

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

**Greater Manchester**

**Archaeological Desk-Based Assessment**

On behalf of Ask Real Estate MBP Limited

Project no. 6393

September 2025

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## Issue Sheet

Land at Aviator Way, Manchester Business Park, Greater Manchester

### Archaeological Desk-Based Assessment

Document Prepared for: Ask Real Estate MBP Limited

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## Non-Technical Summary

Lanpro was commissioned by Ask Real Estate MBP Limited to produce an archaeological desk-based assessment to inform a planning application for the development of nine industrial units and associated parking spaces on land at Aviator Way, Manchester Business Park, M22 5TG (NGR 82634 85619), within the administrative boundary of Manchester City Council.

The study site comprises c. 3ha of disused land that was formerly occupied by a commercial nursery.

The assessment addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of the study site.

The available archaeological records, combined with the results of recent archaeological investigations in the surrounding area, suggest that there is very limited potential for the survival of prehistoric and Roman period remains within the study site.

The study site is likely to have remained in primarily agricultural use through the medieval and post-medieval periods. It is possible that buried remains relating to former post-medieval buildings within the western side of the study site could survive, but it is considered that these are unlikely to be of greater than local significance, if present. Other medieval and post-medieval agricultural remains, such as ploughing or drainage features, could survive, but these would be considered to be of negligible significance.

Any buried remains are likely to have been extensively disturbed by the former greenhouses and other infrastructure that comprised the former nursey within the site.

## **1 Introduction**

- 1.1.1 This archaeological desk-based assessment of land at Aviator Way, Manchester Business Park, M22 5TG (NGR 82634 85619; hereafter to referred as the 'study site') has been prepared by Lanpro on behalf of Ask Real Estate MBP Limited. This assessment has been undertaken to inform a planning application for the development of nine industrial units and associated parking spaces.
- 1.1.2 This document provides an assessment of the potential for the survival of archaeological remains within the study site and assesses the potential direct impacts that the proposed development could have on these.
- 1.1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework's Section 16: 'Conserving and enhancing the historic environment' (NPPF 2024) and is in line with the Chartered Institute for Archaeologists (CIfA) guidelines Standard and guidance *for historic environment desk-based assessment* (CIfA 2020).

## **2 Legislation, Policy and Guidance**

2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

### **2.2 Current Legislation**

2.2.1 The applicable legislative framework for this archaeological desk-based assessment relates to the Ancient Monuments and Archaeological Areas Act (AMAAA) 1979.

2.2.2 The applicable legislative framework is summarised as follows:

- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;

2.2.3 The AMAAA largely concerns to Scheduled Monuments (SMs) and designated archaeological areas, detailing what can and cannot be undertaken on archaeological grounds.

### **2.3 National Planning Policy Framework**

2.3.1 Section 16 of the NPPF (December 2024), entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

2.3.2 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance

2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that the '*level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal upon their significance*'. This is supported by paragraph 208 which states that LPAs should take this into account when considering applications.

2.3.1 Paragraphs 212-215 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 212 states that where a development is proposed that would affect the significance of a designated heritage asset '*great weight should be given to the asset's conservation (and the more important the asset, the greater this weight should be)*'. Paragraph 215 emphasises that '*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits*' of the scheme, bearing in mind the great weight highlighted in Paragraph 212.

2.3.2 Heritage Assets are defined in Annex 2 of the NPPF as: '*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*'.

2.3.3 Annex 2 also defines ‘Archaeological Interest’ as a heritage asset which ‘holds or potentially holds, evidence of past human activity worthy of expert investigation at some point’. Heritage Assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

2.3.4 A Designated Heritage Asset comprises a ‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

2.3.5 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas),
- Protects the settings of such designations,
- In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions,
- Provides for the excavation and investigation of sites not significant enough to merit in situ preservation.

## 2.4 Planning Practice Guidance

2.4.1 The Planning Practice Guidance (PPG 2024) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled ‘Conserving and enhancing the historic environment’. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding significance: archaeological, architectural and artistic, and historic (Paragraph: 006 Reference ID: 18a-006-20190723).

## 2.5 Local Planning Policy

2.5.1 Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. It was updated in March 2024 and the policy that covers heritage is as follows:

### **Policy EN3 Heritage**

*Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.*

*New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas, and archaeological remains.*

*Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.*

2.5.2 The 'Places for Everyone (PfE) Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 To 2039' was adopted on 21 March 2024.

2.5.3 The PfE policy that was updated for heritage is as follows:

***Policy JP-P2: Heritage***

*We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.*

*Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:*

- 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;*
- 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;*
- 3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;*
- 4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and*
- 5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.*

*Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.*

*Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.*

*Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they*

*should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.*

*Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process*

## **2.6 Professional Guidance**

- 2.6.1 The ClfA Standard and Guidance for Historic Environment Desk-based Assessment (2020) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.6.2 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (GPA2; Historic England 2015) .
- 2.6.3 Historic England's GPA2 outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment,
  - Understand the significance of the affected assets,
  - Understand the impact of the proposal on that significance,
  - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF,
  - Look for opportunities to better reveal or enhance significance,
  - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change, and
  - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 2.6.4 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): *aesthetic, communal, historic* and *evidential*. However, NPPF (December 2024) has since provided a definition of significance dependant on the following four interests: archaeological, architectural and artistic, or historic. The following assessment of significance results from a combination of any, some or all of these values and interests.
- 2.6.5 The Historic England advice note, Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12 (HEAN 12; Historic

England 2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

### **3 Methodology**

#### **3.1 Information Sources**

- 3.1.1 A gazetteer of all records held on the Greater Manchester Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) for within a 1km search area is provided in Appendix 1 and their locations illustrated on Figure 1.
- 3.1.2 On-line repositories for historical maps, plans and relevant documentary sources were consulted in accordance with guidelines laid down by the ClfA (2020).
- 3.1.3 A range of published and unpublished material has been consulted, including the North West England Regional Research Framework (NWERRF 2025).

#### **3.2 Site Visit**

- 3.2.1 A site visit was undertaken on 17<sup>th</sup> September 2025, in clear conditions, to provide an assessment of the character of the study site and appraise the potential impact of the proposed development on any archaeological or heritage assets (Plates 1-10). No archaeological surface remains were identified.

#### **3.3 Assessment Criteria**

##### **Significance**

- 3.3.1 NPPF defines significance as:
- The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*
- 3.3.2 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. NPPF (December 2024) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:
- Archaeological Interest: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
  - Architectural and Artistic Interest: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.
  - Historic Interest: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

- 3.3.3 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.
- 3.3.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.
- 3.3.5 Assessment of significance has been undertaken in accordance with the Historic England's *Statement of Heritage Significance. Analysing Significance in Heritage Assets* (2019).

#### **Definition of Harm**

- 3.3.6 Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial (paragraphs 201 and 202).
- 3.3.7 In determining the effects of the proposed scheme this assessment is cognisant of case law. In particular, that for Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688, wherein it emphasised the primacy of the 1990 Planning Act and the fact that it is up to the decision makers in the planning system to '*have special regard to the desirability of preserving the [listed] building or its setting*'. HH Judge David Cooke stated, in regards to an impact on the setting of a listed building, (Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383) para.34):

*It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.*

- 3.3.8 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.*

## **4 Site Description**

- 4.1.1 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).
- 4.1.2 The study site comprises c.3ha covered by rough grass with mature trees along its boundaries and is generally level (Plates 1-10). 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 20<sup>th</sup> 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.
- 4.1.3 The bedrock geology of the study site comprises Bollin Mudstone Member – Mudstone overlain by superficial deposits of Till, Devensian - Diamicton (BGS 2025).

## **5 Archaeological and Historical Background**

### **5.1 Introduction**

- 5.1.1 This section reviews existing archaeological evidence for the study site and the archaeological and historical background of the surrounding area, based on a consideration of evidence in the Great Manchester HER and the NHLE. It is not the purpose of this document to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the study site's historical development and archaeological potential in accordance with the NPPF.

### **5.2 Designated Heritage Assets**

- 5.2.1 There are no designated assets located within the study site.
- 5.2.2 Within the wider search area, there are two Grade II listed buildings: Etrop Grange (NHLE 119779), located 770m to the north-west of the study site and Roman Catholic Church of St Anthony (NHLE 1417588) located 635m to the north.
- 5.2.3 Further details of these designated heritage assets can be found in the gazetteer in Appendix 1 and are illustrated on Figure 1.

### **5.3 Non-designated Heritage Assets**

- 5.3.1 There are no HER records located within the study site.
- 5.3.2 The HER records 16 'monument' records within the wider search area. Details of all HER records are provided in Appendix 1, with the locations of these depicted on Figure 2.

### **5.4 Previous Archaeological Investigations**

- 5.4.1 There have been no previous investigations within the study site.
- 5.4.2 Within the wider search area, there have been six previous investigations, relating to intrusive investigations such as watching briefs and evaluations.
- 5.4.3 Details of these archaeological events can be found in the gazetteer in Appendix 1 and their location is illustrated on Figure 2.

### **5.5 Prehistoric and Roman Periods (c. 9500 BC – c. AD 410)**

- 5.5.1 There is no recorded evidence of prehistoric or Roman activity within the study site.
- 5.5.2 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.
- 5.5.3 A Bronze Age spearhead (MGM10770) was also discovered c.455m to the north of the study site.
- 5.5.4 There are no records relating to Roman period activity within the search area.

- 5.5.5 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.

## **5.6 Medieval Period (c. AD 410 - c. 1540)**

- 5.6.1 There are no records within the study site or the surrounding search area dating to the medieval period.
- 5.6.2 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.

## **5.7 Post-Medieval and Modern Periods (c. 1540 - present)**

- 5.7.1 There are no records within the study site relating to post-medieval or modern activity.
- 5.7.2 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.
- 5.7.3 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.
- 5.7.4 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.
- 5.7.5 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.

- 5.7.6 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.
- 5.7.7 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.
- 5.7.8 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.
- 5.7.9 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).
- 5.7.10 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.

## **6 Assessment of Significance**

6.1.1 Paragraph 207 of the NPPF states that planning decisions should be based on the significance of the archaeological asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

6.1.2 It is recognised that not all parts of an archaeological asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 207, NPPF 2024) is therefore fundamental to understanding the scope for and acceptability of change.

### **6.2 Designated Heritage Assets**

6.2.1 The study site does not contain any designated heritage assets.

### **6.3 Potential Sub-surface Archaeological Remains**

6.3.1 Based on recorded archaeological evidence and the results of recent archaeological investigations in the surrounding area, the study site is considered to have limited potential for remains dating to the prehistoric or Roman periods. If remains dating to these periods were present, then there is no evidence to suggest that these would be of greater than local significance.

6.3.2 It is likely that the study site was in primarily agricultural use from at least the medieval period and was situated beyond any recorded medieval settlement. Therefore, any remains dating to the medieval or post-medieval period are likely to represent agricultural activity, relating to former ploughing, field boundaries or drainage ditches, and these would be considered to be of negligible significance.

6.3.3 It is possible that buried remains relating to former post-medieval buildings within the western side of the study site could survive, but it is considered that these are unlikely to be of greater than local significance, if present.

## **7 Impact Assessment**

### **7.1 Proposed Development**

- 7.1.1 The proposals include new development of nine industrial units and associated parking spaces.

### **7.2 Previous Impacts**

- 7.2.1 Much of the study site have been extensively impacted by the greenhouses, buildings and other infrastructure related to the former nursery that occupied the site until c.2000.

### **7.3 Designated Heritage Assets**

- 7.3.1 The development proposals will have no impact on any designated heritage assets.

### **7.4 Potential Sub-surface Archaeological Remains**

- 7.4.1 The assessment has established that there is limited potential for the survival of buried remains of a prehistoric and/or Roman period date within the study site that could be impacted by the proposed development.
- 7.4.2 There is potential for the survival of sub-surface features relating to medieval and post-medieval agricultural activity within the study site, such as ploughing, drainage or former field boundaries, which could be impacted by the proposed development, but any such remains would be considered to be of negligible significance.
- 7.4.3 There is also potential for the survival of buried remains of former post-medieval buildings along the western side of the site that could be impacted by development, but it is considered unlikely that such remains would be of greater than local significance.

## **8 Conclusions**

- 8.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of a site proposed for development at Aviator Way, Manchester Business Park. This assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 8.1.2 This assessment has established there are no designated heritage assets or recorded archaeological remains within the study site.
- 8.1.3 The available archaeological records, combined with the results of recent archaeological investigations in the surrounding area, suggest that there is very limited potential for the survival of prehistoric and Roman period remains within the study site.
- 8.1.4 The study site is likely to have remained in primarily agricultural use through the medieval and post-medieval periods. It is possible that buried remains relating to former post-medieval buildings within the western side of the study site could survive, but it is considered that these are unlikely to be of greater than local significance, if present. Other medieval and post-medieval agricultural remains, such as ploughing or drainage features, could survive, but these would be considered to be of negligible significance.
- 8.1.5 Any buried remains are likely to have been extensively disturbed by the former greenhouses and other infrastructure that comprised the former nurseery within the site.

## 9 References

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<https://mapapps.bgs.ac.uk/geologyofbritain/home.html> (accessed on 19th Sept 2025).
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- Historic England 2019, *Statements of Heritage Significance. Analysing Significance in Heritage Assets: Historic England Advice Note 12.*
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- NPPF 2024, *National Planning Policy Framework* (revised December 2024)
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- PPG 2019, *Planning Practice Guidance*
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## Figures



# Aviator Way, Manchester Business Park

Archaeological Desk-Based Assessment

Title:  
Figure 1. The study site and 1km search area with the location of NHLE and HER records

- Legend:
- Study site
  - Search area
  - Listed Buildings
  - HER monument point
  - HER monument polygon
  - HER event polygon

Data: © Historic England 2025; Greatest Manchester HER 2025; Lanpro, 2025  
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey  
AC0000862729



Co-ordinate system: OSGB36 / British National Grid  
Scale: 1:8500 @ A3

0 100 200 300 400 m





Aviator Way, Manchester Business Park

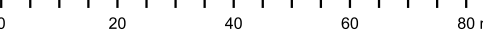
Archaeological Desk-Based Assessment

Title:  
Figure 2. Extract from the 1841 tithe map of Etchells

Legend:  
 Study site

Data: © Manchester Record Office 2025; Lanpro, 2025  
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey  
AC0000862729



Co-ordinate system: OSGB36 / British National Grid  
Scale: 1:1300 @ A3  
  




Aviator Way, Manchester Business Park

Archaeological Desk-Based Assessment

Title:  
Figure 3. Extract from the 25-inch Ordnance Survey  
County Series map, 1872

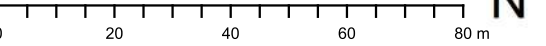
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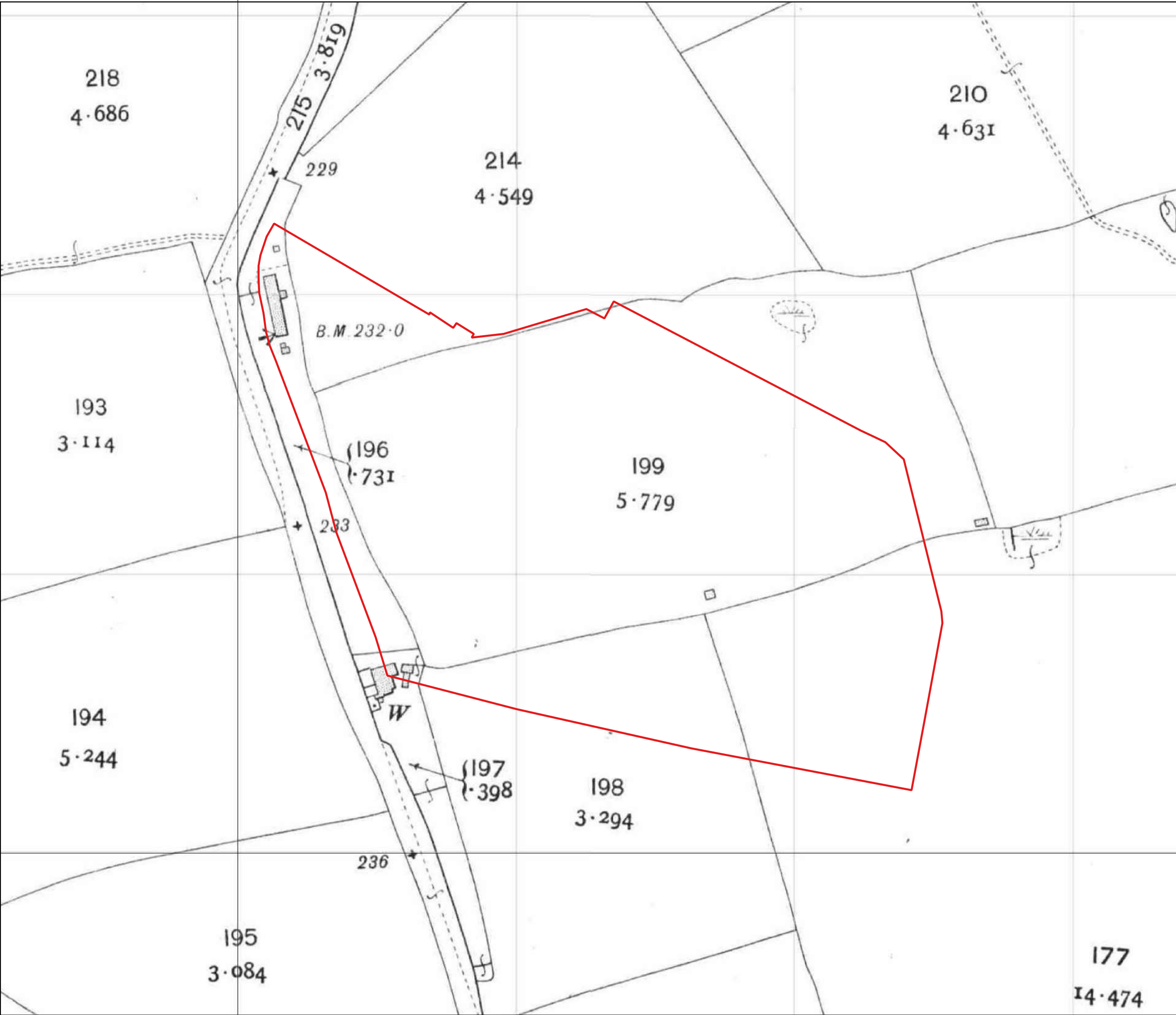
 Study site

Data: © Ordnance Survey 2025; Lanpro, 2025  
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey  
AC0000862729



Co-ordinate system: OSGB36 / British National Grid  
Scale: 1:1300 @ A3





Aviator Way, Manchester Business Park

Archaeological Desk-Based Assessment

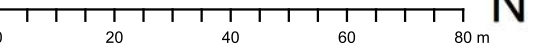
Title:  
Figure 4. Extract from the 25-inch Ordnance Survey  
County Series map, 1909

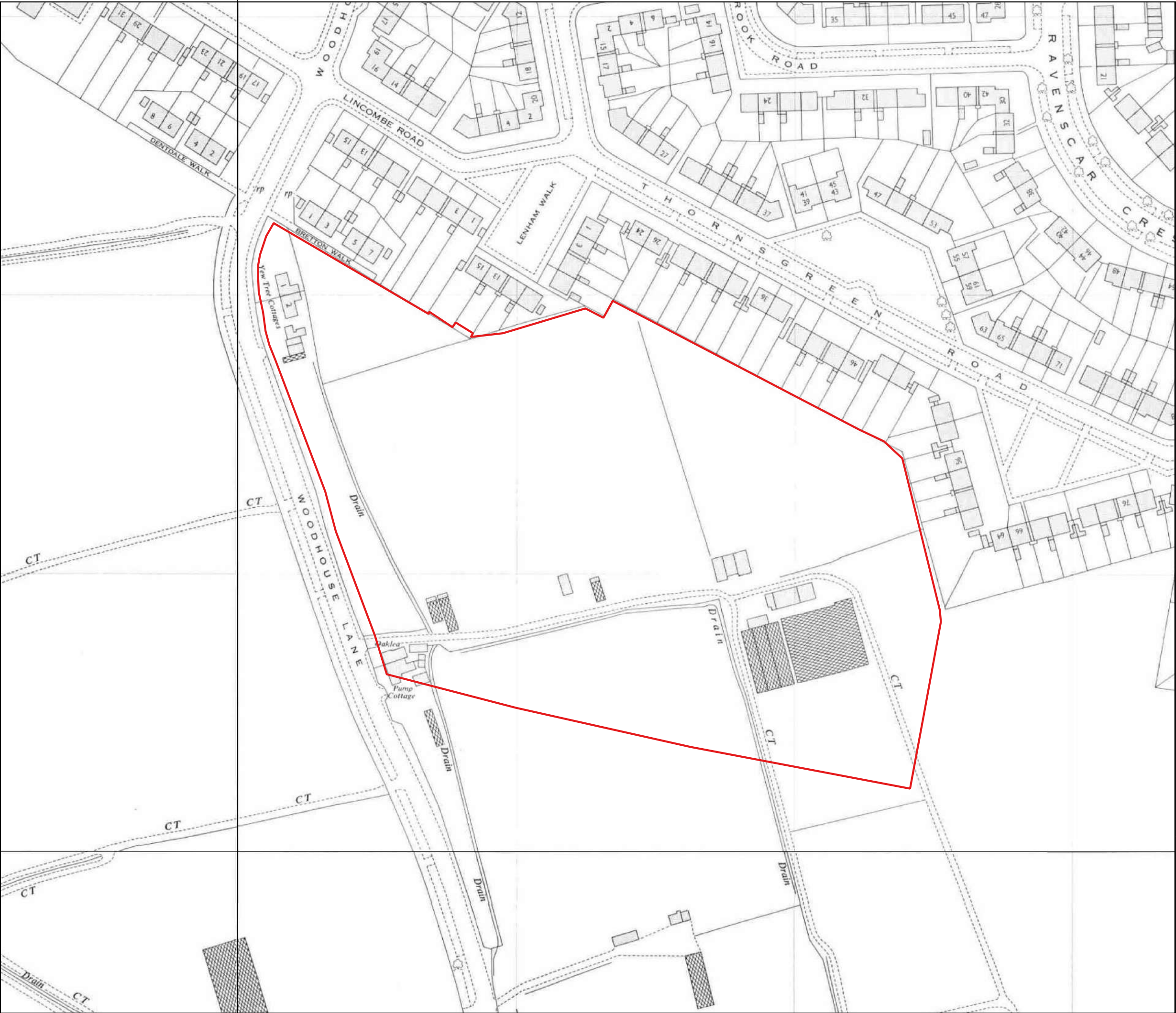
Legend:  
 Study site

Data: © Ordnance Survey 2025; Lanpro, 2025  
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey  
AC0000862729



Co-ordinate system: OSGB36 / British National Grid  
Scale: 1:1300 @ A3





# Aviator Way, Manchester Business Park

Archaeological Desk-Based Assessment

Title:  
Figure 5. Extract from the 1:1250 scale Ordnance Survey National Grid map, 1960

Legend:

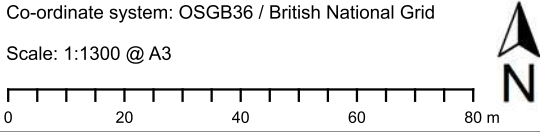
 Study site

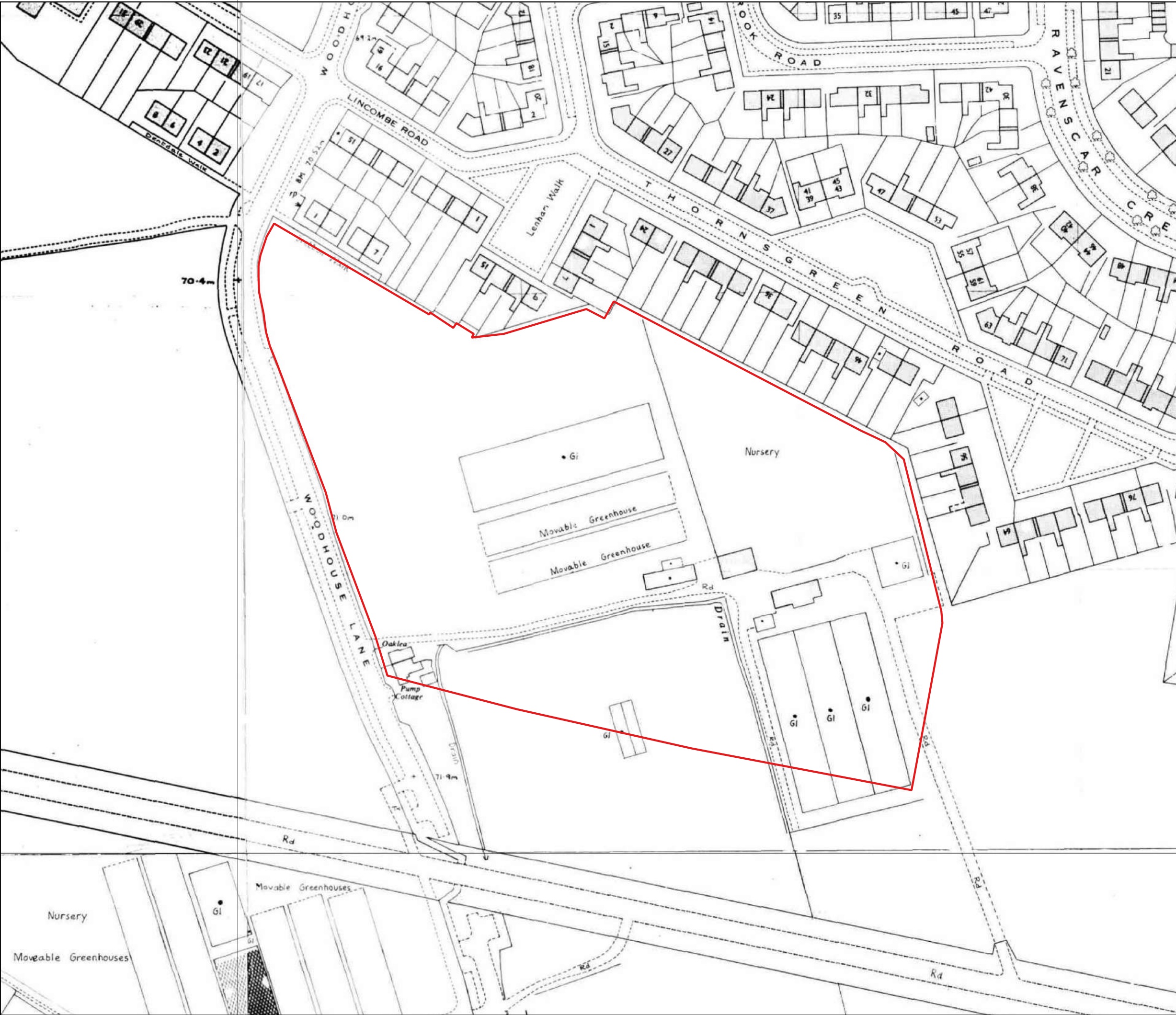
Data: © Ordnance Survey 2025; Lanpro, 2025  
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey  
AC0000862729



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1300 @ A3





# Aviator Way, Manchester Business Park

Archaeological Desk-Based Assessment

Title:  
Figure 6. Extract from the 1:1250 scale Ordnance Survey National Grid map, 1986

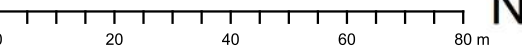
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 Study site

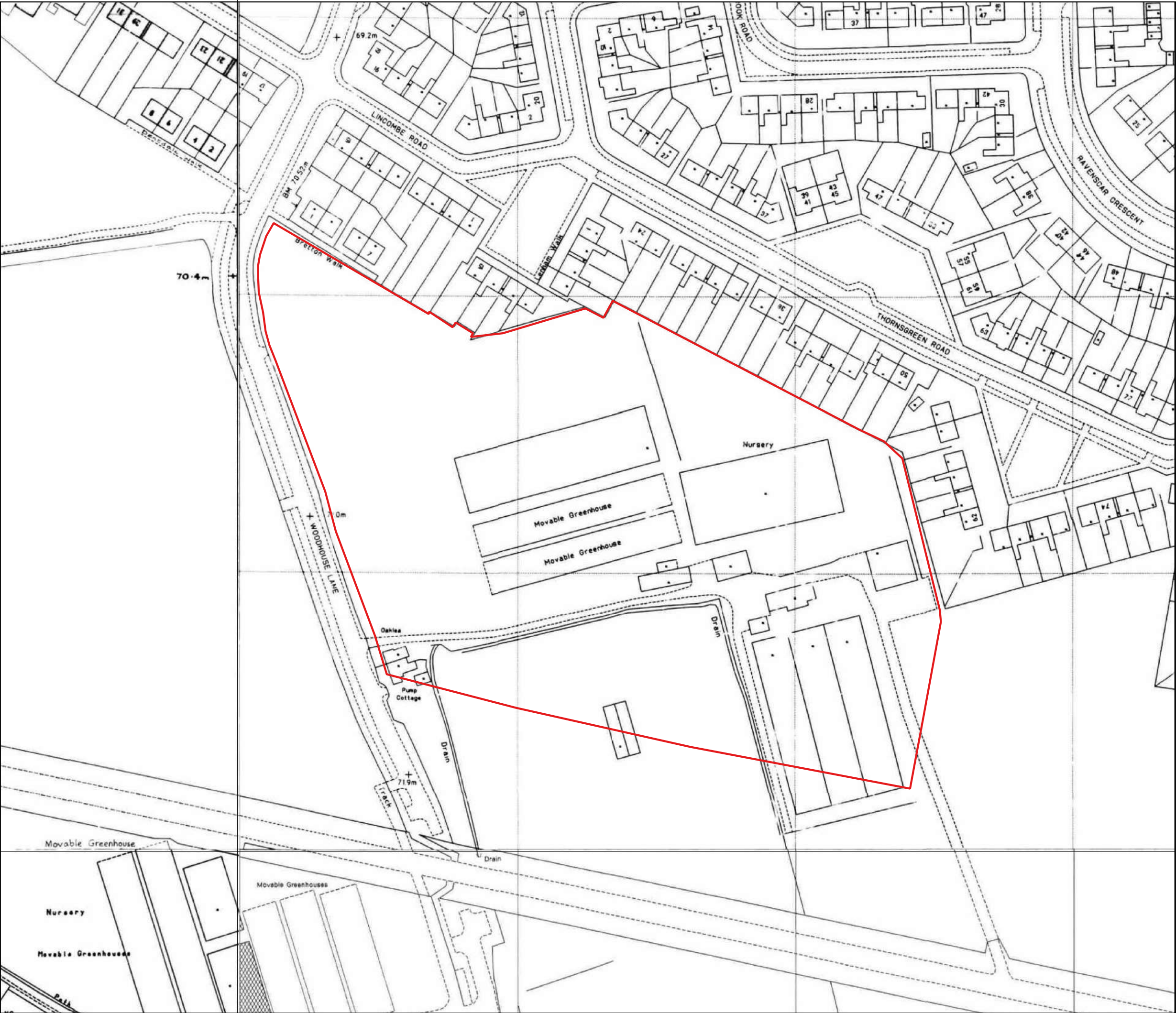
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Base Maps: © Crown copyright and database rights 2025. Ordnance Survey  
AC0000862729



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1300 @ A3





# Aviator Way, Manchester Business Park

Archaeological Desk-Based Assessment

Title:  
Figure 7. Extract from the 1:1250 scale Ordnance Survey National Grid map, 1992

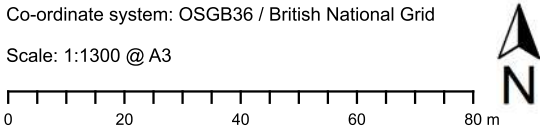
Legend:  
 Study site

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AC0000862729



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1300 @ A3





**Aviator Way, Manchester Business Park**

Archaeological Desk-Based Assessment

Title:  
Figure 8. Aerial view of the application site (Google Earth 2000)

Legend:

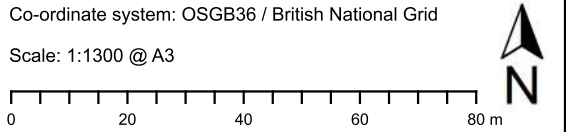
 Study site

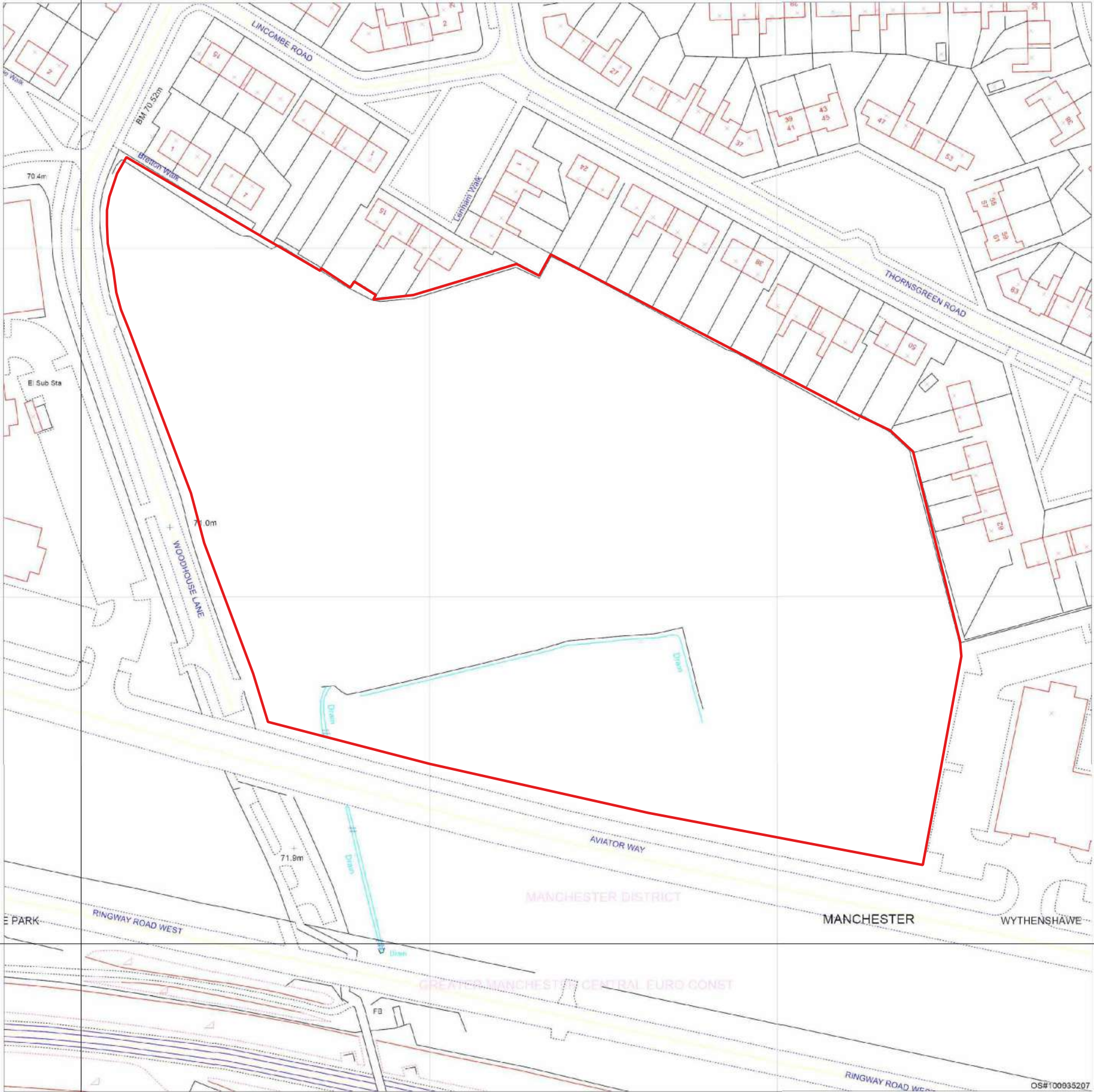
Data: © Google Earth 2025; Lanpro, 2025  
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey  
AC0000862729



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1300 @ A3





Aviator Way, Manchester Business Park

Archaeological Desk-Based Assessment

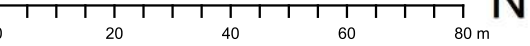
Title:  
Figure 9. Extract from the 1:1250 scale Ordnance Survey Landline map, 2003

Legend:  
 Study site

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AC0000862729



Co-ordinate system: OSGB36 / British National Grid  
Scale: 1:1300 @ A3





**Aviator Way, Manchester Business Park**

Archaeological Desk-Based Assessment

Title:  
Figure 10. Aerial view of the application site  
(Google Earth 2025)

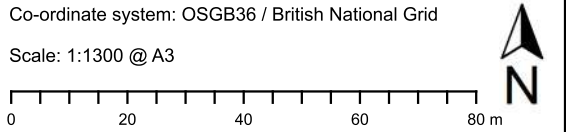
Legend:  
 Study site

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Base Maps: © Crown copyright and database rights 2025. Ordnance Survey  
AC0000862729



Co-ordinate system: OSGB36 / British National Grid

Scale: 1:1300 @ A3





Aviator Way, Manchester Business Park

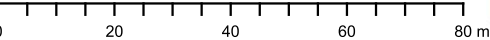
Archaeological Desk-Based Assessment

Title:  
Figure 11. Plot of 1m resolution LiDAR DSM (2017)

Legend:  
 Study site

Data: © Environment Agency 2025; Lanpro, 2025  
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey  
AC0000862729



Co-ordinate system: OSGB36 / British National Grid  
Scale: 1:1300 @ A3  
  


## **Plates**



Plate 1. View looking south-east across the study site from the north-western corner



Plate 2. View looking south across the study site from the northern edge



Plate 3. View looking south-west across the study site from the northern edge



Plate 4. View of the north-eastern extent of the study site



Plate 5. View looking south-west across the study site from the north-eastern corner



Plate 6. View looking west across the study site from the eastern edge



Plate 7. View looking south towards Aviator Way from the south-eastern side of the study site



Plate 8. View looking south-west towards Aviator Way showing the drain within the southern side of the study site



Plate 9. View looking north across the study site from the southern edge



Plate 10. View looking east across the study site showing Aviator Way and the drain in the southern side of the study site

## Appendix 1      Gazetteer

The following table provides details of heritage assets recorded on the Greater Manchester HER within 1km of the study site. These have been listed in order of their reference numbers, and their locations are marked on Figure 1.

| Monument Ref.          | Name                                                          | Grade | Period        |
|------------------------|---------------------------------------------------------------|-------|---------------|
| NHLE                   |                                                               |       |               |
| 1197799                | Etrop Grange                                                  | II    | Post-medieval |
| 1417588                | Roman Catholic Church of St Anthony                           | II    | Modern        |
| Monument Ref.          | Name                                                          |       | Period        |
| HER ‘monument’ records |                                                               |       |               |
| MGM10770               | Bronze spearhead (findspot)                                   |       | Prehistoric   |
| MGM11133               | Heyhead settlement (site of)                                  |       | Post-medieval |
| MGM2684                | Shadow Moss                                                   |       | Prehistoric   |
| MGM2893                | Primrose Cottage                                              |       | Post-medieval |
| MGM2895                | Moss House Farm (site of)                                     |       | Post-medieval |
| MGM2896                | Structures at Ringway Outwood, including Barn Croft (site of) |       | Post-medieval |
| MGM2897                | Oven House Meadow (site of)                                   |       | Post-medieval |
| MGM2898                | Tan Pit Field (site of)                                       |       | Post-medieval |
| MGM2899                | Brick Field (at Woodhouse Farm) (site of)                     |       | Post-medieval |
| MGM2900                | The Hollies (site of)                                         |       | Post-medieval |
| MGM2901                | Structures (site of)                                          |       | Post-medieval |
| MGM2902                | Moss-Side and Stable Meadow (site of)                         |       | Post-medieval |
| MGM2903                | Woodhouse Farm (site of)                                      |       | Post-medieval |

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| MGM2904                    | Shadow Moss Cottage (site of)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Post-medieval                            |
| MGM2907                    | Rose Cottage and Cherrytree Cottage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Post-medieval                            |
| MGM9820                    | Site of Old Thatch (formerly Rose Cottage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Post-medieval                            |
| <b>HER 'event' records</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                          |
| EGM4731                    | Watching brief undertaken during works to divert water pipes in advance of the construction of the Manchester Metrolink Airport line. The only feature observed during the excavation was a posthole for a modern fence post. No further archaeological work is recommended.                                                                                                                                                                                                                                                                                         | Modern                                   |
| EGM5118                    | Evaluation at land by Manchester Airport, trenches contained modern features associated with a former nursery gardens.                                                                                                                                                                                                                                                                                                                                                                                                                                               | Modern                                   |
| EGM5177                    | A6 Manchester Airport Relief Road, trial trenching, watching briefs, photographic survey, and 'strip, map and record'.<br><br>Remains include two pits with pottery and cremated human remains dated to the Bronze Age, found in association with an undated but probably contemporary ring ditch between Poynton and Bramhall outside the search area.<br><br>Medieval remains were restricted to a few sherds of residual pottery. Remains mostly post-medieval including field boundary ditches, traces of ridge and furrow cultivation, and structural features. | Prehistoric<br>Medieval<br>Post-medieval |
| EGM5205                    | Airport City Area X, Manchester Airport evaluation revealed small pits or postholes, larger irregular-shaped pits, curvilinear features and gullies, and a larger ditch. No datable artefacts recovered and truncation of some features by modern disturbance makes characterisation difficult.                                                                                                                                                                                                                                                                      | -                                        |
| EGM5545                    | Area X, Airport City, no archaeological remains were recorded during the watching brief.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | -                                        |
| EGM6254                    | Airport City, evaluation revealed no features, structures or artefacts of archaeological significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | -                                        |

