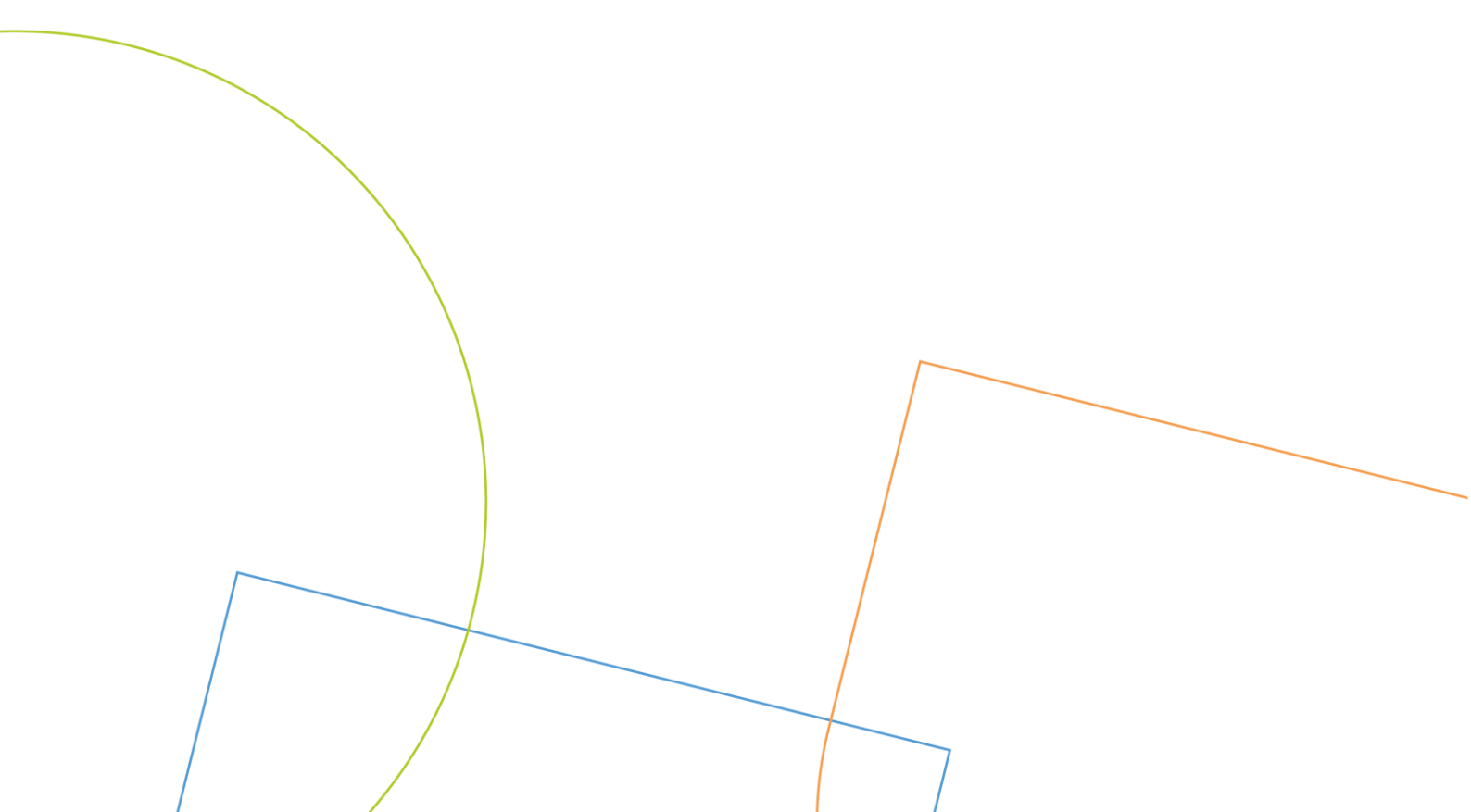
**Land at Aviator Way, Manchester Business Park, Greater
Manchester**

Archaeological Evaluation: Written Scheme of Investigation

On behalf of Ask Real Estate MBP Limited

Project no. 6393

January 2026



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Issue Sheet

Land at Aviator Way, Manchester Business Park, Greater Manchester Archaeological Evaluation: Written Scheme of Investigation

Document Prepared for: Ask Real Estate MBP Limited

Project no.: 6393

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Figure 1. The study site and proposed trench locations

Figure 2. The proposed trench locations overlaid onto geophysical greyscale

Figure 3. The proposed trench locations overlaid onto geophysical interpretation

1 Introduction

- 1.1.1 This Written Scheme of Investigation (WSI) has been prepared by Lanpro Services Ltd on behalf of Ask Real Estate MBP Limited (the client) and details the methodology for undertaking a programme of archaeological evaluation at land at land at Aviator Way, Manchester Business Park, M22 5TG (Figure 1).
- 1.1.2 This WSI has been informed by the results of a historic environment desk-based assessment (HEDBA; Lanpro 2025) and a geophysical survey (ASWYAS, forthcoming), which were produced to support the planning application for the development.
- 1.1.3 The proposed archaeological evaluation will comprise the excavation of 2 trenches measuring 1.8m by 25m (Figures 1-3). The trenches have been positioned to ground truth the geophysical survey results.
- 1.1.4 The programme of trenching will be followed by a post-excavation assessment of the results of the evaluation.
- 1.1.5 The results of the evaluation will inform decisions on the need for any further archaeological mitigation investigation. Should this be required, the scope of any additional archaeological excavation or monitoring will be detailed in a separate WSI.

2 Site Location and Description

2.1.1 The study site is situated adjacent to Manchester Business Park, to the north of Aviator Way, Greater Manchester (centred at NGR 82634, 85619; Figure 1).

2.1.2 The study site comprises c.3ha covered by rough grass with mature trees along its boundaries and is generally level. It was until the year 2000 largely occupied by a commercial nursery, the structures of which have now been removed. It is bounded by Woodhouse Lane to the west, the rear gardens of 20th century houses to the north, and Manchester Business Park to the east. Beyond Aviator Way, to the south, is the A555 Ringway Road West and Manchester Airport.

2.2 Geology and Soils

2.2.1 The bedrock geology of the study site comprises Bollin Mudstone Member – Mudstone overlain by superficial deposits of Till, Devensian - Diamicton (BGS 2025).

3 Archaeological Background

3.1.1 The archaeological background below is derived from the HEDBA (Lanpro 2025) and the results of the geophysical survey (ASYWAS, forthcoming).

3.1.2 The Site contains no designated heritage assets.

3.2 Prehistoric and Roman Periods (c. 9500 BC – c. AD 410)

3.2.1 There is no recorded evidence of prehistoric or Roman activity within the study site.

3.2.2 Extensive archaeological investigations have previously been undertaken on the 'Airport City' site to immediate west of the study site, but these did not identify any remains of a prehistoric or Roman period date. However, archaeological investigation undertaken during the construction of the A6 Manchester Airport Relief Road (EGM5177) to the east of the site identified two pits, one containing Bronze Age pottery and the other containing Middle-Late Bronze Age cremated human remains.

3.2.3 A Bronze Age spearhead (MGM10770) was also discovered c.455m to the north of the study site.

3.2.4 There are no records relating to Roman period activity within the search area.

3.2.5 Given the limited archaeological evidence from the surrounding area, and the lack of prehistoric and Roman remains from the extensive archaeological investigations at the adjacent Airport City site, it is considered that the potential for archaeological remains of these periods to survive within the study site is limited.

3.3 Medieval Period (c. AD 410 - c. 1540)

3.3.1 There are no records within the study site or the surrounding search area dating to the medieval period.

3.3.2 The study site lay to the south of the medieval settlement of Northenden but appears to have remained in agricultural use throughout the medieval period and was located outside of the focus of any medieval settlement. Therefore, it is considered that any remains of a medieval date surviving in the study site would likely relate to agricultural activity, such as ploughing or drainage, and would be of negligible significance.

3.4 Post-Medieval and Modern Periods (c. 1540 - present)

3.4.1 There are no records within the study site relating to post-medieval or modern activity.

3.4.2 Within the surrounding search area, there are 14 HER records for the post-medieval and modern periods. These are characterised by heritage assets relating to buildings or monuments of a well-defined extent that do not contribute to the understanding of the study site's archaeological potential. The understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources which can give additional detail to data contained within the HER and, notably, to the study site.

3.4.3 The 1841 tithe map of Etchells (Figure 2) depicts the study site as eight parcels of predominantly undeveloped land, with two buildings located at its north-western and

south-western corners, fronting on to Woodhouse Lane. The accompanying apportionment records three parcels in arable use, one parcel of pasture at the southern end of the site, and meadows to the east. The two buildings are described as cottages with associated gardens.

- 3.4.4 The Ordnance Survey (OS) map of 1872 (Figure 3) shows the removal of an internal boundary in the western part of the study site, reducing it to seven parcels. There are no other changes to the study site or to the layout of the road to the west. By 1909 (Figure 4), the OS map indicates further boundary loss within the centre of the study site, leaving six parcels. The building in the south-western corner has been extended, and a small building or pond appears within the central part of the study site.
- 3.4.5 The OS map of 1960 (Figure 5) shows substantial changes within the study site, which has been cleared and whose former field boundaries have been replaced by drains along the west and south. The buildings in the north-west and south-west have been further extended and are now labelled Yew Tree Cottages (north-west) and Oaklea and Peartree Cottage (south-west). By this time the majority of the study site was being used as a nursery, and a range of greenhouses and access tracks had been constructed across the site's centre and south-eastern sides.
- 3.4.6 The OS map of 1986 (Figure 6) shows that Yew Tree Cottages, in the north-western corner of the study site, had been demolished by this time, while further greenhouses, had been constructed across the centre of the site. The OS map of 1992 (Figure 7) shows minimal changes, although a further building has been added within the nursery area.
- 3.4.7 The 2000 aerial view of the study site (Figure 8) shows disturbance caused by greenhouses in the southern and central parts of the study site, as well as evidence of construction and demolition works associated with the formation of Aviator Way to the south.
- 3.4.8 The OS map of 2003 (Figure 9) shows that the study site has been completely cleared of all buildings, with only the drain in the southern extent remaining. Aviator Way has been constructed to the south of the study site, while Woodhouse Lane continues to define its western boundary.
- 3.4.9 The aerial view of the study site (Figure 10) shows its current composition and undeveloped nature. Woodhouse Lane to the west has now been pedestrianised, and the drain in the southern part of the study site is clearly visible, as confirmed by LiDAR data (Figure 11).
- 3.4.10 It is considered likely that the impact of the construction and demolition of the nursery buildings and infrastructure across the study site will have destroyed, or severely impacted, any earlier archaeological remains, if these had been present. There may, however, be some potential for the survival of post-medieval to modern agricultural remains, which would be considered of negligible significance.

4 Aims and Objectives

4.1.1 The overall aim of the archaeological investigation will be to obtain sufficient information to establish the presence/absence, character, extent, state of preservation and date of any archaeological deposits within the area of the proposed development. This will allow reasoned and informed recommendations to be made regarding any requirements for mitigation, the scope of which would be detailed in a subsequent WSI in agreement with GMAAS.

4.1.2 This will be achieved through the following objectives:

- To determine the location, extent, date, character, condition and significance of any archaeological remains within the Site
- To excavate and record identified archaeological features and deposits to a level appropriate to their extent and significance
- To assess vulnerability/sensitivity of any exposed remains
- To assess the impact of previous land use on the site
- To assess the potential for survival of environmental evidence
- To inform a strategy to avoid or mitigate impacts of the proposed development on surviving archaeological remains
- To undertake sufficient post-excavation assessment to confidently interpret identified archaeological features
- To report the results of the evaluation and place them in their local and regional context

4.2 Research Framework

4.2.1 The programme of archaeological investigation has the potential to contribute to research priorities identified in the North West Regional Research Framework (Research Frameworks 20212). The investigation will also take account of the national research programmes outlined in Historic England's Research Strategy (Historic England 2016b) and Research Agenda (Historic England 2017b, Research Frameworks 2025b).

5 Standards and Guidance

- 5.1.1 All archaeological works will be undertaken to fully meet the requirements of all nationally recognised guidance for such work, including standards laid down by the former English Heritage (now Historic England) and the Chartered Institute for Archaeologists (CIfA).
- 5.1.2 The programme of additional archaeological works will be managed in line with the standards laid down in the Historic England guideline publication Management of Research Projects in the Historic Environment (MoRPHE): Project Managers Guide (2015a) and the MoRPHE Project Planning Note 3: Archaeological Excavation (PPN3) (English Heritage 2008), as well as to meet the requirements of the National Planning Policy Framework (NPPF; Chapter 16: 'Conserving and enhancing the historic environment'; revised 2024).
- 5.1.3 All excavation will be undertaken using recording standards detailed in the Archaeological Field Manual (MOLAS 1994).
- 5.1.4 Guidance of particular relevance to the programme of works are:
- Standard and guidance for the creation, compilation, transfer and deposition of *archaeological archives* (CIfA 2020a)
 - *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials* (CIfA 2020b)
 - *Chartered Institute for Archaeologists Code of Conduct* (CIfA 2022)
 - *Standard for field evaluation* (CIfA 2023a)
 - *Universal guidance for field evaluation* (CIfA 2023b)
 - *Management of Research Projects in the Historic Environment: PPN3: Archaeological Excavation* (English Heritage 2008)

6 Methodology

- 6.1.1 The programme of archaeological investigation will comprise the excavation of two trial trenches measuring 25m by 1.8m (Figures 1-3) and post-excavation assessment and report production.

6.2 Project Initialisation

- 6.2.1 Lanpro will inform GMAAS at least one week in advance of the commencement of fieldwork.
- 6.2.2 Bolton Museum will be contacted to arrange for the project archive to be created and deposited in accordance with their deposition and archiving standards. At this stage a Project Initiation Form will be submitted by Civic Archaeology to the museum and to GMAAS.
- 6.2.3 All works will be archived under an accession number to be obtained by Civic Archaeology from Bolton Museum, who will complete the required archive deposition forms.
- 6.2.4 Before fieldwork commences an OASIS online record will be initiated and key fields completed on Details, Location and Creator forms.

6.3 Fieldwork

- 6.3.1 The archaeological evaluation will comprise the excavation of two trenches measuring 1.8m by 25m, positioned to ground truth the geophysical survey results (Figures 1-3).
- 6.3.2 Topsoil across the trenches will be stripped using a mechanical excavator fitted with a toothless, flat bladed, grading bucket, down to the first archaeological horizon or natural sub-soil. Spoil from mechanical excavation will be scanned by eye and by metal detector to aid the recovery of topsoil artefacts, and topsoil and subsoil will be stored separately. Metal detecting will also be conducted over the surface of all exposed features before the end of each working day as a countermeasure to 'nighthawking'.
- 6.3.3 All excavation by mechanical excavator will be undertaken under direct archaeological supervision, by a suitably experienced and qualified archaeologist, with one archaeologist responsible for monitoring each excavator.
- 6.3.4 Should the excavation of the trenches reach the limit of safe working depth without natural geology being encountered, a machine dug sondage will be excavated in order to establish the depth of natural geology, provided this will have no detrimental effects upon archaeological deposits. Where depth of excavation is required to be greater than 1m, suitable stepping will be employed.
- 6.3.5 All archaeological features and deposits revealed will be cleaned and excavated by hand in an archaeologically controlled and stratigraphic manner, in order to establish their extent, form, date, function and relationship to other features. All features will be investigated to understand the full stratigraphic sequence down to naturally occurring deposits.

- 6.3.6 Any excavation, by machine or by hand, will be undertaken with a view to avoiding damage to any archaeological features or deposits which appear to be demonstrably worthy of preservation in situ. No machine excavation of archaeological deposits or features will be undertaken without agreement from GMAAS.
- 6.3.7 At least one end of each trench will be ramped to provide safe access and egress for staff and to enable any wildlife that may accidentally fall into the trenches to escape.
- 6.3.8 There will be a presumption of the need to cause the minimum disturbance to the site consistent with adequate evaluation. Significant archaeological features (e.g. solid or bonded structural remains, building slots or postholes), should be preserved intact even if fills are sampled. For linear features, minimum 1m wide slots should be excavated across their width. For discrete features, such as pits, 50% of their fills will be sampled, but in some instances 100% may be requested by GMAAS.
- 6.3.9 There will be sufficient excavation to give clear evidence for the period, depth and nature of any archaeological deposit. The depth and nature of colluvial or other masking deposits will be established across the site.
- 6.3.10 Metal detector searches will take place at all stages of the evaluation. Metal detecting of trench locations should be carried out before trenches are excavated, with trench bases and spoil scanned once trenches have been opened. Any metal finds will be located using survey-grade GPS and metal detectors will not be set to discriminate against iron.
- 6.3.11 All identified finds and artefacts will be collected and retained, bagged and labelled according to their context. Finds of significant interest will be given a 'small finds' number, and information on their location in three dimensions will be entered on a separate pro-forma sheet. No finds will be discarded without assessment by an appropriate finds specialist, and/or the approval of GMAAS.
- 6.3.12 A full written, drawn and photographic record will be made of all features revealed during the course of the archaeological evaluation. All archaeological features or deposits encountered will be described fully on pro-forma individual context recording sheets, using standard methods of the archaeological contractor appointed. A stratigraphic matrix will be compiled to record the relationships of any archaeological features or deposits encountered.
- 6.3.13 Plans will be completed at a scale of 1:20 with a site plan at 1:100 (as appropriate), with section drawings at a scale of 1:10. All plans will be tied in with the Ordnance Survey National Grid with levels given to above OD using cm accurate survey grade GPS equipment.
- 6.3.14 A photographic record, utilising high resolution digital photography of a minimum of 12 megapixels and in RAW format, will be maintained during the course of the fieldwork and recorded in a photographic register. This will include:
- the site prior to commencement of fieldwork
 - the site during work, showing specific stages of fieldwork

- the layout of archaeological features within each trench
- individual features and, where appropriate, their sections
- groups of features where their relationship is important

- 6.3.15 All photography will follow the archaeological contractor's guidance which conforms to industry best practice (Historic England 2015b). Images will be converted to uncompressed baseline v.6 TIFF for archiving. All images will have accompanying metadata specifying; photo ID, capture device, converting software, colour space, bit depth, resolution, date of capture, photographer, caption, and any alterations made to the image.
- 6.3.16 Following excavation and recording of any archaeological remains, and with the agreement of GMAAS, the evaluation trenches will be back-filled with the previously excavated spoil.
- 6.3.17 Following the guidance in Historic England's Preserving Archaeological Remains (2016b). Upon completion of excavation and recording, any necessary protection measures for archaeological remains will be completed prior to backfilling. Where significant archaeological remains are identified, and it has been considered that these would be best preserved *in situ* for more considered investigation during subsequent mitigation, the Archaeological Contractor will ensure that said remains are suitably protected before backfilling. An archaeologist will also be present during the backfilling of said remains.

6.4 Palaeoenvironmental Sampling Strategy

- 6.4.1 Soil samples will be taken from all suitable features or deposits for palaeoenvironmental sampling. This will comprise the removal of a bulk sample from every securely sealed and hand-excavated context, excepting those with excessive levels of residuality or those with minimal 'soil' content (such as building rubble).
- 6.4.2 Bulk samples will comprise representative 40 litre samples. Where a context does not yield 40 litres of material, smaller samples will be taken (generally the maximum amount of material that it is practicable to collect). Bulk samples will be used to recover a sub-sample of charred macroplant material, faunal remains and artefacts where necessary, as well as any significant industrial residues.
- 6.4.3 If buried soils or other deposits are encountered, column samples may be taken for micromorphological and pollen analysis. Environmental material will be stored in a controlled environment and specialists consulted during the course of the work if necessary.
- 6.4.4 The post-excavation processing of all palaeoenvironmental samples will be undertaken in line with the requirements of Historic England guidance *Environmental Archaeology: A guide to the theory and practice of methods from sampling and recovery to post-excavation* (2011).

- 6.4.5 Where deemed appropriate by Lanpro the advice of the relevant Historic England Regional Science Advisor will be sought in relation to the collection of palaeoenvironmental material, industrial residues or other relevant scientific material.

6.5 Human Remains

- 6.5.1 The client, the Ministry of Justice and GMAAS will be informed if human remains are found. Disturbance of human skeletal remains will be kept to a minimum. Any human remains encountered will be accurately recorded in plan to identify the date and character of the remains, including in situ examination by a palaeopathologist, but no further investigation will occur and the remains will be covered and protected. Human remains will only be removed where damage or desecration are to be expected, or in the event that analysis of the remains is shown to be a requirement of satisfactory evaluation.
- 6.5.2 Removal of human remains will only take place only if necessary, and under appropriate government and environmental health regulations, in compliance with the Burial Act 1857 and after obtaining a Section 25 exhumation licence obtained from the Ministry of Justice, following agreement with GMAAS.
- 6.5.3 If required a qualified and experienced osteoarchaeologist will undertake site visits to discuss the recording and assist in the removal of any human skeletal remains.
- 6.5.4 Human remains will be processed as part of the post-excavation assessment following national standards and guidance, including *Science and the dead: A guide for the Destructive Sampling of Archaeological Human Remains for Scientific Analysis* (APABE/Historic England 2023), *Guidance for Best Practice for the Treatment of Human Remains Excavated from Christian Burial Grounds in England* (APABE/Historic England 2017) and *Updated Guidelines to the Standards of Recording Human Remains* (Mitchell and Brickley 2017).

6.6 Scientific Dating

- 6.6.1 The recovery of material suitable for radiocarbon, archaeomagnetic and/or dendrochronological dating will be sought, if appropriate.

6.7 Other Finds

- 6.7.1 Finds will be exposed, lifted, cleaned, conserved, marked, bagged and stored in accordance with the guidelines set out in United Kingdom Institute for Conservation's Conservation Guidelines No. 2 (1990) and the ClfA guidelines *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials* (2020b).
- 6.7.2 All finds and samples will be treated in a proper manner during the excavation and post-excavation stage and to standards agreed in advance with Bolton Museum.
- 6.7.3 If required, conservation will be undertaken by approved conservators in line with the *First Aid for Finds* guidelines (Watkinson and Neal 1998). In accordance with appropriate

procedures, significant iron objects, a selection of non-ferrous artefacts (including all coins), and a sample of any industrial debris relating to metallurgy should be X-radiographed before assessment.

- 6.7.4 The preservation state, density and significance of material retrieved will be assessed, following the English Heritage guidelines *Environmental Archaeology: A guide to the theory and practice of methods from sampling and recovery to post-excavation* (2011).
- 6.7.5 Any finds for dating will be submitted to specialists promptly, so as to ensure that results are available to aid development of a project design for the analysis stage, if required.
- 6.7.6 All finds of gold and silver will be moved to a safe place. Where removal cannot be effected immediately, suitable security measures will be taken to protect the artefacts from theft or damage. All finds of gold and silver, and associated objects, will be reported to the coroner according to the procedures relating to the Treasure Act 1996 (and the act's amendment of 2003).
- 6.7.7 Ownership of any finds recovered during archaeological works rests with the landowner except where other law overrides this (e.g., Treasure Act 1996, Burial Act 1857). However, Lanpro will seek to obtain 'in principle' agreement from the landowner to donate the recovered artefacts to Bolton Museum.

6.8 Unexpectedly Significant or Complex Discoveries

- 6.8.1 Should unexpectedly extensive, complex or significant remains be uncovered that warrant, in the professional judgment of the archaeologist on site, more detailed recording than is appropriate within the terms of the WSI, the archaeological contractor will contact Lanpro who will review the scope of the WSI and agree an appropriate amendment to the strategy with GMAAS.
- 6.8.2 In the event of a review of the WSI being required, Lanpro will contact the client and GMAAS with the relevant information to enable them to resolve the matter. Any variations to this WSI will be put in writing and agreed by the relevant stakeholders including GMAAS and the client.

6.9 Plant and Equipment

- 6.9.1 The archaeological contractor on site will be responsible for the provision of all required welfare, plant and health and safety equipment.

7 Methodology

7.1.1 The post-excavation assessment work will comprise the following:

- checking of drawn and written records during and on completion of fieldwork
- production of a stratigraphic matrix of the archaeological deposits and features present on the site, if appropriate
- cataloguing of photographic material
- cleaning, marking, bagging and labelling of finds according to the individual deposits from which they were recovered.
- Processing and assessment of environmental samples
- Finds requiring specialist conservation will be sent to appropriate specialists for assessment, including identification and initial dating

7.1.2 The assessment report will consist of:

- Title page detailing site address, site code and accession number, NGR, author / originating body, client's name and address
- Non-technical summary of the findings of the evaluation
- Description of the topography and geology of the evaluation area
- Description of the archaeological background to the site
- Description of the methodologies used during the evaluation
- Description of the findings of the evaluation
- Factual assessment of stratigraphic evidence
- Factual assessment of the artefactual evidence, where applicable
- Factual assessment of the environmental evidence
- Interpretation of the archaeological features exposed and their context within the surrounding landscape, and in their local and regional context
- An assessment of the archaeological potential of the stratigraphic, artefactual and environmental records
- Recommendations for further archaeological work, as required
- Conclusions
- Site and trench location plans and plans of each of the trenches
- Section drawings of the excavated archaeological features
- Specialist reports on the artefactual / ecofactual remains from the site

- Appropriate photographs of specific archaeological features
- A full context list
- Details of archive location and destination, together with a catalogue of what is contained in that archive
- Copy of the OASIS entry form and any entry updates
- Appendices, illustrations and figures, as appropriate
- References and bibliography of all sources used

- 7.1.3 Depending on the results of the evaluation trenching, recommendations for further archaeological investigation and/or post-excavation analysis will be made in the report, following discussion with GMAAS. If further work is required, the methodology for this will be detailed in an additional updated WSI.
- 7.1.4 The results of the work will be related to the relevant known archaeological information held in the Greater Manchester HER. It will include, where relevant, examination of all readily available cartographic sources to record evidence for historic or archaeological sites and history of previous land uses. Where relevant and permitted, photographs, photocopies or traced copies will be presented in the report. This will also incorporate an assessment of the potential for documentary research that would contribute to the archaeological investigation of the site.
- 7.1.5 An assessment report on the fieldwork will be provided to GMAAS within six weeks of the completion of fieldwork, subject to the complexity of any identified archaeological remains. Following acceptance, a single copy of the report will be presented to the Greater Manchester HER as well as a digital copy of the approved report. A digital vector trench plan can be included with the report, compatible with industry standard GIS software for integration in the Greater Manchester HER.
- 7.1.6 Notes or articles describing the results of the archaeological fieldwork will be submitted for publication to an appropriate local journal and/or national journals, dependant on the nature of the results.

8 Post-Excavation Assessment and Reporting

- 8.1.1 Upon completion of the fieldwork, the archive will be assessed for its potential and significance for further analysis if required and the relevant parties notified accordingly. Otherwise, a grey-literature report on the fieldwork will be produced within 4-6 weeks following completion.
- 8.1.2 The results of the strip map and record will be produced as a single report. The results of the subsequent watching brief report may be fully integrated into the strip map and record report or may form an addendum, whichever is deemed to be appropriate as informed by the timing of the construction programme.
- 8.1.3 Archival sources, including Bolton Archives and Local Studies collections, hold potential for more detailed information on the colliery's plant, buildings, and operational history, including pit plans, sale catalogues, and Scowcroft family papers. Additionally, the Coal Authority and National Coal Board may hold mine plans or abandonment records that could confirm shaft functions, building locations, and the operating period.
- 8.1.4 As part of the post-excavation assessment and reporting, further research will be undertaken in order to place the former colliery in context, including the following sources:
- The National Archives;
 - Bolton History Centre;
 - Ordnance Survey historic mapping;
 - Historic photographs and accounts;
 - Aerial photographs; and
 - National Coal Mining Museum library
- 8.1.5 As a minimum the archaeological investigation report shall contain the following information:
- A title page, with the name of the project, the name of the author(s) of the report, the title of the report and date of the report;
 - A non-technical summary of the scope, methodology and results of the work;
 - Introduction which includes site code/project number, dates when the fieldwork took place and grid reference;
 - Description of the topography and geology of the site;
 - Description of the archaeological background to the site;
 - Description of the aims, methodology and extent of fieldwork completed;
 - Factual assessments of stratigraphic, artefactual and environmental evidence;

- An assessment of the archaeological potential of the stratigraphic, artefactual and environmental records;
- Proposed programme for further analysis and reporting if required, including the identification of specialists;
- Conclusions;
- Details of archive location and destination (with the museum accession number), together with a catalogue of what is contained in that archive;
- Copy of the OASIS entry form and any entry updates;
- Appendices, illustrations and figures, as appropriate; and
- References and bibliography of all sources used.

8.1.6 The documentary research will draw upon the above list of sources and others as appropriate.

8.1.7 A draft copy of the report will be provided to the Lead Archaeologist for GMAAS in PDF format for comment.

8.1.8 Following approval, copies of the final reports will be produced and submitted to the Greater Manchester HER in a PDF/A format as required.

8.1.9 It is required that the results be disseminated which will be dictated by the significance of the findings which will be discussed with GMAAS following the completion of the fieldwork or subsequent reporting. It is possible that the results of the work will be worthy of publication. The form of dissemination will result from consultation with GMAAS and the client. As a minimum a *circa* 300 word summary suitable for inclusion in the Annual Roundup of Fieldwork published in Post Medieval Archaeology will be prepared and submitted to GMAAS.

9 Archiving and Data Management

9.1 Archive Content

9.1.1 Civic Archaeology will contact the appropriate museum in advance of commencing any fieldwork to determine the preparation, and deposition of the archive and finds, and obtain an accession number for all archaeological works. The landowner will be encouraged to transfer ownership of the finds to the museum.

9.1.2 Adequate resources will be provided during fieldwork to ensure that all records are checked and internally consistent.

9.1.3 The archive will contain all the data collected during the archaeological works, including all digital and paper records, finds and environmental samples. The archive will be prepared in accordance with the ClfA guidelines detailed in Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives (ClfA, 2020b). The preparation of the archive will also be informed by the Guidelines for the preparation

of Excavation Archives for long-term storage (United Kingdom Institute for Conservation, 1990), Standards in the museum care of archaeological collections (Museums and Galleries Commission 1994), and in accordance with museum's archive deposition guidelines. Provision will be made for the stable storage of paper records and their long-term storage.

- 9.1.4 Digital copies of the assessment report and associated data will be submitted to the Greater Manchester HER, together with OASIS and ADS to allow the results of the work to be accessible on-line to the wider archaeological community and general public.

9.2 Data Management

- 9.2.1 A Data Management Plan will be created and managed by Civic Archaeology on commencement of the project, which will outline the strategy for the sharing and preservation of the project's digital data.

- 9.2.2 The Data Management Plan will be produced in line with ClfA standards (2020c) and guidance produced by the ADS (2014), and will include;

- Details of data that will be generated during the work
- Type of file formats to be used (e.g. .doc, .pdf., .dwg., .shp, etc.)
- Methods of data collection or capture (e.g. GPS/Total Station/digitising from hard copies)
- File naming conventions (e.g. ADS naming conventions)
- Metadata, standards and quality assurance measures
- Plans for sharing data
- Ethical and legal issues or restrictions on data sharing (e.g client confidentiality etc.)
- Copyright and intellectual property rights of data
- Data storage and back-up measures
- Data management roles and responsibilities
- Costing or resources needed (ADS archiving costs etc.)

- 9.2.3 The digital archive will be produced using industry standard file formats, with a clear file structure that allows these to be easily shared with all stakeholders, and allows the data to continue to be preserved and shared with the public through, for example, the HER.

- 9.2.4 The data comprising the digital archive will comply with the English Heritage (now Historic England) guidance on historic environment data standards, *MIDAS Heritage; the UK Historic Environment Data Standard* (English Heritage 2012).

- 9.2.5 It is anticipated that the repositories to which the digital archive are submitted (i.e. HER/local museum/archive) will have in-house Data Management Plans to allow for the

long-term preservation of the digital archive data, including plans for data back-up and migration to new digital formats as these emerge.

- 9.2.6 GMAAS requirements for submission are a copy of the final (digital) report, GIS shapefiles showing the precise location of the area(s) investigated and a c.300-word summary that will ultimately be published in *Post Medieval Archaeology*. The full digital archive must be deposited in an appropriate repository.

10 Timetable

- 10.1.1 GMAAS will be given at least one week's notice of the commencement of the fieldwork. Fieldwork is anticipated to be carried out over an estimated period of two days, depending on the nature of any archaeological remains encountered. An assessment report will be produced within four weeks of completion of fieldwork, subject to the complexity of any archaeological features or finds encountered.

11 Staffing

- 11.1.1 Mathew James (MCIfA; Associate Director, Lanpro) will oversee management of the project and will monitor the work on behalf of the client.
- 11.1.2 The archaeological evaluation trenching and post-excavation works will be undertaken by a suitably qualified and experienced professional archaeological contractor, that will adhere to the ClfA Code of Conduct and all appropriate standards and guidance.
- 11.1.3 Details of the CVs of key personnel and specialists will be provided to GMAAS in advance of the commencement of fieldwork, following appointment of the archaeological contractor. The appointed archaeological contractor's Project Manager for the project will be able to demonstrate competence and experience of managing archaeological projects of a similar size, nature and complexity.
- 11.1.4 Assessment and analysis of finds, environmental samples and human remains will be undertaken by suitably qualified and experienced specialists, if required. The archaeological contractor will be responsible for the organisation and management of all plant, welfare and health and safety on site in line with national professional guidance.

12 Monitoring

- 12.1.1 GMAAS will monitor the implementation of the archaeological evaluation on behalf of the Local Planning Authority and review the scope and progress of the work against the methodology detailed in the WSI. GMAAS will be responsible for considering any changes to the agreed scope of works. Any such changes will be agreed in writing with relevant stakeholders prior to commencement of on-site works, or at the earliest opportunity. GMAAS will be permitted to visit the Site by prior arrangement with Lanpro.

13 Communication

- 13.1.1 The appointed archaeological contractor will provide at least weekly updates to Lanpro, who will keep in regular contact with GMAAS. Any issues that arise on site or during the post-excavation stages should first be addressed by the archaeological contractor directly to Lanpro, who will then liaise with the client, the GMAAS and other stakeholders in order to resolve the matter.
- 13.1.2 In the event of issues arising regarding the implementation of this WSI, or the scope or methodology of the excavation, these will be resolved in the first instance by contacting Lanpro who will liaise with the client and GMAAS to determine a solution. Should the issue not be resolved remotely a meeting will be held between key stakeholders to facilitate discussion of the issues and identification of a suitable strategy for progress to be agreed by all parties.

14 Copyright and Publicity

- 14.1.1 Copyright of the documentation prepared by the archaeological contractor and specialist sub-contractors should be the subject of additional licences in favour of the client, Lanpro, and the Greater Manchester HER to use such documentation for their commercial, statutory or educational functions, and to provide copies to third parties.
- 14.1.2 Under the *Environmental Information Regulations* (EIR 2005), information submitted to the HER becomes publicly accessible, except where disclosure might lead to environmental damage, and reports cannot be embargoed as 'confidential' or 'commercially sensitive'.
- 14.1.3 It is recognised that the project may identify remains which are of interest to the public and these may be publicised through appropriate media. Any publicity for the project proposed by the archaeological contractor should be approved by Lanpro and the client. The appointed contractor will not issue any information on the work through media, internet or social media without prior agreement with Lanpro and the client.
- 14.1.4 Care will be taken to ensure that any publicity does not compromise the security of archaeological remains that may have been identified or recovered. Any approaches by the press to the archaeological contractor should be referred to Lanpro in the first instance.

15 Insurance

15.1.1 The appointed archaeological contractor will hold Employers Liability Insurance, Public Liability Insurance and Professional Indemnity Insurance to at least the following amounts;

- Public Liability £5,000,000
- Employer's Liability £5,000,000
- Professional indemnity (for any single claim) £5,000,000

16 Health and Safety

- 16.1.1 The management of all health and safety on site during the fieldwork phase will be the responsibility of the appointed archaeological contractor. All works will be undertaken by the contractor in compliance with the Health and Safety at Work Act (1974) and all applicable regulations and Codes of Practice. All archaeological staff will undertake their operations in accordance with safe working practices and will be CSCS certified. At least one First Aider will be present on site at all times.
- 16.1.2 A site-specific risk assessment and method statement (RAMS) will be produced by the appointed archaeological contractor, prior to the commencement of work on site, which will be subject to regular review.
- 16.1.3 Suitable Personal Protective Equipment (PPE) and welfare facilities will be provided by the archaeological contractor, including hi-visibility coats/vests, hard hats, safety boots and gloves, as well as safety glasses if required.
- 16.1.4 All staff will receive a health and safety induction prior to starting work on site to be provided by the archaeological contractor. Toolbox talks on health and safety issues will be conducted at minimum weekly intervals and/or after changes in working practices or identification of new threats/risks. The risk assessment will be reviewed and updated as necessary. Control measures will be implemented as required in response to specific hazards.
- 16.1.5 Regular audits of health and safety practices will be carried out during the course of the project by Lanpro and the archaeological contractor in consultation with the site workforce.
- 16.1.6 Safe working will take priority over the desire to record archaeological features or remains, and where it is considered that recording is dangerous, any such features will be recorded by photography at a safe distance.
- 16.1.7 All trench locations will be scanned with a Cable Avoidance Tool (CAT) prior to ground works commencing. Necessary measures will be taken to avoid disturbing any services.
- 16.1.8 Provision will be made, through grading of trench ends or provision of planks, to allow wildlife egress from trenches left open overnight.
- 16.1.9 Plant operators will be required to produce evidence of qualification within an industry accepted registration scheme. Sub-Contractors health and safety performance will be kept under review and action taken if necessary. All spoil will be stored and managed safely in line with the standards of the Construction Code of Practice for Sustainable Use of Soils on Construction Sites (DEFRA 2009).

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Figures



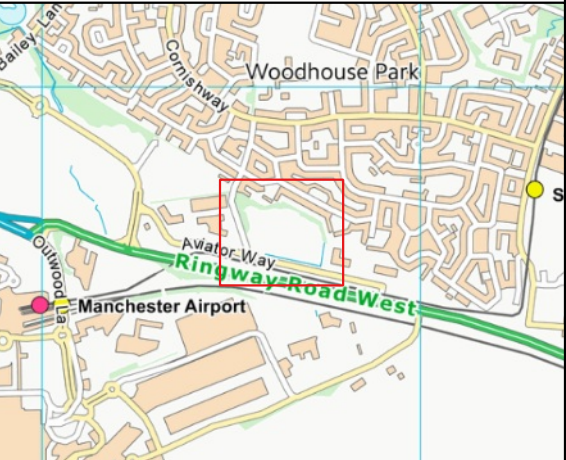
Manchester Business Park

Trial Trenching

Figure 1.
The study site and proposed trench locations

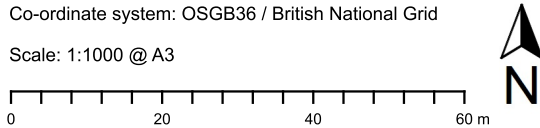
- Legend:
- Study site
 - Proposed Trial Trenches

Data: © Google 2021; Lanpro 2026 **Base Map:** © Crown copyright and database rights 2024. Ordnance Survey AC0000862729



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1000 @ A3





Manchester Business Park

Trial Trenching

Figure 2.
The proposed trench locations overlain on the 1992 1:2500 Ordnance Survey map

- Legend:
- Study site
 - Proposed Trial Trenches

Data: © Blackwell's 2025; Lanpro 2026 Base Map: © Crown copyright and database rights 2024. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid
Scale: 1:1000 @ A3

0 20 40 60 m





Manchester Business Park

Trial Trenching

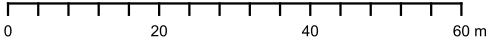
Figure 3.
The proposed trench locations overlain on the preliminary geophysical greyscale

- Legend:
- Study site
 - Proposed Trial Trenches

Data: © ASWYAS 2026; Lanpro 2026 Base Map: © Crown copyright and database rights 2024. Ordnance Survey AC0000862729

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1000 @ A3





Appendix 2: Inventory of primary archive

Phase	File/Box No	Description	Quantity
Evaluation	File no.1	Context registers	1
		Context sheets	6
		Digital photograph registers	1
		Drawing registers	1
		Drawing sheet registers	1
		Permatrace sheets	1
		Trench record sheets	2

Appendix 3: Concordance of contexts

The following concordance represents the interpretation of the excavation team in the field. The records may have been subject to subsequent interpretation in light of post-excavation analysis of the site, including finds assessments. This later interpretation is represented in the report text.

Context no.	Description	Interpretation	Length (m)	Width (m)	Depth (m)	Finds
100	Topsoil	Colour: dark blackish brown. Compaction: waterlogged, friable. Composition: silty clay.	-	-	0.30 (avg.)	None
101	Subsoil	Colour: mid-greyish brown. Compaction: waterlogged, friable. Composition: silty clay.	-	-	0.20 to 0.30	None
102	Natural	Colour: mid-brownish orange. Compaction: waterlogged, firm. Composition: silty clay. Inclusions: occasional small to medium angular platy sandstone, evenly distributed.	-	-	0.10 (avg.)	-
200	Topsoil	Colour: dark blackish brown. Compaction: waterlogged, friable. Composition: silty clay.	-	-	0.10 to 0.20	None
201	Subsoil	Colour: mid-greyish brown. Compaction: waterlogged, friable. Composition: silty clay.	-	-	0.10 to 0.20	None
202	Natural	Colour: mid-brownish orange. Compaction: waterlogged, firm. Composition: silty clay. Inclusions: occasional small to medium angular platy sandstone, evenly distributed.	-	-	0.15 (avg.)	-

Appendix 4: Trench summary table

Trench	Notes	Orientation	Length (m)	Width (m)	Depth (m)
1	Blank. One previous plastic service pipe present.	NW-SE	25.00	1.80	0.50 to 0.70
2	Blank. Two red ceramic land drains and one plastic pipe present.	NE-SW	25.00	1.80	0.40 to 0.50

Appendix 5: OASIS summary

OASIS Summary for archaeol11-540926

OASIS ID (UID)	archaeol11-540926
Project Name	Trial Trench at Aviator Way, Greater Manchester
Sitename	Aviator Way, Greater Manchester
Sitecode	AVI26
Project Identifier(s)	
Activity type	Trial Trench
Planning Id	
Reason For Investigation	Planning: Pre application
Organisation Responsible for work	Archaeological Services WYAS
Project Dates	09-Feb-2026 - 09-Feb-2026
Location	Aviator Way, Greater Manchester NGR : SJ 82634 85619 LL : 53.367148932417585, -2.262443153645505 12 Fig : 382634,385619
Administrative Areas	Country : England County/Local Authority : Manchester Local Authority District : Manchester Parish : Manchester, unparished area

Project Methodology	The work involved the excavation of two trial trenches measuring 25m by 1.80m. The trenches were positioned to target the ground below former nursery buildings which may remain undisturbed (Fig. 2). All work was undertaken in accordance with accepted professional standards and guidelines (Historic England 2008; ClfA 2023), in accordance with the ASWYAS site recording manual (ASWYAS 2020) and in compliance with the WSI (Appendix 1). All trenches were set out and the limits resurveyed using a Trimble VRS differential GPS accurate to +/-0.01m. Topsoil across the trenches were stripped using a 360 mechanical excavator fitted with a toothless, flat bladed, grading bucket, down to the first natural subsoil. The trenches were opened in a controlled manner using a 360-excavator with a flat-bladed ditching bucket under direct supervision by a suitably experienced and qualified archaeologist. All topsoil deposits were removed in level spits (not more than 0.20m) with the topsoil and subsoil being separated to allow for re-instating in reverse order. Machining stopped at the first archaeological horizon or natural deposits, whichever was encountered first. All excavations of archaeological deposits were undertaken manually with the stripped surface being cleaned and investigated for archaeological remains. There was a presumption of the need to cause minimum disturbance to the site consistent with adequate evaluation. Significant archaeological features (e.g. solid or bonded structural remains, building slots or postholes), were to be preserved intact even if fills were sampled. For linear features, minimum 1m wide slots would have been excavated across their width. For discrete features, such as pits, 50% of their fills would have been sampled, but in some instances 100% may have been requested by GMAAS. These would have been undertaken for the identification of plant macro-fossils, small animal bones and other small artefacts. All samples would have been taken from appropriate archaeological deposits, in accordance with the WSI and Historic England guidelines. Metal detecting of trench locations was carried out before the trenches were excavated, with trench bases and spoil scanned once trenches had been opened. Metal detector searches took place at all stages of the evaluation, scanning for both ferrous and non-ferrous metal artefacts using a Minelab X-Terra 705 metal detector fitted with a 9inch 7.5kHz coil, capable of discriminating between ferrous and non-ferrous material and was operated by an experienced metal detector user. Metal detecting was also conducted over the surface of all exposed features before the end of the working day as a countermeasure to 'nighthawking'. All archaeological features would have been accurately recorded in plan at a scale of 1:20 or 1:50. Trench representative sections were drawn at a scale of 1:20. All plans and sections include spot heights that relate to Ordnance Datum in metres. A full written, drawn and photographic record was made of all archaeological work undertaken. An inventory of the primary archive is presented in Appendix 2 and a concordance is given in Appendix 3. ASWYAS currently hold the site archive in a stable and secure location. Following excavation and recording of blank trenches, and with the agreement of GMAAS, the evaluation trenches were backfilled with the previously excavated spoil. An archaeologist was present during the backfilling of said blank trenches.
Project Results	Archaeological Services WYAS were commissioned to undertake archaeological trial trenching at Aviator Way, Manchester Business Park, Greater Manchester. Two trenches were excavated to assess its archaeological potential. All trenches were devoid of archaeological remains. The results indicate a low potential for archaeological remains to be found within the bounds of the proposed development.
Keywords	
Funder	Private or public corporation Ask Real Estate MBP Limited
HER	Greater Manchester HER - unRev - STANDARD
Person Responsible for work	Kevin Moon

HER Identifiers	
Archives	

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