Archaeological Desk-Based Assessment

Former Peacock Centre & Land at Pipewell Avenue, Gorton

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Contents

Executive Summary **1**

1 Introduction **2**

1.1 Project Background 2

1.2 Scope 2

1.3 Site Description 2

2 Methodology and Sources **3**

2.1 Study Area and Data Sources 3

2.2 Assumptions and Limitations 4

3 Historic Environment Baseline **6**

3.1 Introduction 6

3.2 Geology and Topography 6

3.3 Previous Archaeological Investigations 6

3.4 Archaeological and historical background 7

3.5 Site Visit Record 12

4 Statement of Significance **15**

4.1 Introduction 15

4.2 Factors Affecting Archaeological Survival 15

4.3 Archaeological Potential and Significance 15

4.4 Prehistoric Period (800,000 BC – AD 43) 15

4.5 Roman Period (AD 43 – 410) 16

4.6 Medieval Period (AD 1066 – 1540) 16

4.7 Post-medieval Period (AD 1540 – 1901) 16

4.8 Twentieth Century (AD 1901 – 1999) 16

5 Impact Assessment **17**

5.1 Introduction 17

5.2 Proposed Redevelopment 17

5.3 Impact Assessment 17

6 Conclusions and Recommendations **18**

7 References **19**

8 Figures **21**

Photographs

Photograph 1: 1964 photograph of Peacock Street Primary School from Gorton Lane 11
Photograph 2: View into the northern parcel from Gorton Lane to the north 12
Photograph 3: View within the northern parcel, looking north 13
Photograph 4: View of the southern parcel looking west across the Site 13
Photograph 5: View looking east of the southern parcel 14

Tables

Table 1. Summary of Data Sources 3
Table 2: Event Data Records 28
Table 3: Monument Data Records 29

Figures

Figure 1: Site Location

Figure 2: Map depicting HER Events Data Records

Figure 3: Map depicting Monument Data Records

Figure 4: Map depicting Historic Landscape Characterisation Data Records

Appendices

Appendix A Decision Making Framework

Appendix B Gazetteer of HER Records

Appendix C OS Map Regression

Executive Summary

Stantec has been instructed by Clarion Housing Association Limited and Clarion Housing Property Development Services Limited to prepare an Archaeological Desk-Based Assessment ('ADBA') to accompany the submission of a planning application for the redevelopment of two plots at the former Peacock Centre and Pipewell Avenue, Manchester ("the Site") to provide new, affordable housing.

This ADBA, informed by a site visit and Historic Environment Record data analysis, has concluded that the Site has low potential to contain prehistoric to post-medieval remains, and moderate to high potential to contain 20th century remains relating to the development and subsequent redevelopment and expansion of the Gorton area. If present, any archaeological remains would be of at most low significance.

Based on the available data for the Site, this ADBA has concluded that the archaeological resource is not a constraint to the redevelopment of the Site. No onsite archaeological fieldwork is considered to be required although this is subject to the agreement of the local authority's archaeology service (Greater Manchester Archaeology Advisory Service).

The ADBA has been prepared to focus solely on the buried archaeology that may be present on the Site and therefore does not discuss the significance of built heritage assets that may be present in or around the Site.

1 Introduction

1.1 Project Background

1.1.1 Stantec has been instructed by Clarion Housing Association Limited and Clarion Housing Property Development Services Limited to prepare an Archaeological Desk-Based Assessment (ADBA) to accompany the submission of a planning application for the provision of new, affordable homes at Peacock Close and Pipewell Avenue, Gorton, Manchester, M18 8EG ('the Site').

1.1.2 The aim of this ADBA is to assess the impact of the proposed redevelopment and to provide recommendations to mitigate any adverse effects, if required. The aim is achieved through the following objectives:

- Identify the presence of any known or potential buried heritage assets that may be affected by the proposed redevelopment;
- Describe the significance of such assets, in accordance with the National Planning Policy Framework (National Planning Policy Framework (NPPF) 2024);
- Assess the likely impacts upon the significance and setting of the assets arising from the proposed redevelopment or other land-use changes; and
- Provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing completely any adverse effects and conserving the significance of the assets.

1.1.3 Paragraph 207 of the NPPF requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this ADBA.

1.1.4 **Appendix A** of this ADBA sets out the full legislative and planning framework in relation to the proposals along with the assessment methodology.

1.1.5 This report should be read in conjunction with the plans and drawings within the submission.

1.2 Scope

1.2.1 The report provides a baseline of known or potential buried heritage assets (archaeological remains / heritage assets of archaeological interest) within the Site or its immediate environs. These are identified as having a degree of significance meriting consideration in planning decisions and can include designated and non-designated heritage assets.

1.2.2 Professional expert opinion has been used to assess the heritage significance and archaeological potential of the Site, based on historic, archaeological, architectural, or artistic interest, taking into account past ground disturbance which may have compromised survival of archaeological remains.

1.3 Site Description

1.3.1 The Site is located approx. 200m north of Gorton District Centre and has been identified as having the potential to be a key site for development in the draft Gorton District Centre Development Framework (January 2023), which is still under consultation[1].

[1] https://democracy.manchester.gov.uk/ieIssueDetails.aspx?IId=16729&Opt=3

1.3.2 The Site is located 3.5 miles east of the city centre of Manchester (**Figure 1**). It is divided into two parcels by Buttress Street, a residential cul-de-sac.

1.3.3 The northern parcel is c.0.7ha in extent (NGR: SJ 88334 96607) and comprises the site of the Former Peacock Centre and the East District Language and Mathematics Development Centre. It is bound by Gorton Lane at the north, Peacock Close at the east, Buttress Street at the south, and bound by Taylor Street Playing Fields at the southwest and Burston Street at the northwest.

1.3.4 The southern parcel is 0.5ha in extent (NGR: SJ 88322 96467) and comprises the former recreation ground within Taylor Street Playing Fields. It is bounded by Buttress Street to the north, Middlewich Walk to the east, Bryson Walk to the south, and residential development on Pipewell Avenue to the west.

1.3.5 The wider environs are characterised by the settlement of Gorton. Within Gorton, areas of green space surround the urban core, including Gorton Park and Sunny Brow Park. The urban core is generally defined by mixed-use development of both residential and commercial character.

2 Methodology and Sources

2.1 Study Area and Data Sources

2.1.1 The assessment is in accordance with the requirements of the NPPF, Code of Conduct set out by the Chartered Institute for Archaeologists (CIfA, 2022), the standards specified by CIfA (2020) and Best Practice Guidance by Historic England (GPA1, 2015; HEAN3, 2015).

2.1.2 To determine the full archaeological potential of the Site, a broad range of documentary and cartographic sources, including fieldwork reports, were examined in order to determine the likely nature, extent, preservation, and significance of any known or possible buried heritage assets that may be present within or adjacent to the Site. The table below provides a summary of the key data sources.

Table 1. Summary of Data Sources

Source	Data	Comment
Historic England	National Heritage List for England (NHLE) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Greater Manchester Historic Environment Record (HER) **Appendix B** and **Figure 2-4**	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Subsurface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.
Internet	Web-published local history; Archaeological Data Service (ADS); Historic mapping online **Appendix C**; Aerial photography available online.	Many key documentary sources and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The ADS includes an archive of digital fieldwork reports. A full Ordnance Survey (OS) mapping package was obtained from Emapsite and historic maps from online sources. Aerial photography contributing to understanding of the historic development of the Site
Site visit	Undertaken in July 2025	A walkover of the Site and environs was completed to confirm the topography and existing land use, and to identify any areas of previous disturbance.

2.1.3 Spatial data held by Greater Manchester HER was requested, assessed and analysed as part of this assessment. A 1km radius study area has been utilised for the purpose of this ADBA to understand the Site in its wider historical context. All data within the 1km study area was reviewed and, where relevant, data records outside the study area are referred to in Section 3 to assess the overall archaeological potential of the Site and to gain a better understanding of the historic environment resource. All event and monument data are labelled by their HER references, which can be cross-referenced against the gazetteer provided in **Appendix B**.

2.1.4 HER records and other data sources which has not been reproduced on the accompanying figures comprise:

- Duplicate data;
- Data records relating to designated built heritage (including Conservation Areas) – whilst these inform our understanding of the historic environment they do not provide any detailed information relating to the potential archaeological resource in the Site and an assessment of built heritage is beyond the scope of this ADBA;
- Non-designated built heritage – whilst these contribute to our understanding of the historic development of the area and previous disturbance within the study area, they do not provide any information relating to the archaeological resource in the Site. No such data points are present within the Site and given that an assessment of built heritage is beyond the scope of this ADBA, they are not discussed in any further detail;
- Data records relating to historic routeways and watercourses - whilst these contribute to our understanding of the historic development of the area and previous disturbance within the study area, they do not contribute to understanding of the Site's archaeological resource;
- Data records relating to landscape studies (ancient enclosures) – whilst this informed understanding regarding former land use, this did not provide any further information in addition to understanding the potential archaeological resource in the Site. No such enclosures are recorded in the Site;
- Data records relating to the National Mapping Programme (NMP) – although not reproduced these are discussed where relevant in Section 3; and
- Data records relating to parish boundaries.

2.1.5 Although NHLE data was reviewed as part of this assessment, the data records have not been reproduced on any accompanying figures.

2.1.6 All distances quoted in this report with regard to data records are approximate (within 5m).

2.1.7 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

2.2 Assumptions and Limitations

2.2.1 This report is compiled using secondary information derived from a variety of sources. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by the HER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.2.2 Archival material relating to the Site and study area was not consulted in person at the Greater Manchester County Record Office. An initial review of the online catalogue did not reveal any information additional to that available online that would inform understanding of the Site and its historic development. Whilst there may be other material held in private collections, local repositories and the National Archives, it was not possible to view these as part of the assessment.

2.2.3 A review of LiDAR imagery available from the Environment Agency was undertaken as part of this assessment. Due to previous disturbance and the built-up character of the Site and surrounding area, this yielded no additional information relating to the buried archaeological resource. It is not discussed in any further detail.

2.2.4 Aerial photography held at Historic England's Archives was not viewed as part of this assessment. Aerial photography available online was utilised to fully understand the historic

development. The data has not been reproduced in this report and did not provide any additional information to that obtained from OS maps. It is not discussed in any further detail.

3 Historic Environment Baseline

3.1 Introduction

3.1.1 The following section provides a summary of the historical development of the Site and its environs, compiled from sources listed in the references section. This report will only reference those heritage assets that are directly relevant to the discussion.

3.2 Geology and Topography

3.2.1 The following section provides an overview of the geology recorded within the Site to inform understanding of the archaeological potential of the Site.

British Geological Survey

3.2.2 The British Geological Survey (BGS) map[2] indicates that the Site is underlain by Chester Formation Sandstone, a sedimentary bedrock formed between 250 and 247.1 million years ago during the Triassic period. Across both parcels of land that comprise the Site, this bedrock is overlain by Devensian Till (comprising an unstratified over a consolidated mixture of clay, sand, gravel, and boulders varying widely in size and shape), which was deposited between 116 and 11.8 thousand years ago during the Quaternary period.

Borehole Data

3.2.3 There are no borehole records within the Site boundary. There are five borehole data records documented by the BGS approx. 130m to the west of the northern parcel of the Site. Investigated in October 1987, the trial pits record the underlying geology, comprising six separate layers. The topmost layer comprised topsoil, the second comprised dark brown silty, gravelly, sandy clay fill, occasionally with brick fragments. The third layer was generally stiff brown silty clay fill, and the fourth layer was generally very soft grey-brown silty clay fill. The fifth layer comprised very soft grey-brown silty clay, and the sixth comprised stiff brown and grey fissured silty gravelly clay. Two trial pits contained brown fibrous peat fills, one contained plant remains[3] and one contained occasional metal.[4] In Test Pit 2 (BGS Borehole Ref: SJ89NE1875), a grey-white clay fill, presumed to be chemical waste, was identified[5] and in Test Pit 3 (BGS Borehole Ref: SJ89NE1876) a brick raft was identified at the west wall of the trial pit.

Previous Archaeological Works

3.2.4 Geological results from intrusive archaeological investigations undertaken by Oxford Archaeology (North) in March 2022 at the site of the former Belle Vue Stadium, Gorton, approximately 400m southwest of the Site's south parcel (EGM5216), indicated that the soil had a mixture of clays, which correlates with the BGS data discussed above. Made ground was present in large quantities, consisting of bedding for 18th and 19th century structures, as well as modern brick demolition debris.

3.3 Previous Archaeological Investigations

3.3.1 The HER provides a detailed record of all known archaeological investigations undertaken in a 1km radius surrounding the Site. These have been reproduced on **Figure 2**.

[2] https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/

[3] https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/15019317

[4] https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/15019325

[5] https://api.bgs.ac.uk/sobi-scans/v1/borehole/scans/items/15019317

3.3.2 No previous intrusive or non-intrusive archaeological investigations have been undertaken within either parcel of the Site.

3.3.3 The closest intrusive archaeological investigation to the Site comprises an archaeological excavation on the site of the former Belle Vue Stadium (centred on NGR: SJ 8788 9606) (EGM5216), c.400m southwest of the Site's southern parcel. The investigation entailed extending an earlier evaluation trench where archaeological remains had been found, on the site of a proposed housing development. The previous evaluation trenching was completed in February 2021 and targeted two post-medieval farmsteads shown on historic mapping. The second trench opened identified buried archaeological remains relating to Lower Catsknowl farmstead, including several floor surfaces. The subsequent excavation, carried out in March 2021, extended the trench to identify the full extent of the farmstead. The excavation demonstrated that buried remains of archaeological interest survived in situ across the site. In particular, the buried structural remains of Lower Catsknowl farmstead were exposed, comprising foundations, floors and walls (up to one course of masonry). The remains were heavily truncated during the demolition of the buildings to redevelop the site for the Belle Vue Stadium in the 1950s and 1980s, as well as by modern services and drainage.

3.3.4 Other archaeological works within the wider study area include an excavation, trial trenching and watching brief conducted at Louisa Street in 2022 1km north of the Site which revealed the remains of an iron foundry established by Joseph Stubbs & Co in the 1890s. The foundry continued into the mid-20th century, closing in 1966. The excavation revealed part of the gas ovens, foundations for a cupola furnace, and casting areas within the foundry. The remains were deemed to be of local significance. Excavations also took place at the former Gorton Mill in Abbey Hey Lane in 2019. They identified well-preserved remains of 19th century power systems used by the mill, as well as storage areas, foundations for the steam engines, and associated services for the mill's operations.

3.4 Archaeological and historical background

3.4.1 All HER data discussed below is reproduced on **Figure 3**. This section provides a description of the development of the Site's environs, to place it in the context of the development of the wider area. A full list of all HER records within the study area is reproduced at **Appendix B.**

3.4.2 Historic Mapping has been consulted in association with the below assessment. A selection of historic maps consulted could not be reproduced within the report for copyright purposes.

Prehistoric Period (800,000 BC – AD 43)

3.4.3 Understanding of prehistoric activity within the city of Manchester is poor. Evidence of remains is fragmentary and ephemeral. However, it is considered reasonable to suggest that the Castlefield area in the centre of the city may have been conducive to late prehistoric settlement on account of the natural topography and its riverside location. Early communities considered dry land close to rivers attractive for settlement due to the plentiful water supply, access to hunting and fishing grounds and, after 4000 BC, the good agricultural potential of the land.

3.4.4 A natural feature called Openshaw Moss was recorded c.835m to the north of the Site on the site of the present Matalan car park in Openshaw (MGM5409). This piecemeal enclosed common overlay glacial boulder clays and sandstone, dating it to the prehistoric period. It was documented in 1322 in the manorial bounds of Manchester, which recorded 100 acres of moor turbary (moorland that could be farmed for peat). Layers of peat that had preserved plant remains were identified in geological borehole data close to the Site (BGS Ref: SJ89NE1875). The peat layers within the geological strata have preserved palaeoenvironmental evidence and therefore have the potential to inform our understanding of how past communities manipulated their environment.

3.4.5 Within the study area prehistoric activity pertains to the Bronze Age, manifested in the form of a loop-less Bronze Age bronze palstave, which was found c.880m to the northwest of the Site

in 1908 (MGM2652), on the site of the present Whitworth Street. No other finds were recorded at this site.

Roman Period (AD 43 – 410)

3.4.6 There are no Roman remains within the Site or study area. In the Roman period, Manchester was an important centre and a hub of transportation networks[6]. Roads extended to the settlements of Wigan, Chester, Glossop, Buxton, York and Ribchester. The fort of Mamucium was constructed in c.78 AD, c.5km west of the Site (NHLE: 1001953). The fort went through several iterations, originally constructed of timber before its defences were rebuilt in stone around 200 AD. In association with the fort, a vicus developed along the road from the fort's north gate. The vicus was a linear agricultural settlement, with remains of a cemetery and religious complexes having been discovered[7].

Early Medieval Period (AD 410 – 1066)

3.4.7 There is limited evidence for early medieval activity within the Manchester area. Documentary evidence from the Anglo-Saxon Chronicle reports that, in the year 919, King Edward ordered his army to repair and man a "burh" (fort) at Manchester as a frontier defence. It is considered likely that, during the early medieval period, Manchester was probably a sparsely populated frontier region, which accounts for the limited evidence of archaeological remains. Whilst Gorton's name has been fabled to have developed out of a battle between the Saxons and the Danes, this has been dismissed as "popular fancy" by historians[8]. The name likely derives from Old English, where 'gor' means muddy, and 'ton' is the Anglo-Saxon word for farm or settlement[9]; its name is likely associated with Gore Brook Valley.[10]

3.4.8 The Nico Ditch is attributed to the late Saxon period[11], and likely spanned from Ashton-under-Lyne to Urmston, curving through much of Manchester's current suburbs, including Gorton. Several theories have been proposed for its function, including as defences against the invading Danes[12]. Manchester was supposedly destroyed by the Danes sometime after 870.

Medieval Period (AD 1066 – 1540)

3.4.9 At the time of the Domesday Survey in 1086, Manchester lay within the Hundred of Salford. The Hundred contained all the land between the River Ribble and the Mersey. It was held by the Norman noble, Roger de Poitou. By the end of the medieval period, Manchester had established itself as a regional centre of flax and woollen manufacture and trade, and this industry continued into the post-medieval period. The late medieval period in Manchester was defined by isolated halls and farmsteads set within open field systems, pasture, and woodland, with piecemeal enclosures associated with scattered farmsteads also common.

3.4.10 The study area is located in the historic township of Gorton, which lies to the north and south of Gore Brook. The township is documented from 1282, where it was held in bondage of the lord of Manchester, and consisted of sixteen oxgangs of land, a mill, and a plat known as the Hall land[13]. Gorton was held by the lords of Manchester until 1433, when it was leased to the Booth family, and by 1472 it was owned by the Byron family[14]. Gorton village core (MGM2730) is located approx. 870m southeast of the Site, and is recorded to date from the medieval period, located at the bottom of Ryder Brow. Gorton Chapel (MGM2728) was established in the 15th century on the site of the present church of St James (MGM18358). The first church

[6] GMUHLC 2009, p.14

[7] Grealey 1974, p.11

[8] Farrer and Brownbill 1911, ft. 1

[9] University of Nottingham 2024

[10] Manchester City Council 2025

[11] GMUHLC 2009, p.15

[12] BBC Online 2008

[13] Farrer and Brownbill 1911

[14] GMAU 1993, p.4

on the site was a chapel of ease and a wattle-and-daub, thatched building erected c.1531, c.270m to the east of the Site. It was originally dedicated to St James and lasted until 1753.

Post-medieval Period (AD 1540 – 1901)

3.4.11 Manchester was a regional centre for the spinning and weaving of wool, linen and flax in the late 16th and throughout the 17th century. Cotton rose to importance in the later post-medieval period, after the mid-16th century. Throughout the post-medieval period, Manchester saw phases of major building, with a doubling of the town's population, and by 1664 Manchester was the largest town in Lancashire[15]. Gorton's settlement at this time was still defined by smaller farmsteads but began to develop in the 16th and 17th centuries. Gorton Hall was established during the 17th century (MGM11020), c.780m to the southeast of the Site, and was demolished in 1906. A half-timbered farmhouse known as Town Croft (MGM11027) was extant during the 17th and 18th centuries prior to being demolished, and a scattered settlement associated with a chapel on Far Lane, to the east of the Site (MGM2727), is thought to date from the post-medieval period and is recorded on cartographic sources from the 18th century.

3.4.12 On Yates 1786 Map of the county Palatine of Lancaster[16] (not reproduced), Gorton is visible as a small settlement formed around a small road network and Gore Brook. A small collection of buildings are located to the west of Gorton Chapel, one of which may represent Gorton Field Cottage that was located in between the Site's two parcels on the 1st edition 1848 6-inch OS map (**Appendix C**). The Site is largely represented by open fields, likely used for pasture. By 1755 Gorton Chapel had been demolished to make way for the Church of St Thomas, a brick-built church, which is identified on this map. A dissenter's chapel was also depicted, which had been established in 1703 (MGM19249), which was the predecessor to Brookfield Unitarian Church (MGM9654), 750m southeast of the Site. The Lord Nelson public house (MGM2762), c.770m southeast of the Site, was once part of a small cluster of buildings which likely date to the 18th century. Other residential buildings dating to the 18th century include Spring Bank Farmhouse (MGM9879), and 46-50 Far Lane (MGM12734).

3.4.13 The development of the Bridgewater Canal in the 1760s served as one of the origins of canal transport systems across England and led to massive developments in transport infrastructure[17]. The Stockport branch of the Manchester and Ashton-under-Lyne canal opened in 1797 and was used commercially until 1932 (MGM14799). The Site is located approx. 255m to the north of Hyde Road, which allegedly follows the line of an old Roman road[18] spanning between the Roman forts of Mamucium and Melandra (Glossop). However, cartographic sources from the 18th century, such as Yates' map of 1786, do not suggest that any road followed this route. It may therefore be assumed that the road was formed through a turnpike act in 1818, which may be confirmed by Banck's map of 1831[19] (not reproduced).

3.4.14 The first steam-powered cotton spinning mill in Manchester was built in 1781–82. The introduction of industrial-scale mills radically altered Manchester's townscape. Between 1782 and 1816 the number of steam-powered textile mills rose from one to eighty-six, and Manchester became the world's largest textile district[20].Gorton Mill was established on the canal in 1825 by John Lees & Sons in Abbey Hey Lane, 790m to the east of the Site, using steam-powered engines to power looms for the spinning and weaving of cotton. The Lees family constructed Gorton Villa (MGM11027) to replace Town's Croft, identifiable on the 1848 1st edition OS map. Chatsworth Mill (MGM2750), located c.350m to the south of the Site, was established in the mid-to-late 19th century and can be identified on the 6-inch 1890 OS map. Approximately 690m to the northeast of the Site, High Bank Mill (MGM10994), associated with the Grimshaw family of High Bank House (MGM11044), was established in 1861 and was a commercial cotton mill.

[15] Nevell 2008, p. 66

[16] http://maps.nls.uk/view/220113079

[17] GMUHLC 2009, p.19

[18] GMAU 1993, p. 3

[19] https://www.digitalcollections.manchester.ac.uk/view/PR-C-00017-00070-MANCHESTER-00056/1

[20] Oevermann, Walczak & Watson 2022, p.77

3.4.15 Workshops developing steam-powered engines quickly sprang up in Openshaw to the north to cope with the demand of the rapidly expanding cotton industry. Openshaw Engineering Works (MGM19482) was established in 1864 by George Saxon to manufacture stationary mill engines. Openshaw Canal Iron Works (MGM11042) was built by brothers Benjamin and Stephen Massey in 1861; they produced steam hammers for foreign export, rather than focusing on the turn mill steam engines that were used to spin cotton. During this time, Manchester's suburbs were developing and establishing facilities to serve the rapidly expanding communities. The Roman Catholic Church and Friary of St Francis (MGM9626), approx. 660m away from the Site, was built between 1863 and 1872. It was built to designs by E.W. Pugin for the Order of St Francis and was used for both religious and educational activities, establishing schools for boys and girls, as well as an infant school.

3.4.16 In 1838, the Sheffield, Ashton-under-Lyne and Manchester Railway Company started to build a line between Sheffield and Manchester[21]. By 1848 a railway line had been built through Gorton to the north of the Site, with a station (MGM11004) built 460m to the northeast of the Site. This development led to substantial industrial development within the local area during the mid-to-late 19th century. In 1845 the railway board built a permanent locomotive and carriage repair depot in Openshaw (MGM11005), c.530m to the north of the Site. Responsibility for the design was given to Richard Peacock, who had gained a position as the locomotive superintendent at the Sheffield, Ashton-under-Lyne and Manchester Railway Co at only 20 years old. The depot was completed by 1848 and was known as 'Gorton Tank'. Peacock left the railway in 1854 to found a firm of engineers with Charles Frederick Beyer and Henry Robertson, which led to the creation of Beyer, Peacock & Co, a world-famous manufacturer of locomotives. Their Railway Works were known as Gorton Foundry (MGM1988). The site of the Foundry was located opposite the Site on the north side of Gorton Lane and is shown on OS maps from the 1890s. In 1875, an ostentatious mausoleum was built at Brookfield Unitarian Church for Joseph Peacock, the son of Richard Peacock, the church's benefactor (MGM9656), indicating the wealth and influence the family possessed at this time.

3.4.17 The 25-inch 1893 OS maps show that Gorton Field Cottage, located between the Site's parcels, had changed name to Field Farm. Its immediate environs by this time were characterised by open fields and Casson Street to the west, a street defined by suburban terraced housing in a grid layout, with streets connecting through to Taylor Street at the west. The Site was bounded by Peacock Street at the east, which was populated with terraces at the south, and connected to Church Lane further south. The current Vulcan public house to the northeast of the Site was established by this time on the corner of Gorton Lane and Froxmer Street.

Twentieth Century Period (AD 1901 – 1999)

3.4.18 The 25-inch 1908 OS map shows that Bute Street, a residential street of terraced housing, had developed between the Site's northern and southern parcels, replacing Field Farm. Burton Street, a residential block of terraced housing, had also been established to the northwest of the Site's northern parcel. The Site was surrounded by terraced housing with small gardens to the rear, and Gorton Foundry and Engineering Works at the north. A brick works existed to the west of the Site on the west side of Taylor Street. Gorton Yard to the north of the Site had expanded by 1905, visible on the 6-inch OS map of that date, through the extension of the Carriage, Wagon and Locomotive Works and construction of further sidings to access the full complex. Suburban housing infilled several undeveloped areas to the south of the Site by 1905, focusing around the north side of Hyde Road.

3.4.19 No changes were recorded in the Site until 1933, by which time an infant school and primary school were recorded within the Site's northern parcel. The infant school was broadly rectangular in plan, with small, narrow extending arms at the north and south. The primary school was broadly rectangular in plan, with short blocks at the northeast and southeast. The primary school is recorded as being built in 1925 and named the Peacock Street Municipal

[21] Manchester and Stockport Railway HER ref. MGM22250; Manchester Central Station Railway (MGR21642).

Elementary School[22] (**Photograph 1**). The Site's environs had also changed; the open field to the west was recorded as Casson Street Recreation Ground, and a tramway was established along Gorton Lane to the north. The brick works on Taylor Street were demolished in the late 1910s, and allotments replaced the works by the 1930s. Gorton Foundry was extended at the west along Preston Street.



Photograph 1: 1964 photograph of Peacock Street Primary School from Gorton Lane[23]

3.4.20 The 1950 25-inch OS map shows that both school buildings within the Site have been extended, the infant school has had a block added at the southwest, and the primary school has had a range added at the north. Within the Site's immediate environs a day nursery with a T-shaped plan has been established to the west of Bute Street (the present Buttress Street). The allotments to the west have been removed and infilled with semi-detached housing aligned around a new street, Furnival Road.

3.4.21 The 1968 25-inch OS map shows development in the southern parcel of the Site, with the addition of a rectangular recreation ground and a public convenience at the northwest corner, with paths leading to Peacock Street at the east. The northern parcel names the school as Peacock Street County Primary School and has been extended further at the south. Further changes are recorded in the locality, Bute Street has been renamed Buttress Street, and a playground and electric substation have been established to the southwest of the southern parcel. The Gorton Foundry to the north of the Site has been partially demolished following its closure in 1966, and the road layout altered, only the 1920s Boiler House remained of the complex. This was redeveloped into the Hammerstone Road Depot for Manchester City Council in the late 1970s. In the 1977 25-inch OS map, terraced housing to the east and south of the Site has been cleared, with some infill of semi-detached dwellings on Buttress Street and east of Peacock Close. Peacock Street was shortened to extend only to the southern parcel of the Site and renamed Peacock Close.

3.4.22 The 1978 25-inch OS map shows that the school buildings in the northern parcel were extended further, with outbuildings to the south, and the infant school was redeveloped as the East District Language and Mathematics Development Centre. During the late 1970s and

[22] https://manchestervictorianarchitects.org.uk/index.php/buildings/municipal-elementary-school-peacock-street-gorton

[23] Greater Manchester Lives Archive, Ref: GB127.m64743

early 1980s, the recreation ground at the west was extended, following the removal of Casson Street and its associated ancillary streets, as well as the demolition of its terraced housing. L-shaped buildings were added at the corner of Gorton Lane and former Casson Street, as part of the recreation grounds. The houses on the north of Buttress Street were demolished to make way for semi-detached housing. Little change is recorded in the Site and its environs; by the late 1980s, the former primary school is recorded as the Peacock Centre. The 1992 25-inch OS map shows that the southern parcel had been redeveloped, and the rectangular recreation ground removed and since recovered with grass. A small residential development, which included Pipewell Avenue to the west of the southern parcel, was constructed and populated with semi-detached housing by 1994.

3.4.23 The Site and its immediate environs remained predominately the same until the 21st century, when the school buildings in the northern parcel of the Site were demolished in late 2014 to early 2015. The Site has been vacant since this time.

3.5 Site Visit Record

3.5.1 The character and appearance of the Site are illustrated in **Photographs 2–5** below.



Photograph 2: View into the northern parcel from Gorton Lane to the north



Photograph 3: View within the northern parcel, looking north



Photograph 4: View of the southern parcel looking west across the Site



Photograph 5: View looking east of the southern parcel

4 Statement of Significance

4.1 Introduction

4.1.1 This section discusses the archaeological potential of the Site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and considering past disturbance which may have affected survival. For example, the Site may have high potential for the presence of activity of a particular period, but with low survival.

4.2 Factors Affecting Archaeological Survival

4.2.1 The land which constitutes the Site is formed of two parcels that straddle a small residential street. The northern parcel was previously developed and used as school buildings known as the Peacock Centre and the East District Language and Mathematics Development Centre; the southern parcel was in use as recreational grounds.

4.2.2 Previous ground disturbance and activity that will have truncated any buried archaeology within the Site comprises:

- Agricultural activity in the medieval and post-medieval period;
- The construction of the Peacock Centre and East District Language and Mathematics Development Centre (EDLMDC), including associated landscaping, services and utilities; and
- The landscaping in the southern parcel of the Site.

4.2.3 Following the background research and the site visit, there has been a degree of ground disturbance evident within the Site, the depth of which is currently unknown but likely to vary. The demolished school buildings do not appear to have had extensive foundations, but the exact depth is unknown.

4.2.4 This ADBA has concluded that any below-ground impacts likely associated with levelling, landscaping, construction and the installation of services and utilities (serving the Peacock Centre and EDLMDC in the northern parcel) will have truncated any archaeological remains present on the Site.

4.3 Archaeological Potential and Significance

4.3.1 Taking into account the past ground disturbance, this section includes a professional opinion on the likely heritage significance of such remains, where there is low to moderate or higher potential for them to be present.

4.4 Prehistoric Period (800,000 BC – AD 43)

4.4.1 The Site has low potential to contain prehistoric remains. Past ground disturbance on the Site would have impacted archaeological remains related to this period. Archaeological investigations undertaken within the study area have recorded only sporadic remains, comprised predominately of isolated findspots. Within the wider Manchester area prehistoric remains have been sporadic, comprised of isolated findspots and natural features which are recorded into the medieval period. There is low potential for paleoenvironmental evidence based on the presence of peat within the strata locally. Based on the known available resource, any surviving remains from this period would be of low local significance, depending on the nature of remains.

4.5 Roman Period (AD 43 – 410)

4.5.1 The Site has low potential to contain Roman remains. Past ground disturbance on the Site would have impacted archaeological remains related to this period. Archaeological investigations undertaken within the study area have not recorded any remains of the Roman period. Within the wider Manchester area remains have been centred around the fort of Mamucium which is over 5km east of the Site. Based on the known available resource, any surviving remains from this period would be of low local significance (dependent on the nature of the remains).

4.6 Medieval Period (AD 1066 – 1540)

4.6.1 The Site has low potential for early medieval and medieval remains due to its location outside of and away from the core settlement area of Gorton. Past ground disturbance on the Site would have impacted archaeological remains related to this period. Any potential remains would likely comprise chance finds or would be associated with agricultural activity. Such remains would be of low local significance.

4.7 Post-medieval Period (AD 1540 – 1901)

4.7.1 The Site has low potential to contain post-medieval remains relating to the development of Field Farm, and terraced residential workers housing. Within the wider study area archaeological excavations have revealed in-situ remains of post-medieval farmsteads and industrial working. The HER has recorded post-medieval remains comprising industrial development and terraced workers housing within the immediate study area. As the Site remained undeveloped for the most part throughout the post-medieval period, it is considered that there is low potential for chance finds or remains associated with domestic agricultural activity or industrial working. Such remains would be of low local significance.

4.8 Twentieth Century (AD 1901 – 1999)

4.8.1 The Site has moderate to high potential to contain remains from the 20th century relating to the development and subsequent redevelopment of the Peacock Centre and EDLMDC, and the Taylor Street recreational grounds. However, if present, the remains would be of negligible significance.

5 Impact Assessment

5.1 Introduction

5.1.1 The management and mitigation of change to the historic environment resulting from development are based on the recognition within Government planning objectives that "…*heritage assets are an irreplaceable resource…*" (see NPPF Section 16).

5.1.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.

5.1.3 Professional judgement is used to consider the impact of future development on the significance of the identified heritage assets. This will be assessed in NPPF terms as 'no harm', 'less than substantial harm', or 'substantial harm'.

5.1.4 This section assesses the likelihood for the project to have an impact on the significance of buried heritage assets.

5.2 Proposed Redevelopment

5.2.1 This section should be read in conjunction with the supporting plans and documents submitted as part of the application package. The description of development is as follows:

Full planning application for the erection of 75 dwellings (Use Class C3), including a 25-unit apartment building and 27 dwellings on the Peacock Centre Site, and 23 dwellings on the Pipewell Avenue Site, with associated access, parking, landscaping, public open space, informal play provision, drainage infrastructure, and enhanced pedestrian and cycle connections

5.2.2 The proposed development comprises a housing development of 75 affordable homes. This would entail a mix of two- and three-storey homes and apartment buildings arranged as terraces across both the northern and southern parcels of the Site. Several boundary options are being explored as part of the proposals.

5.3 Impact Assessment

5.3.1 The Site appears to have been subject to below-ground disturbance in both parcels, but more so in the northern parcel. The historic environment baseline presented in this report, combined with cartographic review, suggests that the Site has a low potential for archaeological remains predating the post-medieval period. Any remains within the Site are likely to relate to the development and evolution of Field Farm, a post-medieval farmstead, industrial activity associated with the 19th century Gorton Foundry and its workers' housing, or the 20th century Peacock Centre and EDLMDC buildings. These remains are judged to be of, at most, low local interest. The low archaeological interest and value of the remains primarily derive from what they represent, rather than the physical remains themselves.

5.3.2 Despite the disturbance caused by 20th century development within the Site, this assessment has concluded that, given the limited nature of the anticipated remains, there would be no clear justification for subsequent archaeological investigation or monitoring. However, if the Local Authority is inclined to consider further archaeological works as part of the application, these could be secured by standard condition.

6 Conclusions and Recommendations

6.1.1 This report has been produced within the context and requirements of relevant national and local planning policy and guidance, including the NPPF, local policy and Historic England guidance on significance. The historic development of the Site, in addition to an analysis of HER data within the vicinity of the Site, has been used to inform the assessment of the proposals' potential impact on assets of archaeological interest.

6.1.2 The application Site does not contain any nationally designated heritage assets, such as Scheduled Monuments or Listed Buildings, and is not located within a Conservation Area. The Site's archaeological potential is for buried remains dating from the post-medieval and modern periods, predominantly connected with the 20th century development on the northern parcel. Any such remains are of negligible to low heritage significance.

6.1.3 Expected construction impacts, such as preliminary groundworks, removal of hardstanding, excavation of foundations for the residential development, soakaways, vehicle access, pathways, landscaping and planting, would have a below-ground impact. It is considered likely that below-ground disturbance varies across the Site and is most likely limited and localised. The Site is judged to have low potential for any surviving remains of archaeological interest. As such, the archaeological resource is not currently considered a constraint to development and no further archaeological works are considered necessary.

6.1.4 Effects on the archaeological resource would occur during the construction phase of the redevelopment. It is considered there would be no effects during the lifespan of the development.

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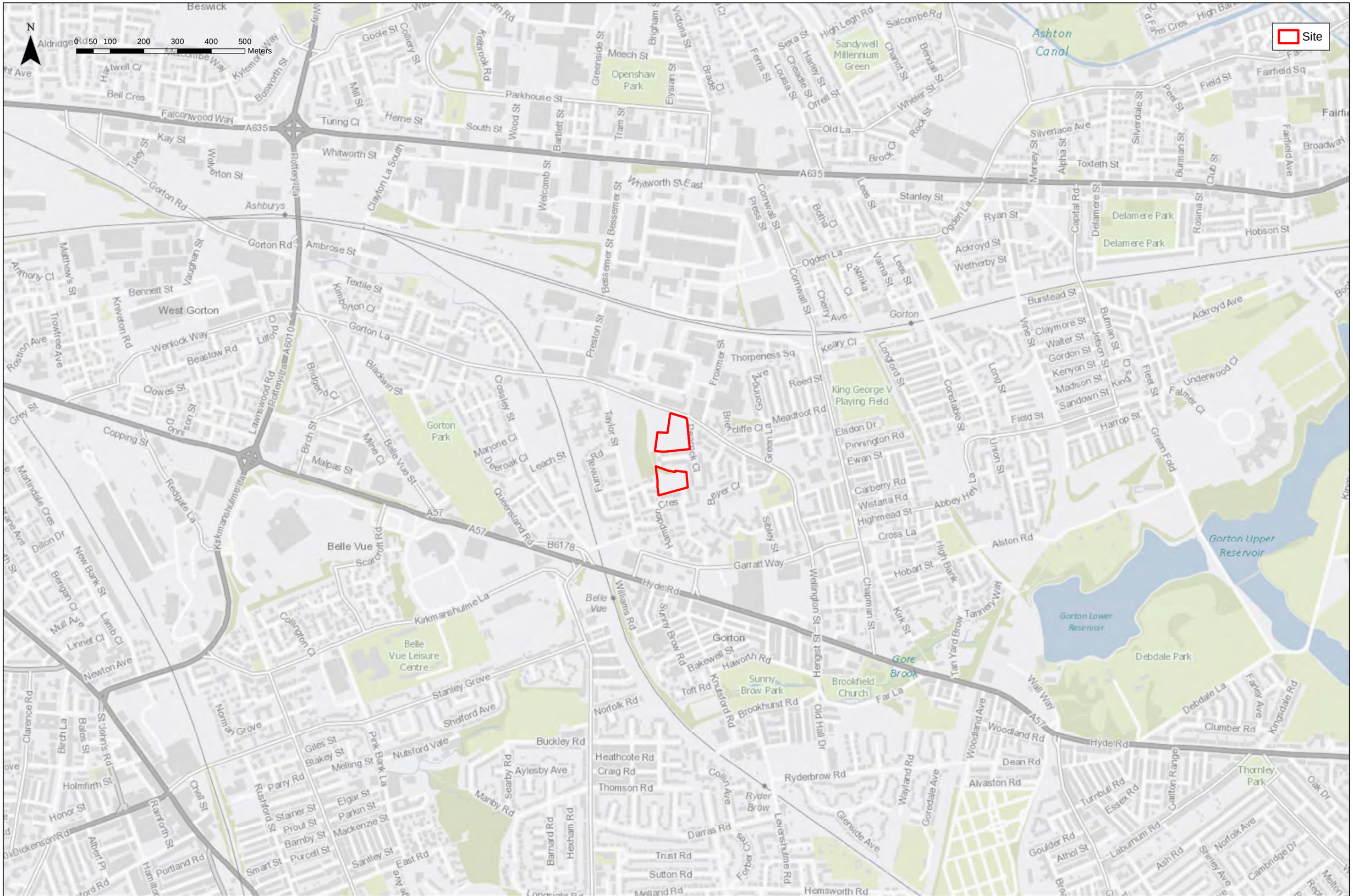
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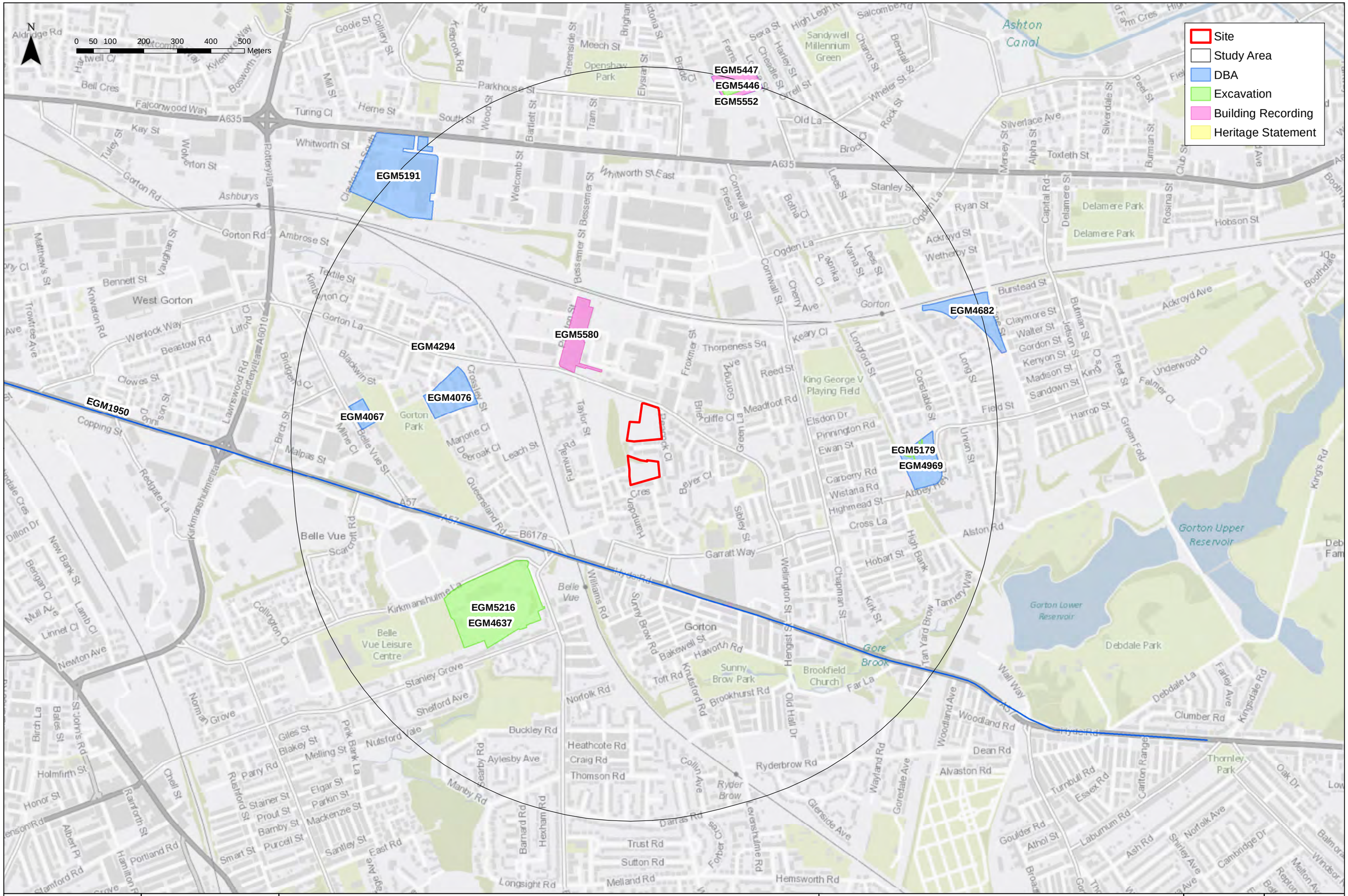
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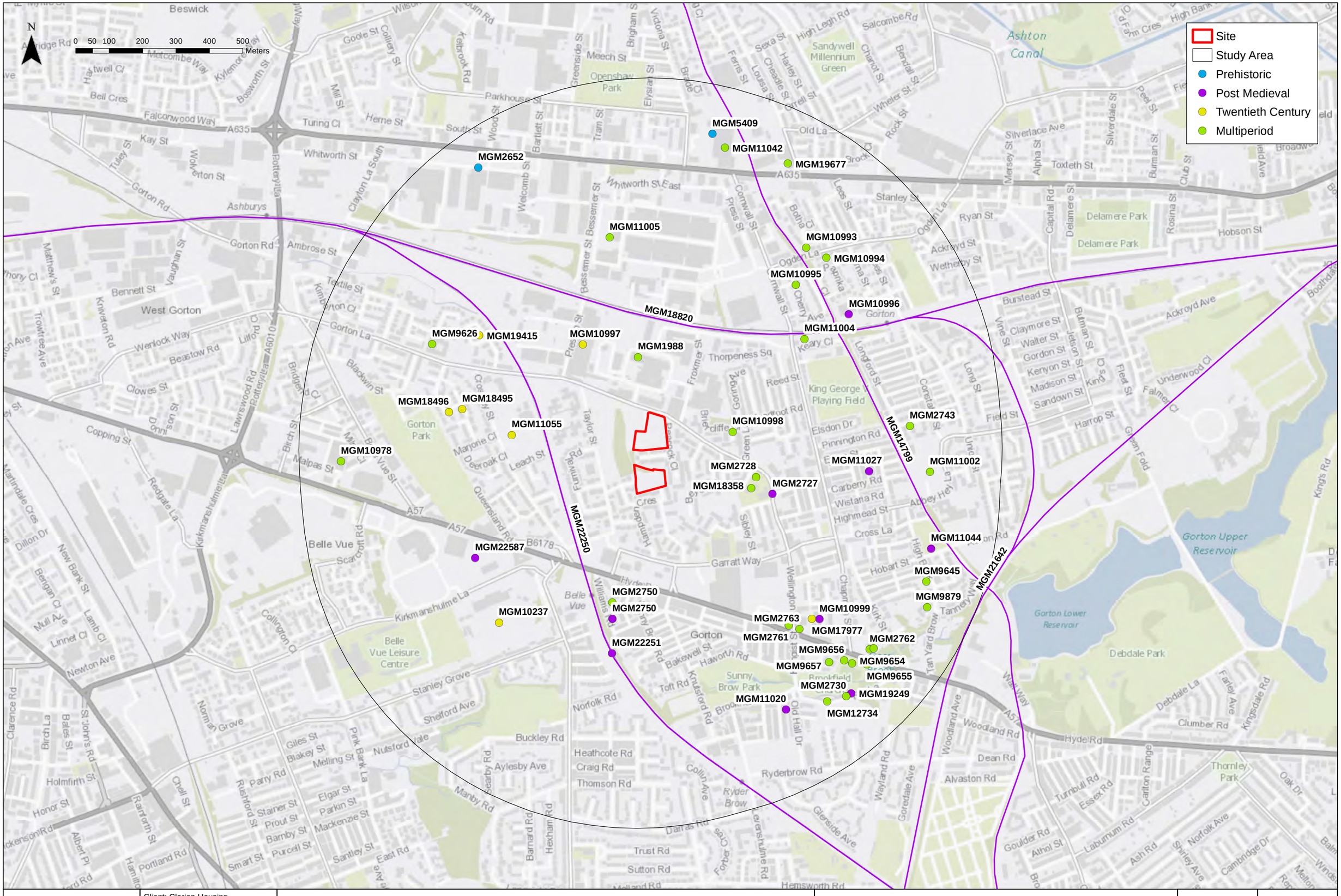
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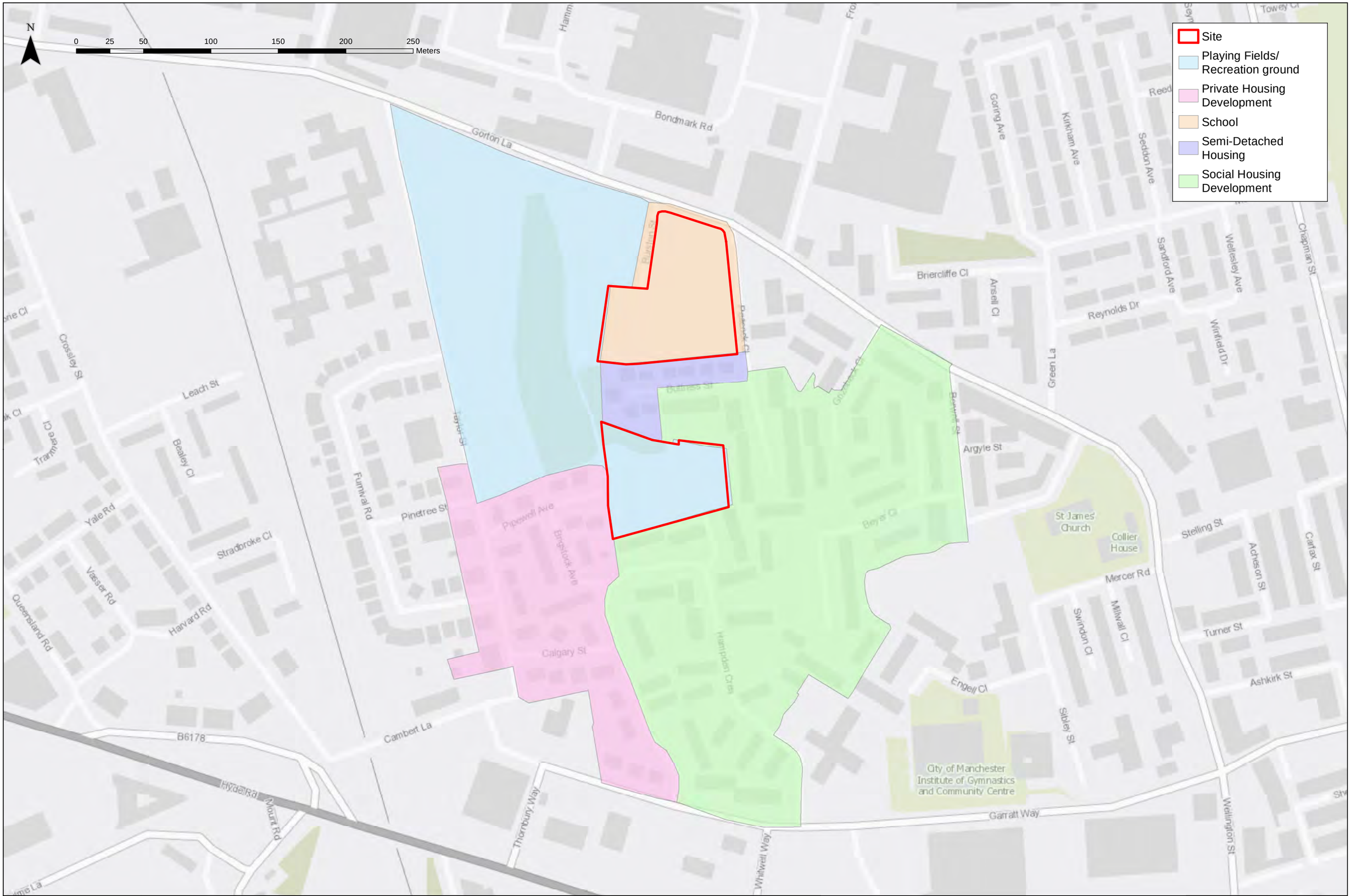
Stantec	Client: Clarion Housing Property Development Services Limited	**Former Peacock Centre & Land at Pipewell Avenue, Gorton - Archaeological Desk-Based Assessment** Figure 1: Site Location	Contains OS data © Crown Copyright and database right 2020	1:10,000 @ A3	Date:18/06/2026
				Drawn: EM	Updated: ET
				Figure 01	Rev A



Stantec	Client: Clarion Housing Property Development Services Limited	**Former Peacock Centre & Land at Pipewell Avenue, Gorton - Archaeological Desk-Based Assessment** Figure 2: Map depicting HER Events Data Records	Contains OS data © Crown Copyright and database right 2020 Data obtained from Greater Manchester Archaeological Advisory Servicel 25/07/2025. An updated data search was received in June 2026.	1:10,000 @ A3	Date: 18/06/2026
				Drawn: EM	Updated: ET
				Figure 02	Rev A



Stantec	Client: Clarion Housing Property Development Services Limited	**Former Peacock Centre & Land at Pipewell Avenue, Gorton - Archaeological Desk-Based Assessment** Figure 3: Map depicting Monument Data Records	Contains OS data © Crown Copyright and database right 2020 Data obtained from Greater Manchester Archaeological Advisory Servicel 25/07/2025. An updated data search was received in June 2026.	1:10,000 @ A3	Date: 18/06/2026
				Drawn: EM	Updated: ET
				Figure 03	Rev A



Stantec	Client: Clarion Housing Property Development Services Limited	**Former Peacock Centre & Land at Pipewell Avenue, Gorton - Archaeological Desk-Based Assessment** Figure 4: Map depicting Historic Landscape Characterisation Data Records	Contains OS data © Crown Copyright and database right 2020 Data obtained from Greater Manchester Archaeological Advisory Servicel 25/07/2025. An updated data search	1:2,500 @ A3	Date: 18/06/2026
				Drawn: EM	Updated: ET
				Figure 04	Rev A

Appendix A Decision Making Framework

Assessing heritage significance

The 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*

The determination of the significance of a heritage asset (including archaeological remains) is based on statutory designation and/or professional judgement against these values (or interests). The definition of these interests is provided in the NPPF glossary and reproduced in full below:

- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

These interests are reflected and expanded upon in the Historic England guidance (Advice Note 12 Statements of Significance, 2019):

- **Historic interest:** the ways in which the 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. Historical interest considers whether the asset is the first, only, or best surviving example of an innovation of consequence, whether related to design, artistry, technology, or social organisation. It also considers an asset's integrity (completeness), current use / original purpose, significance in place making, associative value with a notable person, event, or movement.

- **Archaeological interest**: the potential of the physical remains of an asset to yield evidence of past human activity that could be revealed through future archaeological investigation. This includes above-ground structures and landscapes, earthworks and buried or submerged remains, paleoenvironmental deposits, and considers date, rarity, state of preservation, diversity/complexity, contribution to published priorities (research value), supporting documentation, collective value and comparative potential, and sensitivity to change.

- **Architectural and artistic interest**: derived from a contemporary appreciation of an asset's aesthetics. Architectural interest can include the 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.

These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset must be evaluated against the range of criteria listed above on a case-by-case basis. Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain. In relation to designated heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.

Assessing harm

Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. This is assessed in NPPF terms as 'no harm,' 'less than substantial harm', 'substantial harm' or 'total loss of significance.' The following levels of harm may be identified:

Substantial harm: The Planning Practice Guide (PPG) discusses 'substantial harm' (using listed buildings as an example) and states that 'an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed' (PPG Paragraph: 018 Reference ID: 18a-018-20190723 Revision date: 23 07 2019).

Less than substantial harm; and

No harm (or 'preservation'), such that the attributes identified within the statement of significance of the heritage asset have not been harmed.

Archaeological remains

The NPPF identifies two categories of non-designated heritage assets of archaeological interest:

> ***(1)*** *Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 63). They are of 3 types:*
>
> - those that have yet to be formally assessed for designation.
> - those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.
> - those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

The reason many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments.

> ***(2)*** *Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.*

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding. The NPPF also notes that "decision-making regarding such assets requires a proportionate response by local planning authorities" and "it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment."

Planning framework

The Government issued a revised version of the NPPF in 2024 and supporting revised Planning Practice Guidance in 2023. The purpose of the planning system is to contribute to the achievement of sustainable development, and the NPPF has a presumption in favour of such, where it meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is achieved within the context of economic, social, and environmental objectives. The NPPF recognises that heritage assets are an irreplaceable resource which 'should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (para 189). The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not.

National Planning Policy Framework

Section 16 of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The relevant paragraphs are reproduced in full below:

> ***16. Conserving and enhancing the historic environment (Paragraphs 202 to 221)***
>
> ***202****. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*
> ***203****. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should consider:*
> *(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
> *(b) the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring.*
> *(c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
> *(d) opportunities to draw on the contribution made by the historic environment to the character of a place.*
> ***204****. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*
> ***205.*** *Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*
> *(a) assess the significance of heritage assets and the contribution they make to their environment; and*
> *(b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*
> ***206****. Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.*
>
> ***Proposals affecting heritage assets***
> ***207.*** *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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 on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

208. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*
209*. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be considered in any decision.*
210. *In determining applications, local planning authorities should take account of:*
(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
(c) the desirability of new development making a positive contribution to local character and distinctiveness.
211. *In considering any applications to remove or alter a historic statue, plaque, memorial, or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

Considering potential impacts
212. *When considering the impact of a proposed development on 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 the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
213. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*
214. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the following apply:*
(a) the nature of the heritage asset prevents all reasonable uses of the site; and
(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
(d) the harm or loss is outweighed by the benefit of bringing the site back into use.
215. *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 proposal including, where appropriate, securing its optimum viable use.*
216. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
217*. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
218*. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*
219. *Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to*

enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
***220.** Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*
***221.** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2023 with updates.

In line with the NPPF the level of detail in this report is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Local Planning Policy

The Site lies within the unitary authority of the Manchester City Council Core Strategy area. Relevant plans and policies for this Statement comprise:

Policy CC 9 Design and Heritage Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

Policy EN 3 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.

Policy H 4 East Manchester: East Manchester, over the lifetime of the Core Strategy, will accommodate around 30% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within the parts of East Manchester that fall within the Regional Centre which are adjacent to the City Centre. These neighbourhoods include Ancoats, New Islington, Holt Town and Chancellor's Place; to the west of Alan Turing Way, and within Eastlands, Newton Heath, Openshaw and Gorton district centres as part of mixed-use schemes.

The Site lies within the administrative authority of the Places for Everyone joint development plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. Relevant plans and policies for this Statement comprise:

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.

Appendix B Gazetteer of HER Records

Event data

The table below represents a gazetteer of events within the 1km radius. Each entry has a Greater Manchester HER reference number. The HER data contained within this gazetteer is the copyright of the HER.

Table 2: Event Data Records

HER ID	Name	Easting	Northing
EGM1950	A57 Hyde Road improvement, DBA	387426	396542
EGM4067	Former Belle Vue Ambulance Station, DBA	387475	396635
EGM4076	All Saints Primary School, DBA	387737	396699
EGM4637	Belle Vue Stadium, DBA	387867	396069
EGM4682	Land West of Vine Street, DBA	389265	396907
EGM4969	Land off Abbey Hey Lane, DBA	389137	396497
EGM5191	Openshaw Campus, DBA	387568	397343
EGM5446	Louisa Street Works, DBA	388590	397615
EGM4294	Gorton Monastery, Excavation	387686	396844
EGM5216	Belle Vue Stadium, Excavation	387867	396069
EGM5179	Gorton Mills, Excavation	389111.5	396527.4
EGM5835	Louisa Street Works, Excavation	388578.2	397601.3
EGM5447	67-69 Louisa Street, Heritage Statement	388590	397615
EGM5552	Louisa Street Works, Building Recording	388590	397615
EGM5580	Hammerstone Road Depot, Building Recording	388124	396871
EGM6698	Hammerstone Road Depot, Heritage Statement	388115	396885
EGM6809	Land off Kirkmanshulme Lane, DBA	387771	396248
EGM6341	Belle Vue Stadium, Building Recording	387985	396124

Monument Data

The table below represents a gazetteer of monuments within the 1km radius. Each entry has a Greater Manchester HER reference number. The HER data contained within this gazetteer is the copyright of the HER.

Table 3: Monument Data Records

HER ID	Name	Period	Easting	Northing
MGM2652	Bronze palstave (findspot)	Prehistoric	387799	397400
MGM5409	Openshaw Moss	Prehistoric	388500	397499
MGM10999	Sawmill (site of) at Garlick Street	Post Medieval	388820	396050
MGM11020	Gorton Hall (site of)	Post Medieval	388719	395779
MGM11027	Gorton Villa (site of)	Post Medieval	388968	396491
MGM2727	Chapel Houses, Gorton (settlement)	Post Medieval	388679	396424
MGM19249	Gorton Chapel (Dissenting or Independent chapel) (site of)	Post Medieval	388914	395828
MGM11044	High Bank House (site of)	Post Medieval	389153	396260
MGM10996	Eagle Iron Works (site of), at Lees Street	Post Medieval	388907	396961
MGM14799	Manchester and Ashton under Lyne Canal: Stockport Branch (line of)	Post Medieval	388859	394615
MGM11055	Crossley Motors (site of, with surviving remnant)	Twentieth Century	387900	396600
MGM17977	Air-raid shelter (site of)	Twentieth Century	388796	396051
MGM18495	Terrace housing (site of)	Twentieth Century	387751	396677
MGM18496	All Saints Primary School (site of)	Twentieth Century	387711	396668
MGM10997	Former boiler shop at Beyer, Peacock Works (Gorton Foundry)	Twentieth Century	388111	396870
MGM19415	Crossley Motors (site of)	Twentieth Century	387802	396898
MGM18466	Greater Manchester Ambulance Service Depot (site of)	Twentieth Century	387481	396626
MGM19511	Gorton and Abbey Hey War Memorial	Twentieth Century	389092	396900
MGM10237	Belle Vue Stadium (site of)	Twentieth Century	387862	396040
MGM10993	High Bank Steel Works (site of)	Multiperiod	388779	397160
MGM10998	Gum works (later Booth Street Mills) (site of)	Multiperiod	388560	396610
MGM11002	Gorton Mill (site of)	Multiperiod	389150	396490
MGM2750	Chatsworth Mill	Multiperiod	388199	396099
MGM2762	Lord Nelson public house	Multiperiod	388969	395959
MGM9656	Brookfield Unitarian Church: Peacock Mausoleum in churchyard to west	Multiperiod	388893	395926
MGM2763	Building at 929-937 Hyde Road (site of)	Multiperiod	388760	396019
MGM10994	High Bank Mill (site of)	Multiperiod	388839	397130
MGM11005	Gorton Yard (Gorton Tank) (site of)	Multiperiod	388192	397191
MGM11004	Gorton Station (site of)	Multiperiod	388775	396887
MGM2728	Gorton Chapel (site of)	Multiperiod	388630	396475
MGM18358	Church of St James (St James' Church)	Multiperiod	388615	396441

HER ID	Name	Period	Easting	Northing
MGM11042	Openshaw Canal Iron Works (site of)	Multiperiod	388536	397458
MGM10978	Belle Vue Works (formerly Crown Iron Works)	Multiperiod	387388	396521
MGM10995	Canal depot (site of)	Multiperiod	388749	397049
MGM2743	Gorton Wadding Works (later Jubilee Works) (site of)	Multiperiod	389089	396627
MGM9657	Brookfield Unitarian Church Sunday School (former)	Multiperiod	388849	395920
MGM9654	Brookfield Unitarian Church	Multiperiod	388916	395917
MGM9655	Brookfield Unitarian Church, lodge in churchyard to east and attached wall	Multiperiod	388961	395914
MGM2761	The Plough public house	Multiperiod	388728	396031
MGM12734	46 to 50 Far Lane	Multiperiod	388843	395804
MGM2730	Gorton village core	Multiperiod	388899	395819
MGM9645	60â€“66 High Bank	Multiperiod	389138	396162
MGM9879	Spring Bank Farmhouse and adjoining farm building	Multiperiod	389141	396086
MGM1988	Beyer, Peacocks Works (Gorton Foundry) (site of)	Multiperiod	388277	396832
MGM11021	Fox Fold (site of)	Multiperiod	388982	395962
MGM9626	Roman Catholic Church of St Francis (monastic building) (Gorton Monastery)	Multiperiod	387661	396871
MGM19677	Manchester Carriage & Tramway Company's Depot (Openshaw) (former)	Multiperiod	388724	397412
MGM17998	Varna Street School	Multiperiod	388902	396979
MGM10977	Church of All Saints (site of)	Multiperiod	387587	396683
MGM19414	Gorton Hall Lodge	Multiperiod	388751	395823
MGM10236	Belle Vue Zoological Gardens (site of)	Multiperiod	387393	396131
MGM22587	Belle Vue Zoological Gardens Boating Lake (site of)	Multiperiod	387790	396233
MGM19482	George Saxon, Openshaw Engineering Works (former)	Multiperiod	388228	397524
MGM1937	Joseph Whitworth's Engineering Works (later Armstrong Whitworth works) (site of)	Multiperiod	387798	397296
MGM22250	Manchester and Stockport Railway	Multiperiod	394064	397213
MGM22251	Belle Vue Station (site of)	Multiperiod	388199	395947
MGM18820	Manchester, Ashton-under-Lyne and Sheffield Railway (stretch of)	Multiperiod	399631	397547
MGM21642	Manchester Central Station Railway (line of)	Multiperiod	390690	397249

Appendix C OS Map Regression



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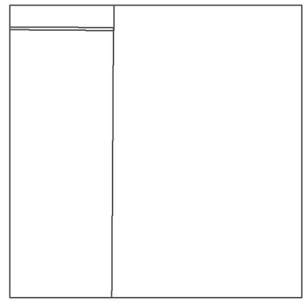
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Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series Town Plan
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Scale: 1:500
Printed at: 1:1,000

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Surveyed 1891
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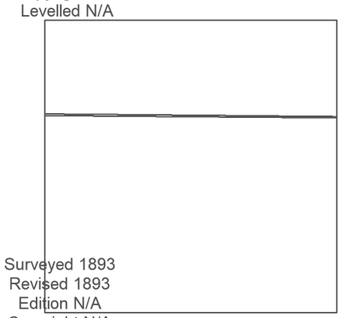
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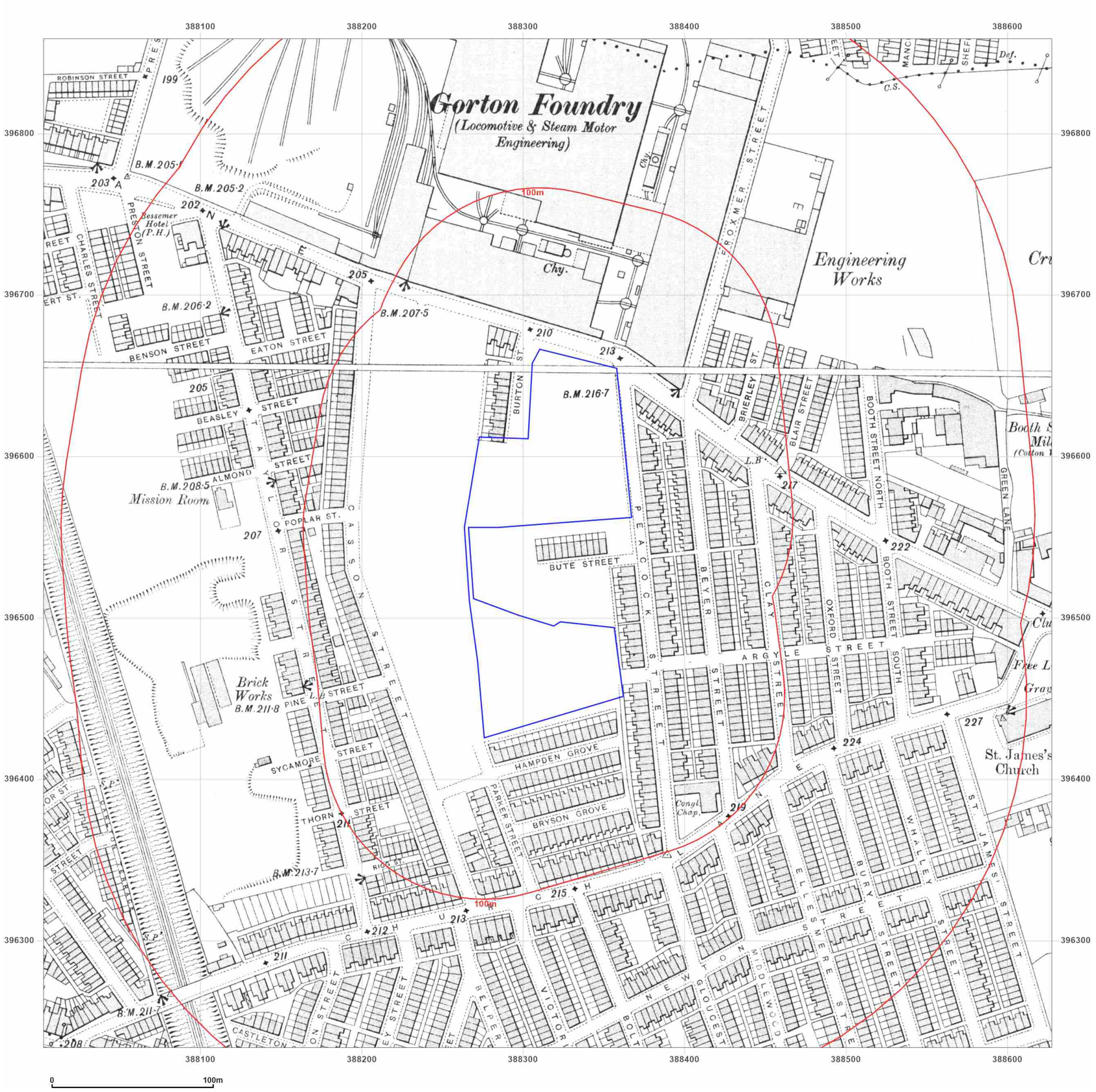
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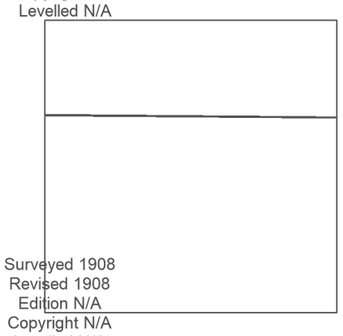
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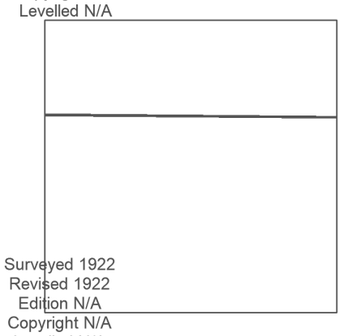
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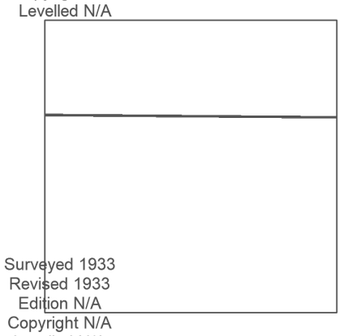
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Client Ref: EMS_1039426_1299485
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Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1950**

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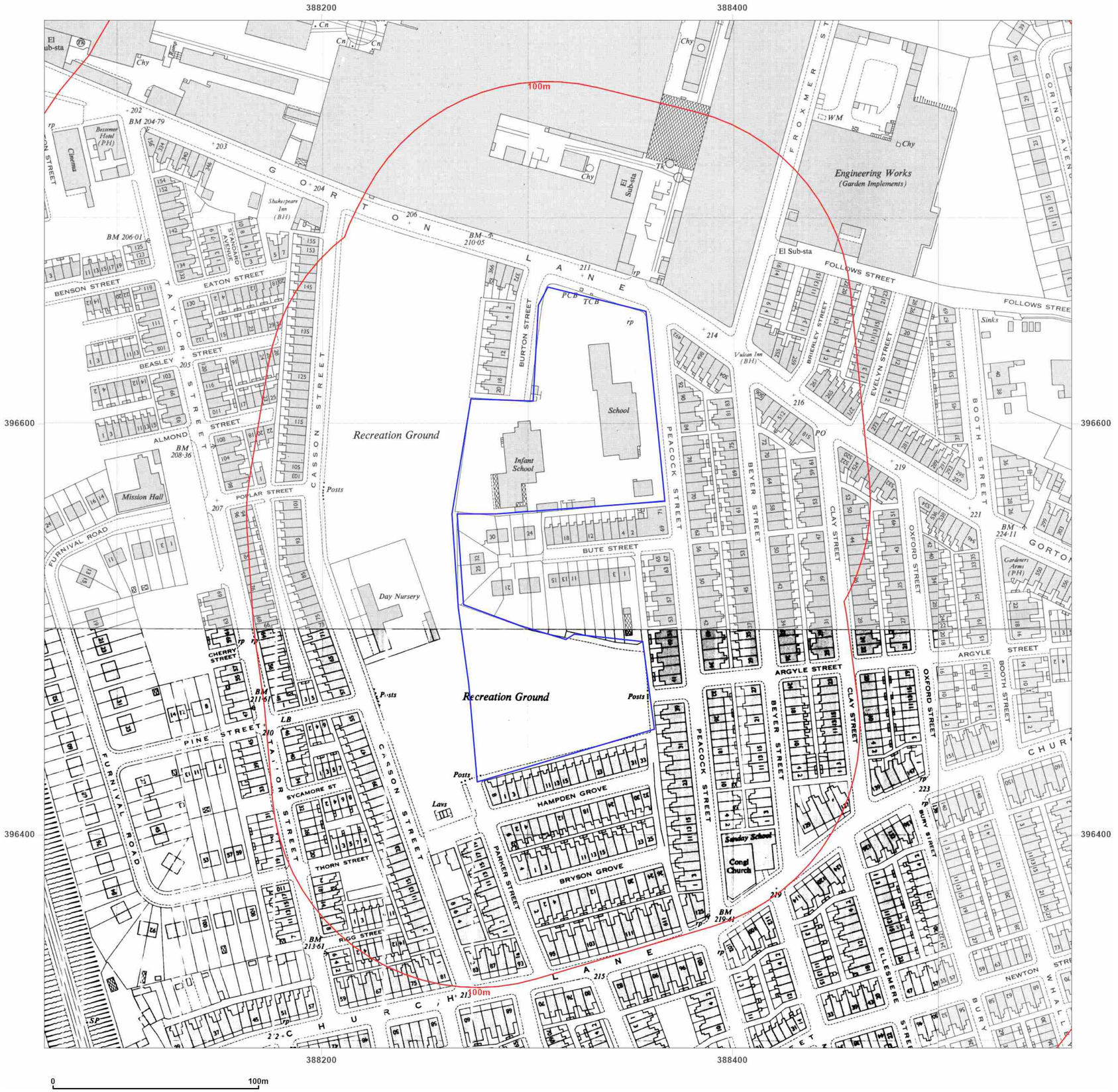
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Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1950-1951**

Scale: 1:1,250

Printed at: 1:2,000

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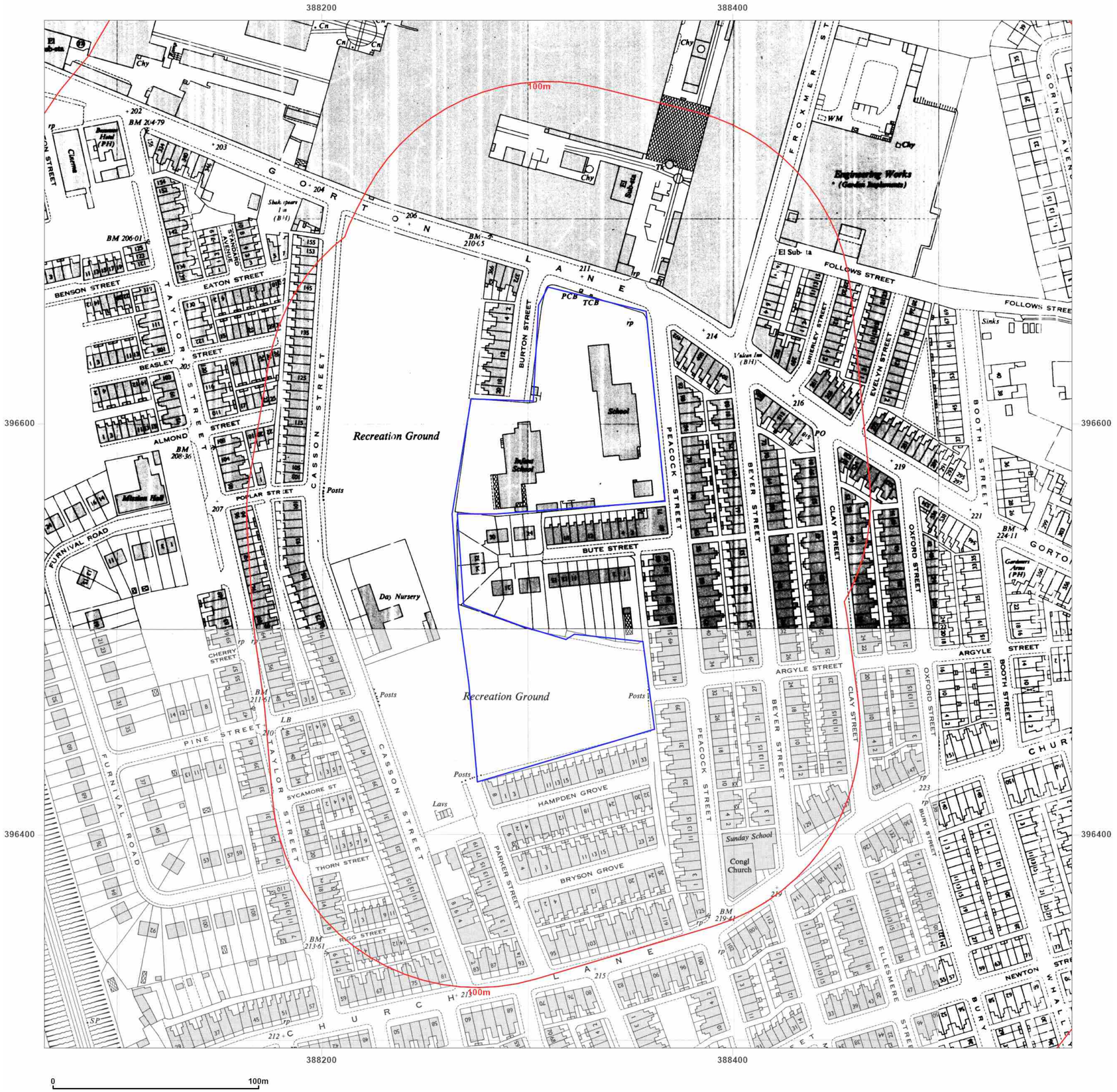
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Map Name: National Grid

Map date: **1950-1951**

Scale: 1:1,250

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Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1968-1973**

Scale: 1:1,250

Printed at: 1:2,000

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Map Name: National Grid

Map date: **1977-1978**

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Printed at: 1:2,000

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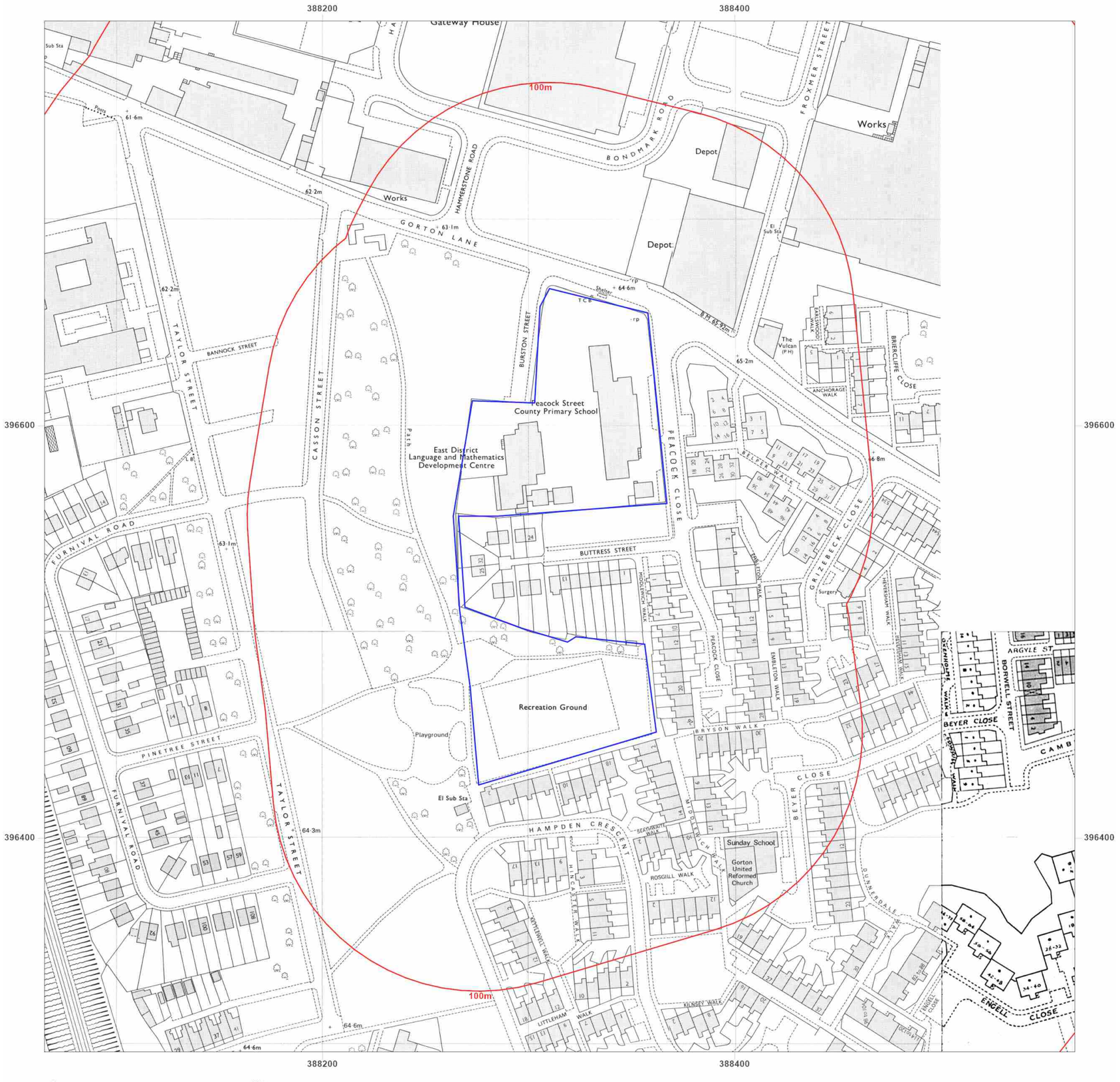
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Site Details:

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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1978-1983**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1950
Revised 1979
Edition N/A
Copyright 1980
Levelled 1964

Surveyed 1950
Revised 1982
Edition N/A
Copyright 1983
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled 1964

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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid
Map date: **1982-1985**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
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Surveyed 1964
Revised 1985
Edition N/A
Copyright 1985
Levelled 1964

Surveyed 1964
Revised 1983
Edition N/A
Copyright 1983
Levelled 1964

Surveyed 1964
Revised 1982
Edition N/A
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1989-1991**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed 1964 Revised 1985 Edition N/A Copyright 1991 Levelled 1964
Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised 1989 Edition N/A Copyright N/A Levelled 1964

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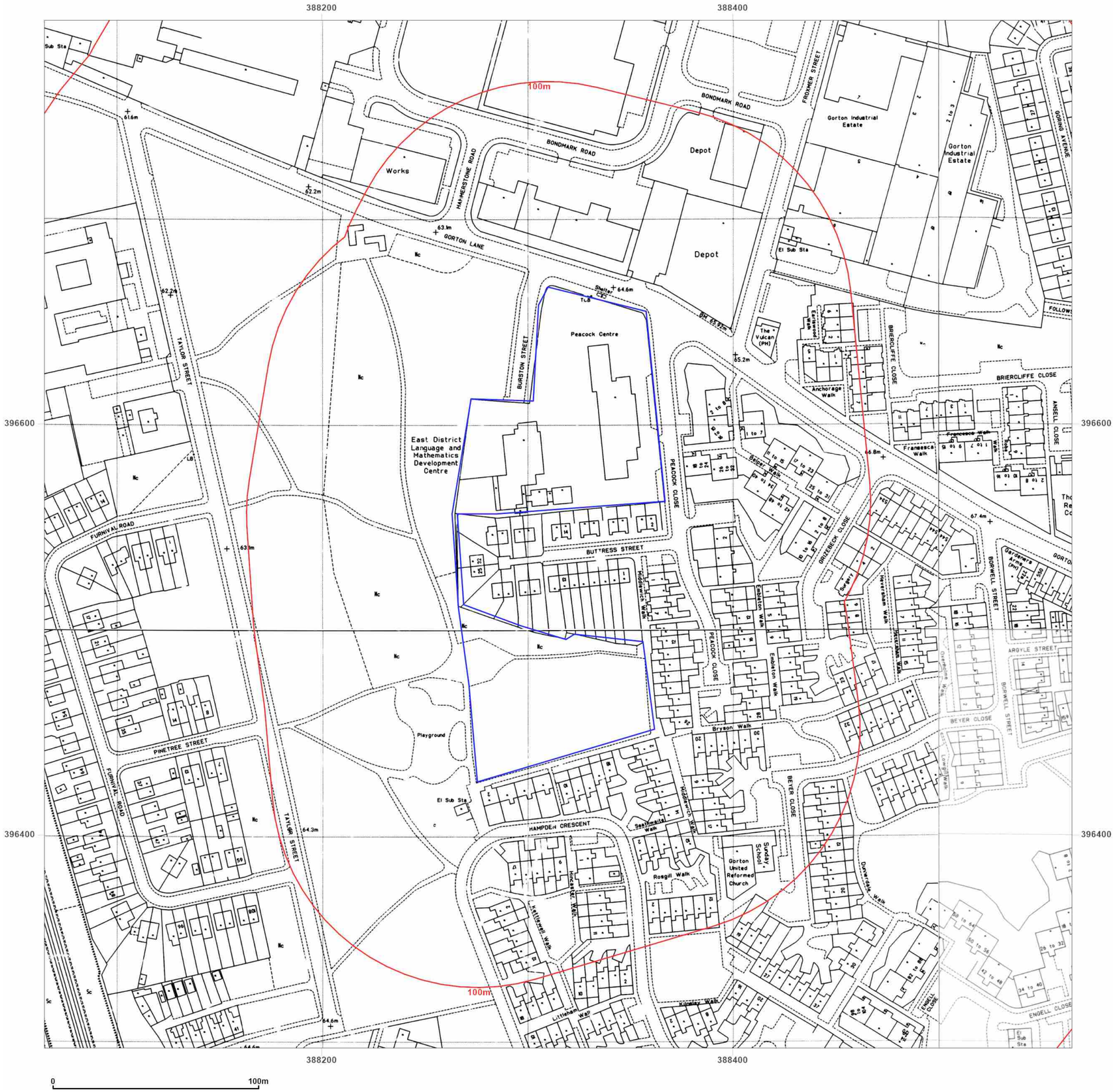
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright N/A Levelled N/A

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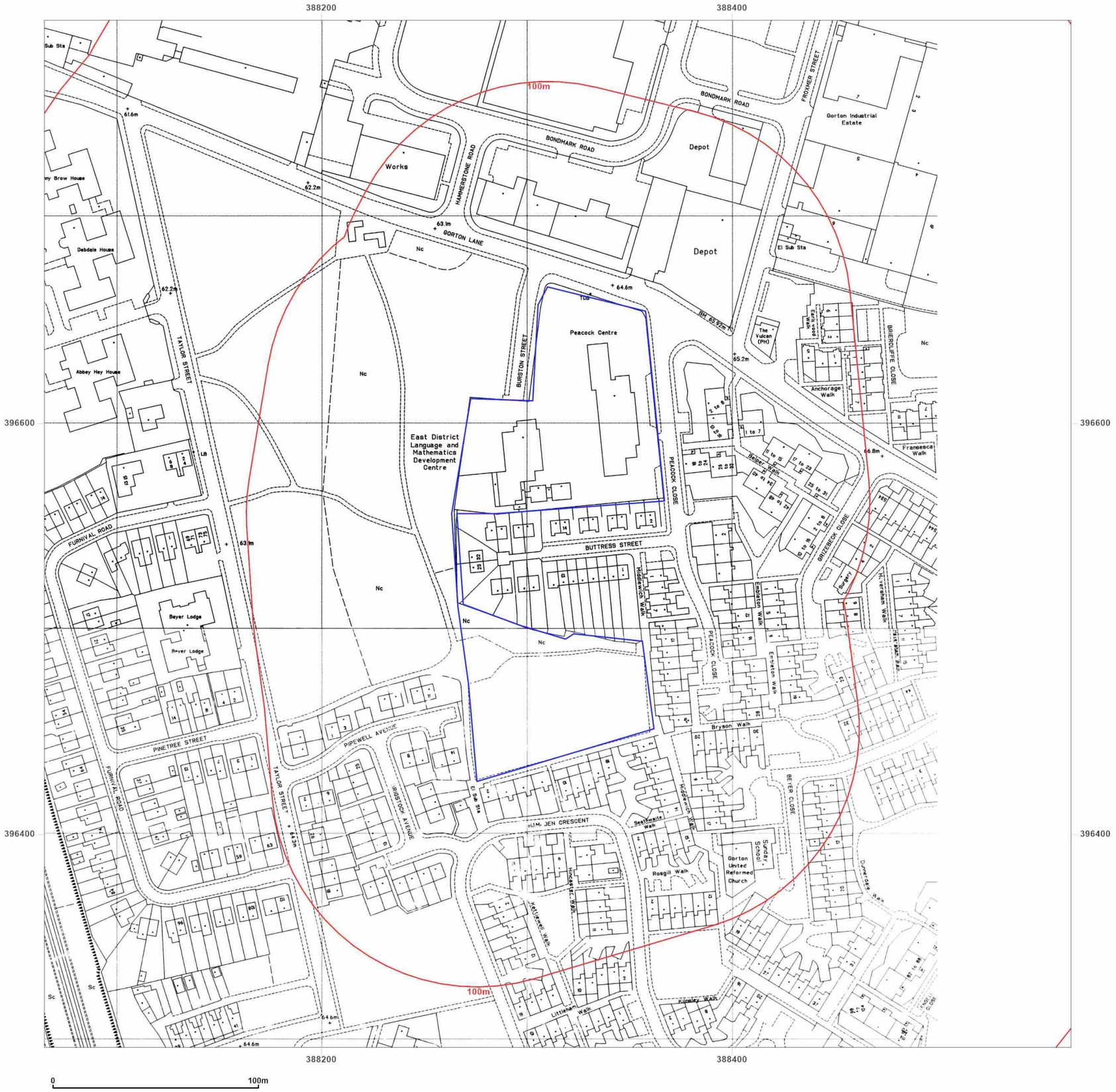
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1994-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1994
Revised 1994
~~Edition N/A~~
Copyright 1994
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

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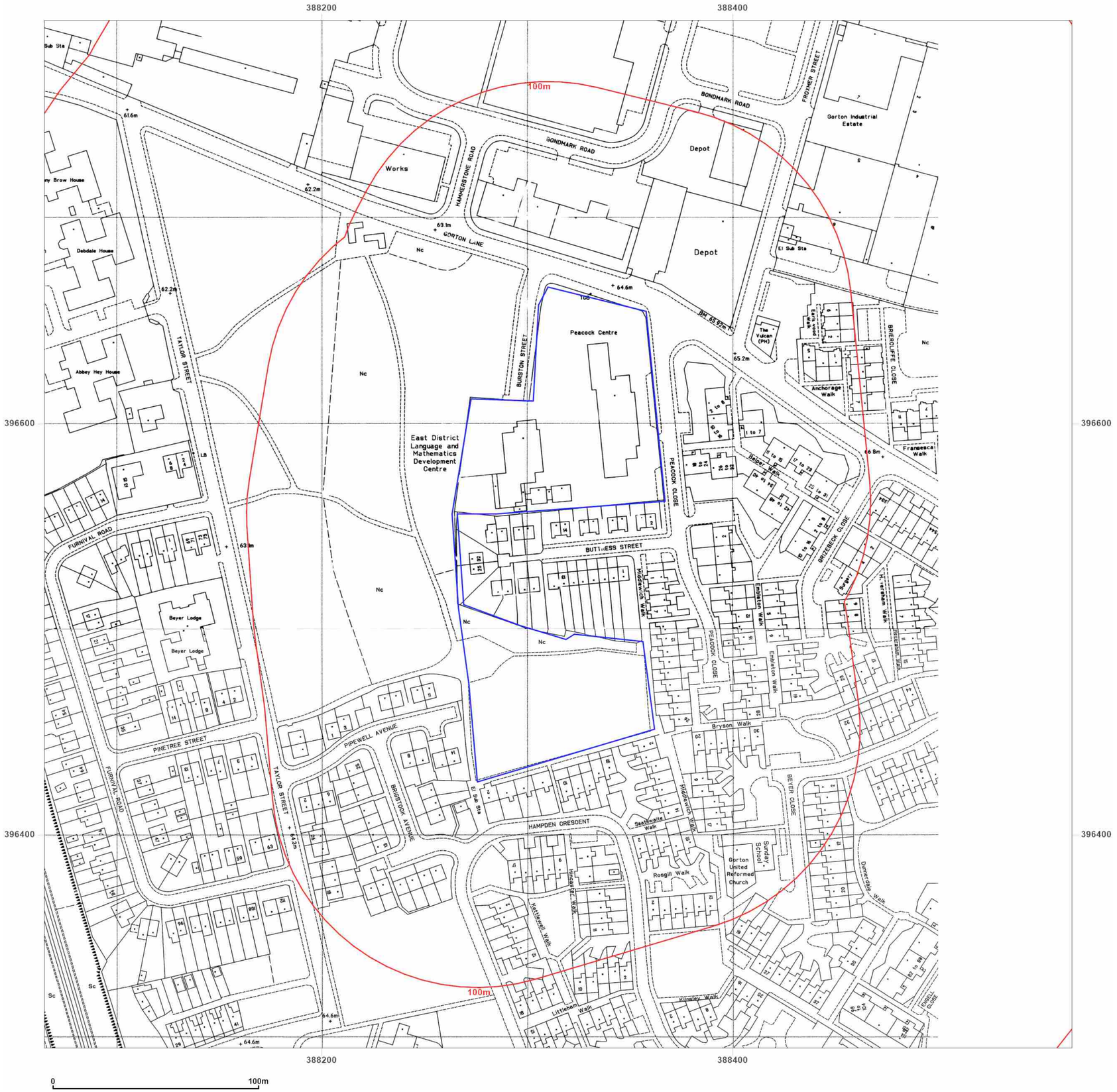
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1994-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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2003

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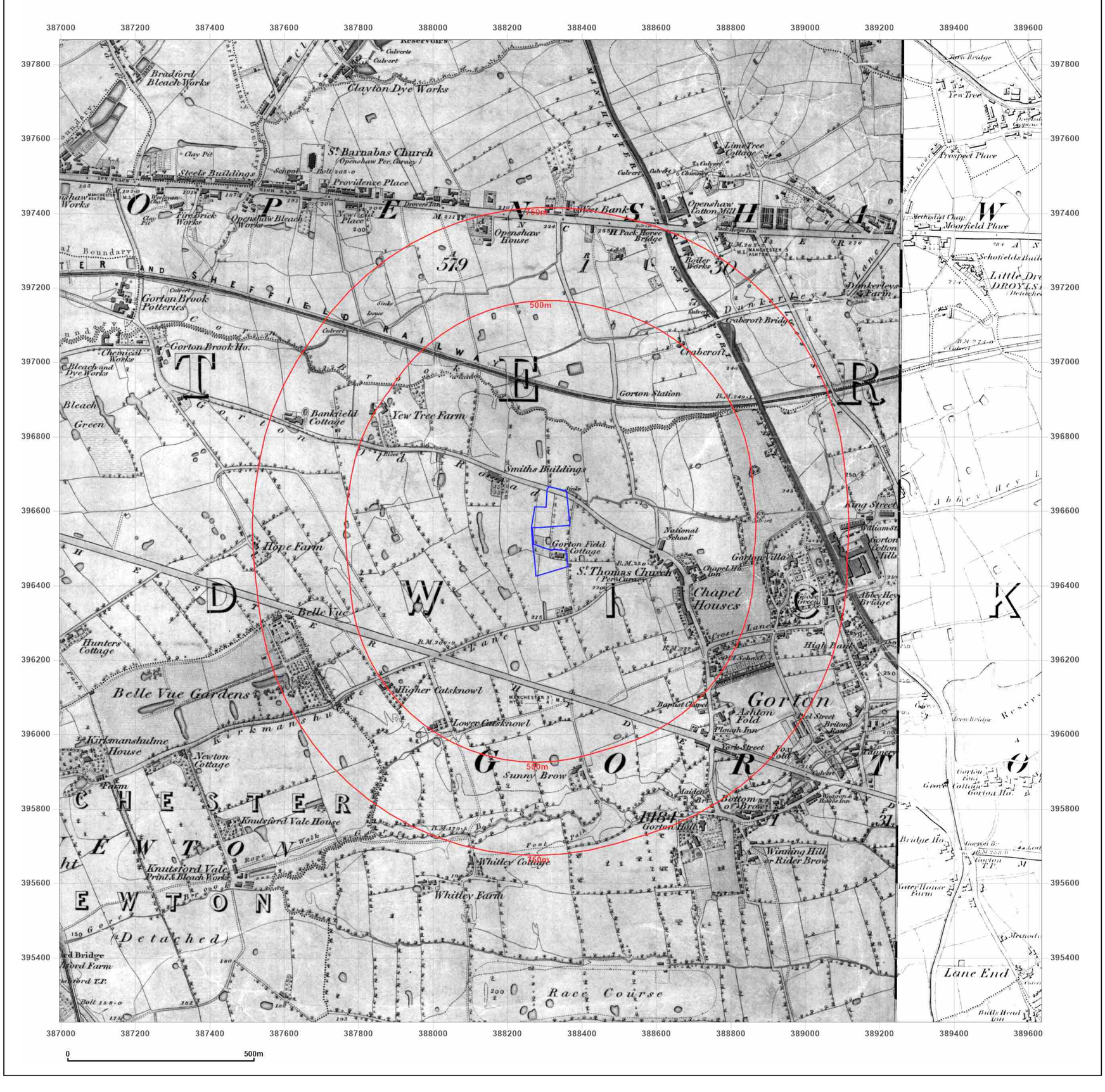
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series

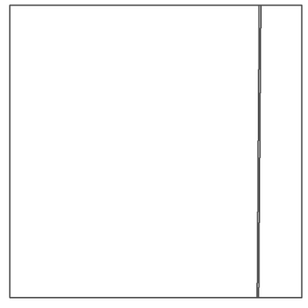
Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A



Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
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Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series

Map date: **1890-1892**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A

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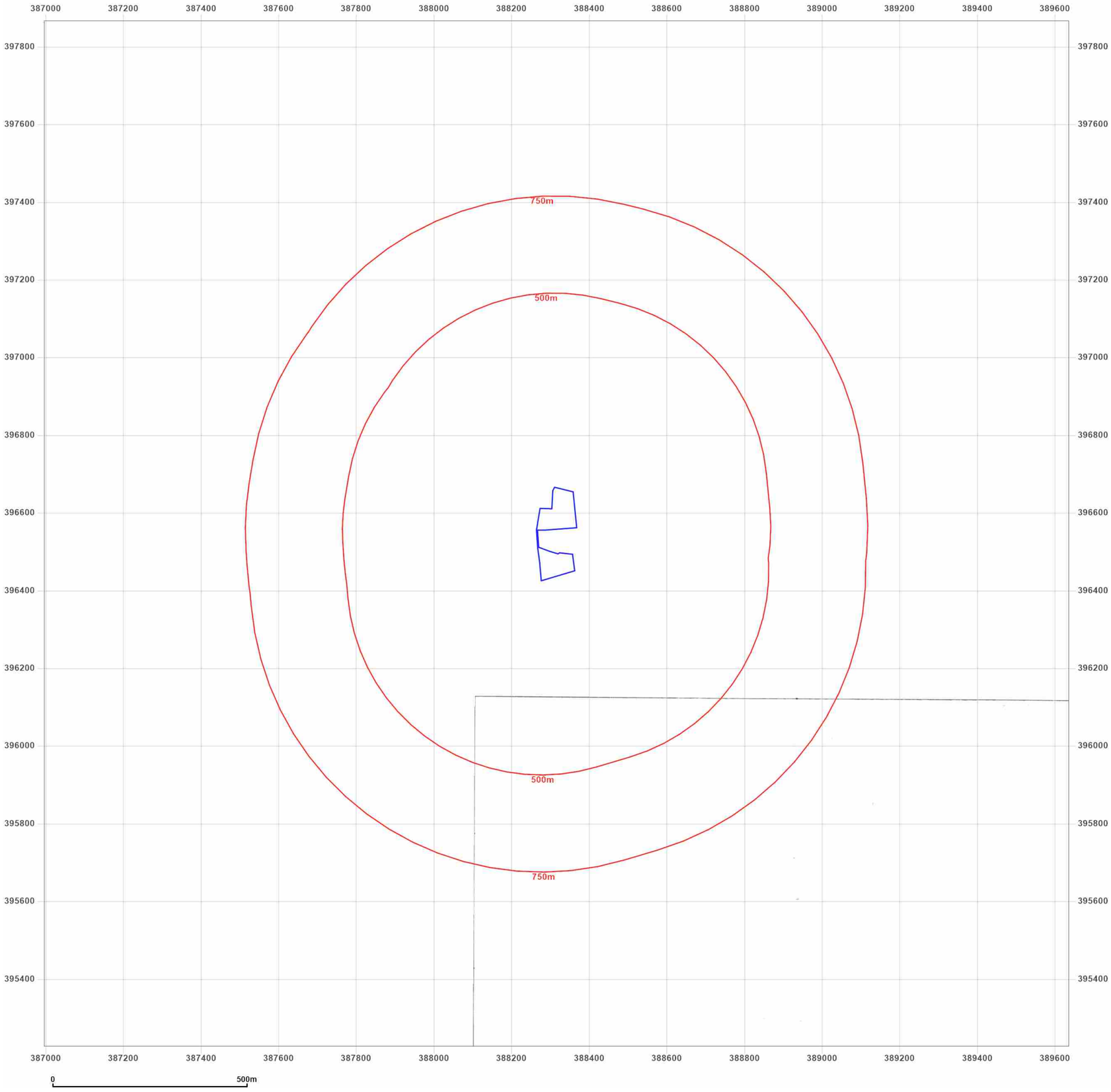
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Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

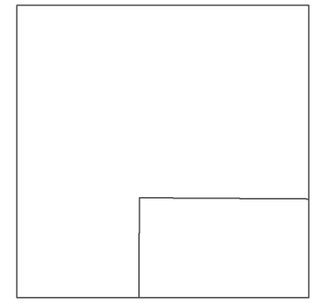
Map Name: County Series

Map date: **1899**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1872
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

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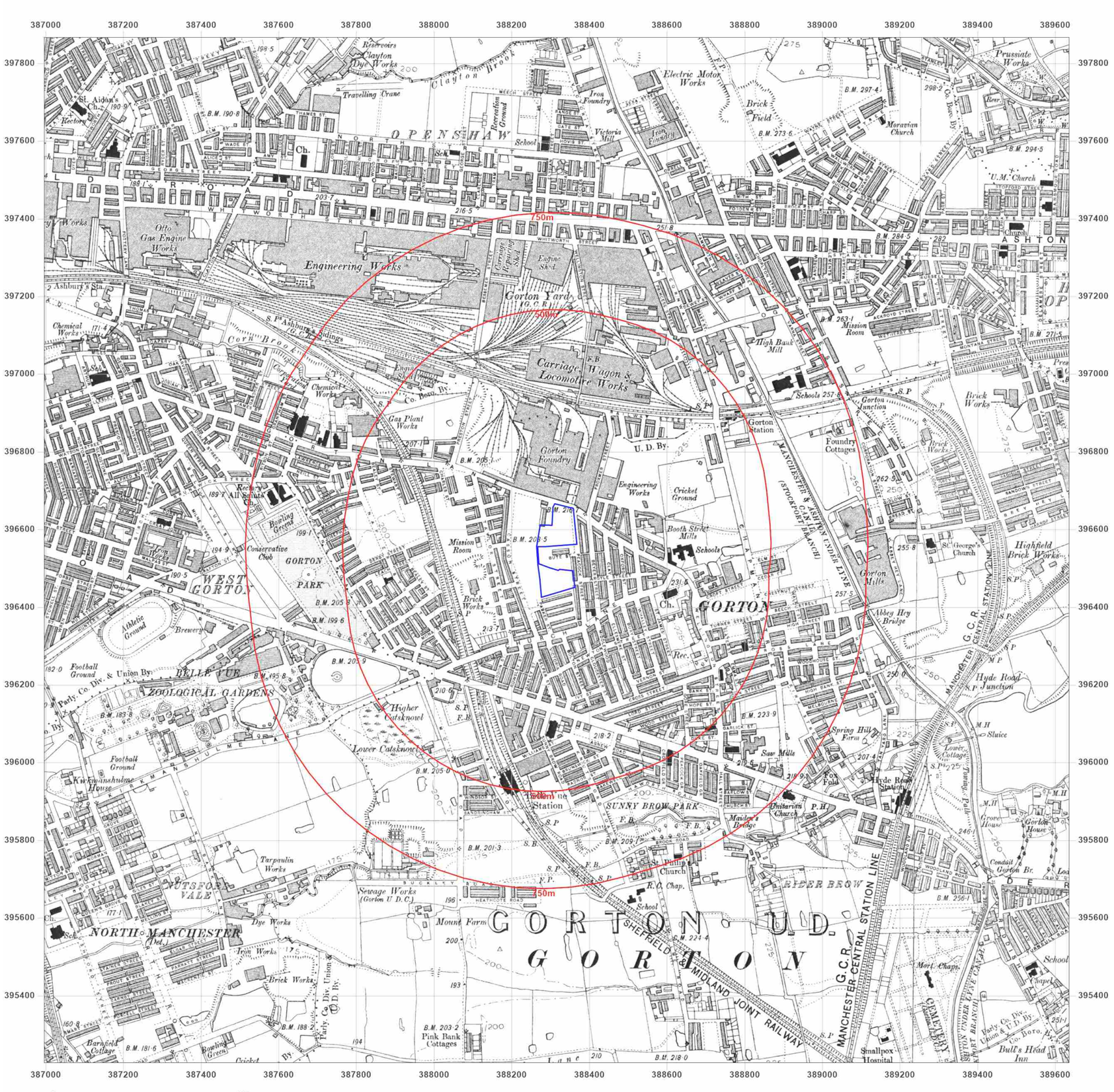
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series

Map date: **1905-1906**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

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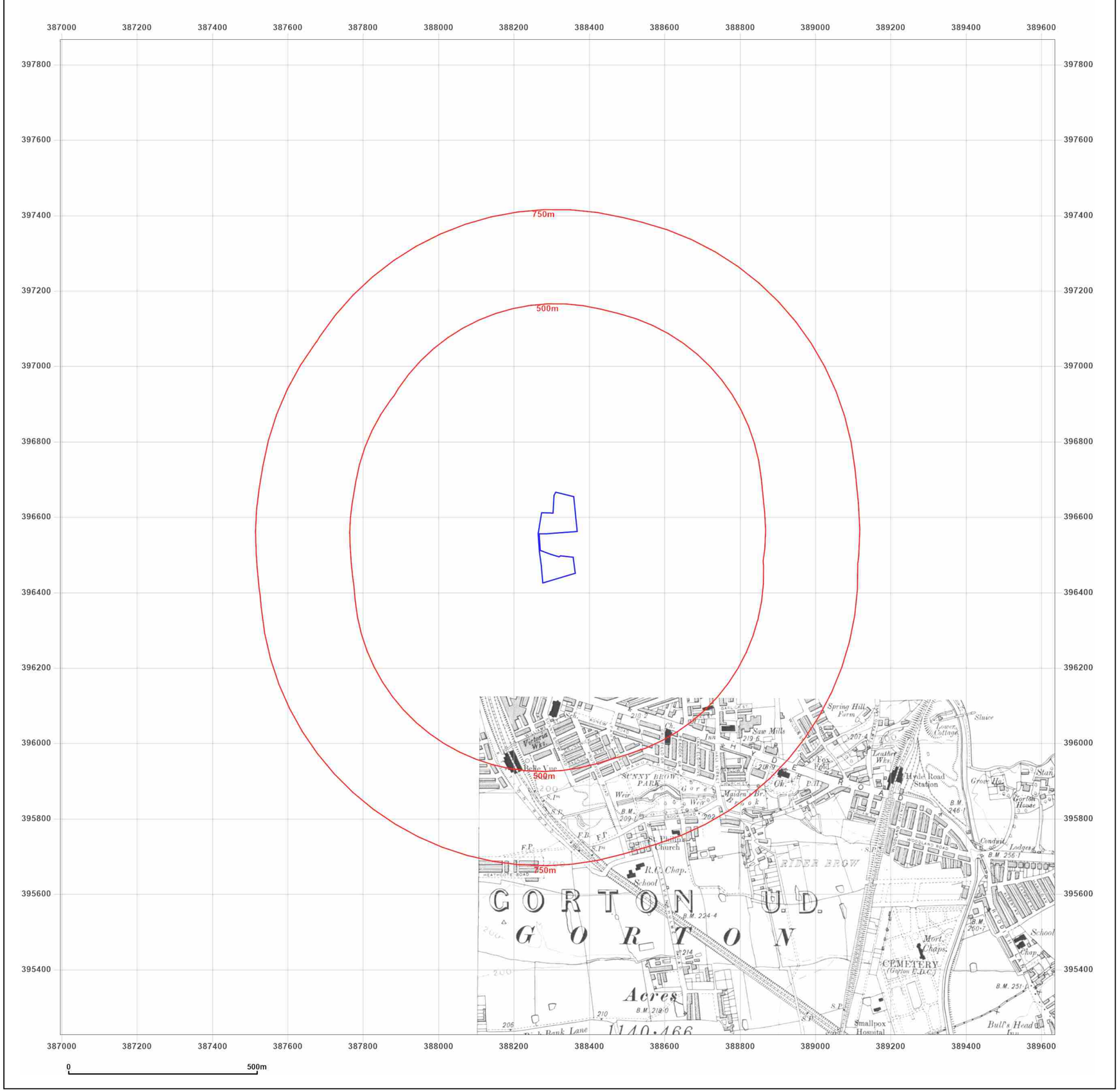
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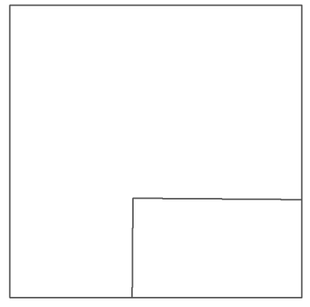
Site Details:

Former Peacock Centre, Peacock Close, Pipewell Avenue, Manchester, M18 8EG

Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series
Map date: **1907**
Scale: 1:10,560
Printed at: 1:10,560

N
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Surveyed 1871
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

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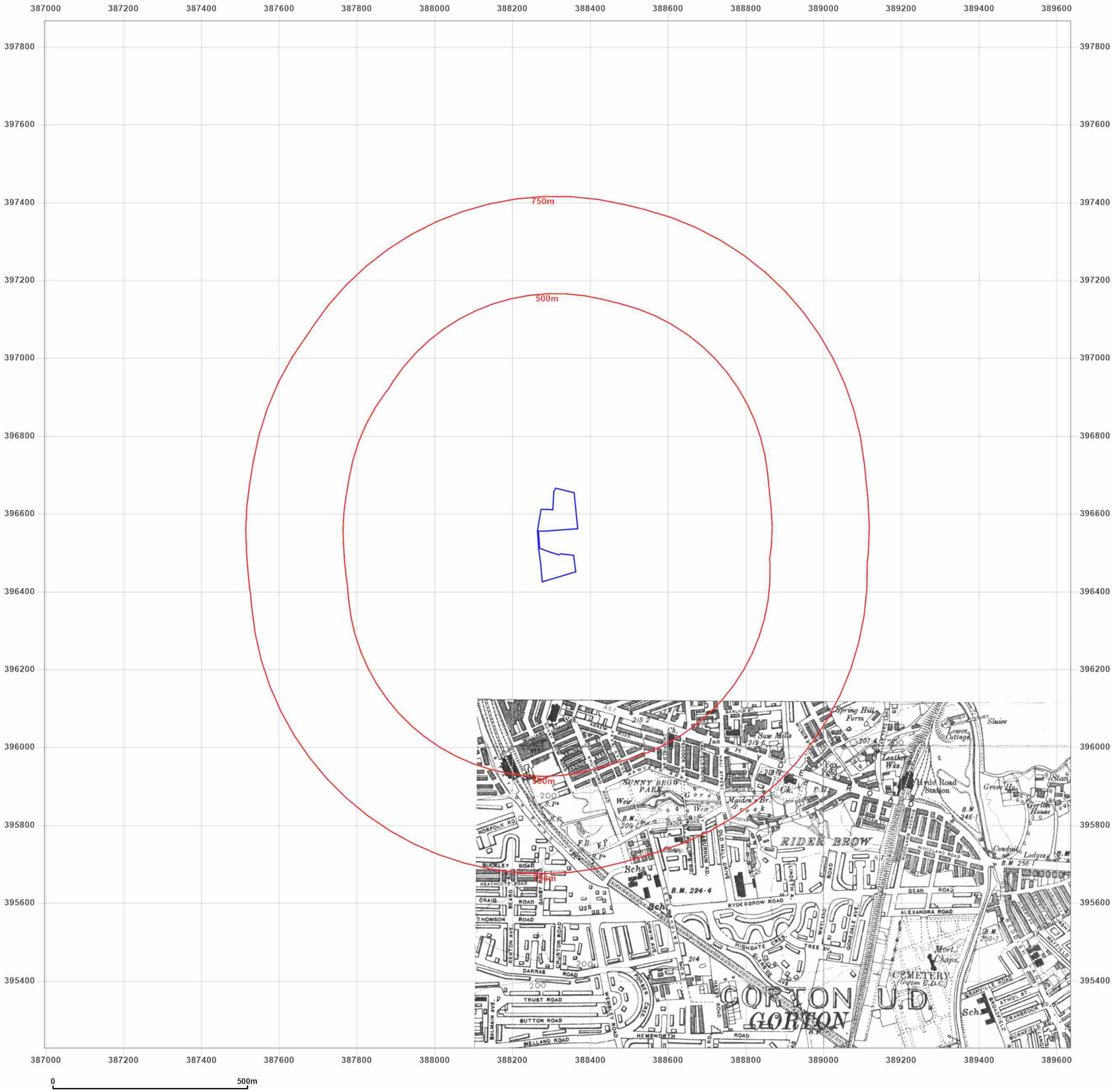
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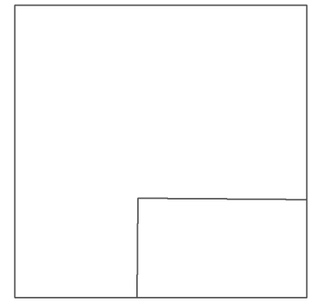
Site Details:

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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series
Map date: **1907**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
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Surveyed 1871
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

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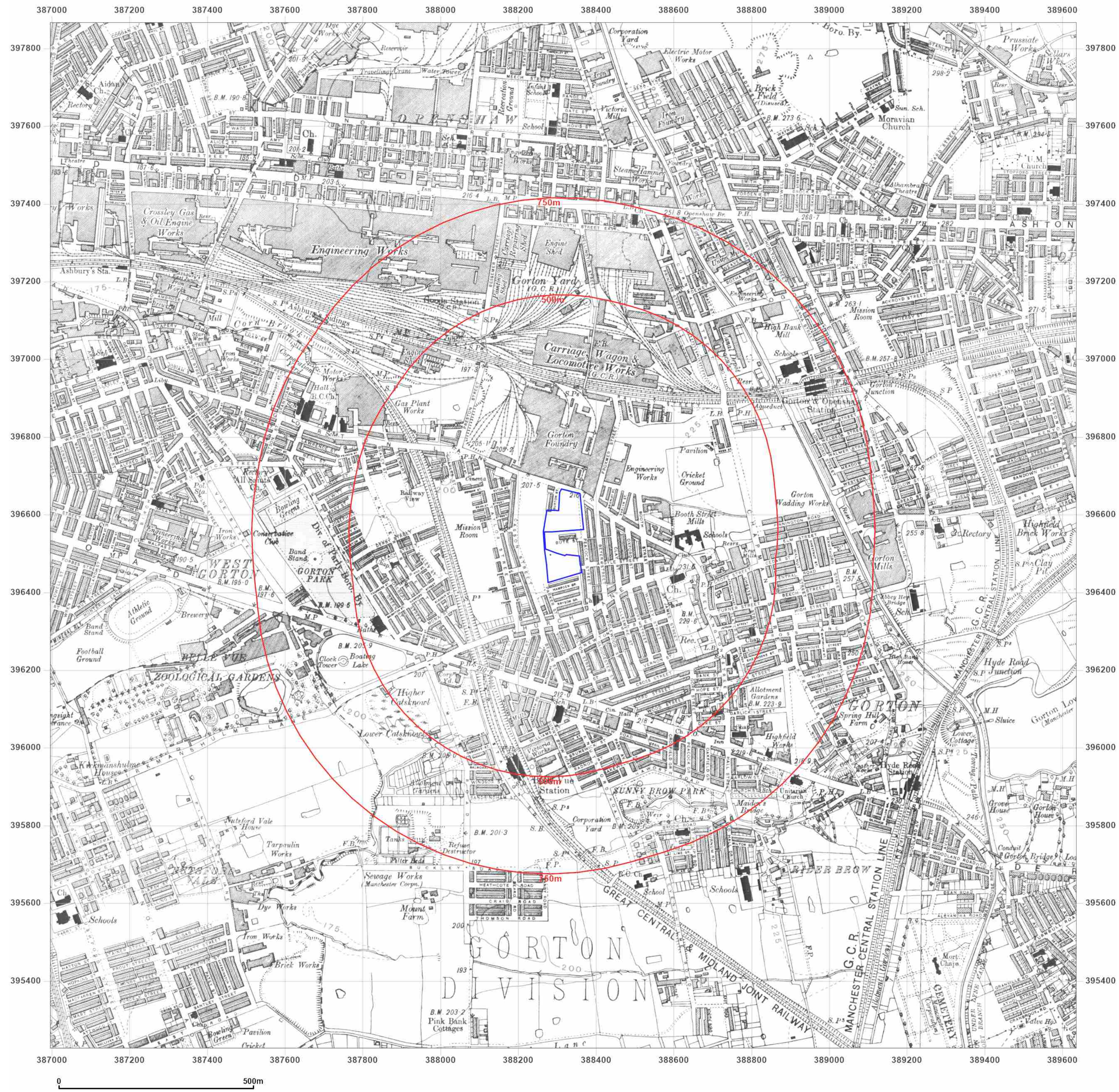
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series

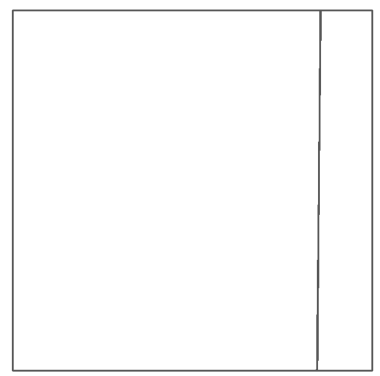
Map date: **1915-1918**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1915
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1918
Edition N/A
Copyright N/A
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series

Map date: **1923**

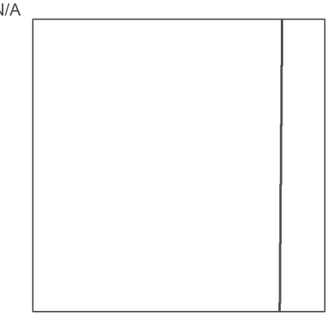
Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1923
Edition N/A
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series

Map date: **1934**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1934
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: County Series

Map date: **1934-1938**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A

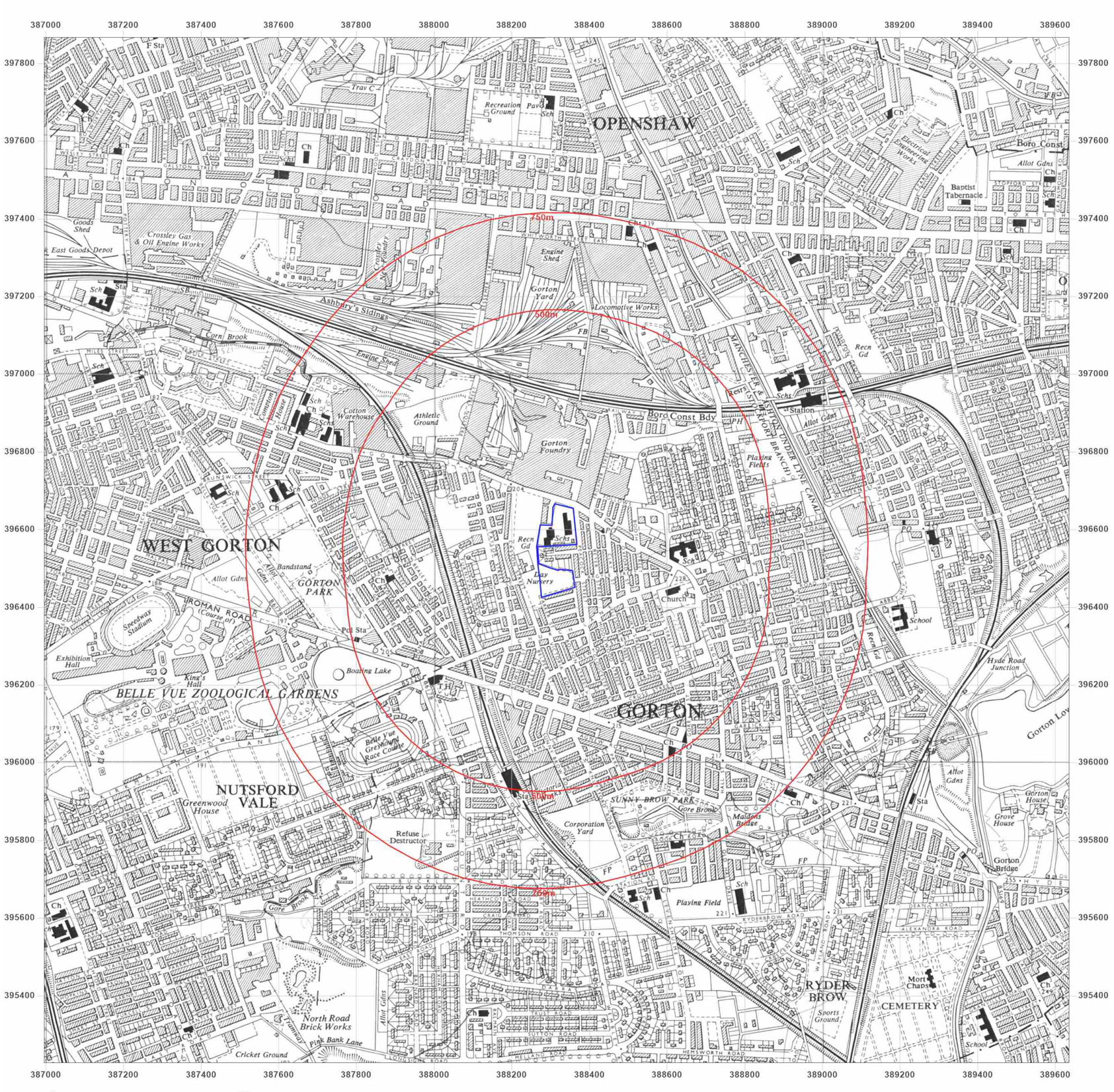
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: Provisional
Map date: **1956**
Scale: 1:10,560
Printed at: 1:10,560

N W E S

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: Provisional
Map date: **1968**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
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Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1981**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976

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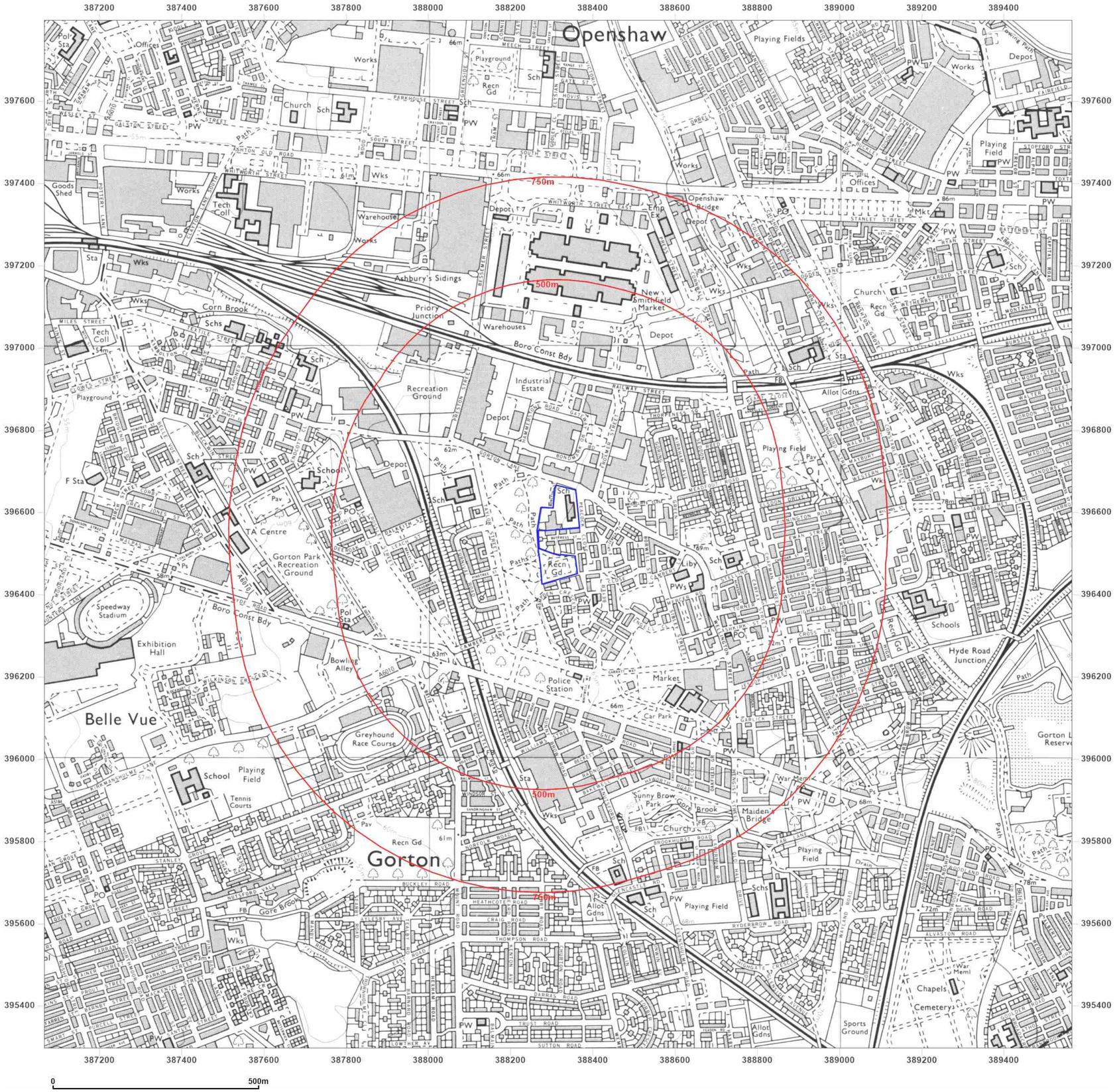
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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1985**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Revised 1985
Edition N/A
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Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1991**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1985
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

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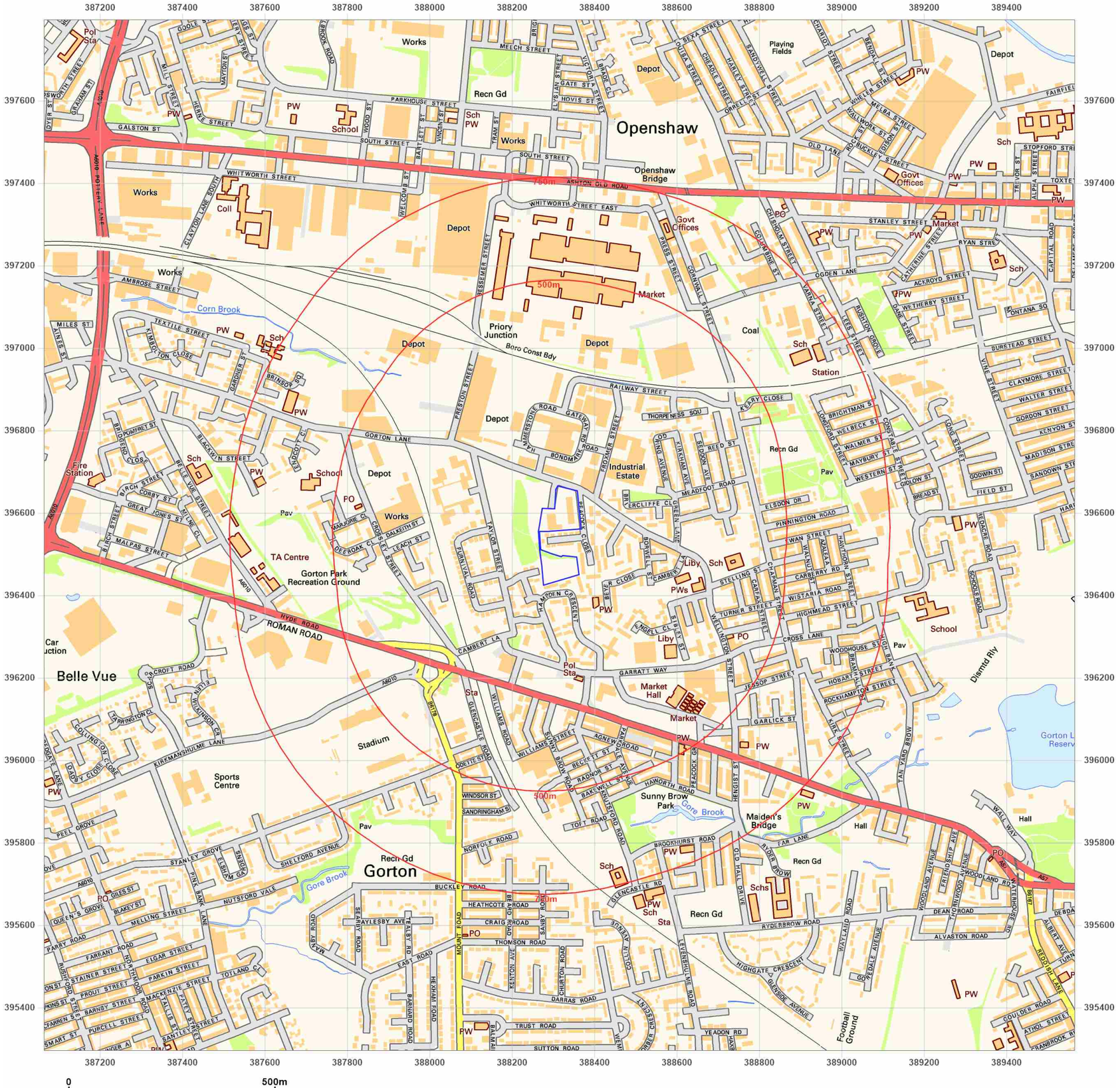
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EMAPSITE™

Site Details:

Former Peacock Centre, Peacock Close, Pipewell Avenue, Manchester, M18 8EG

Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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2001

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EMAPSITE™

Site Details:

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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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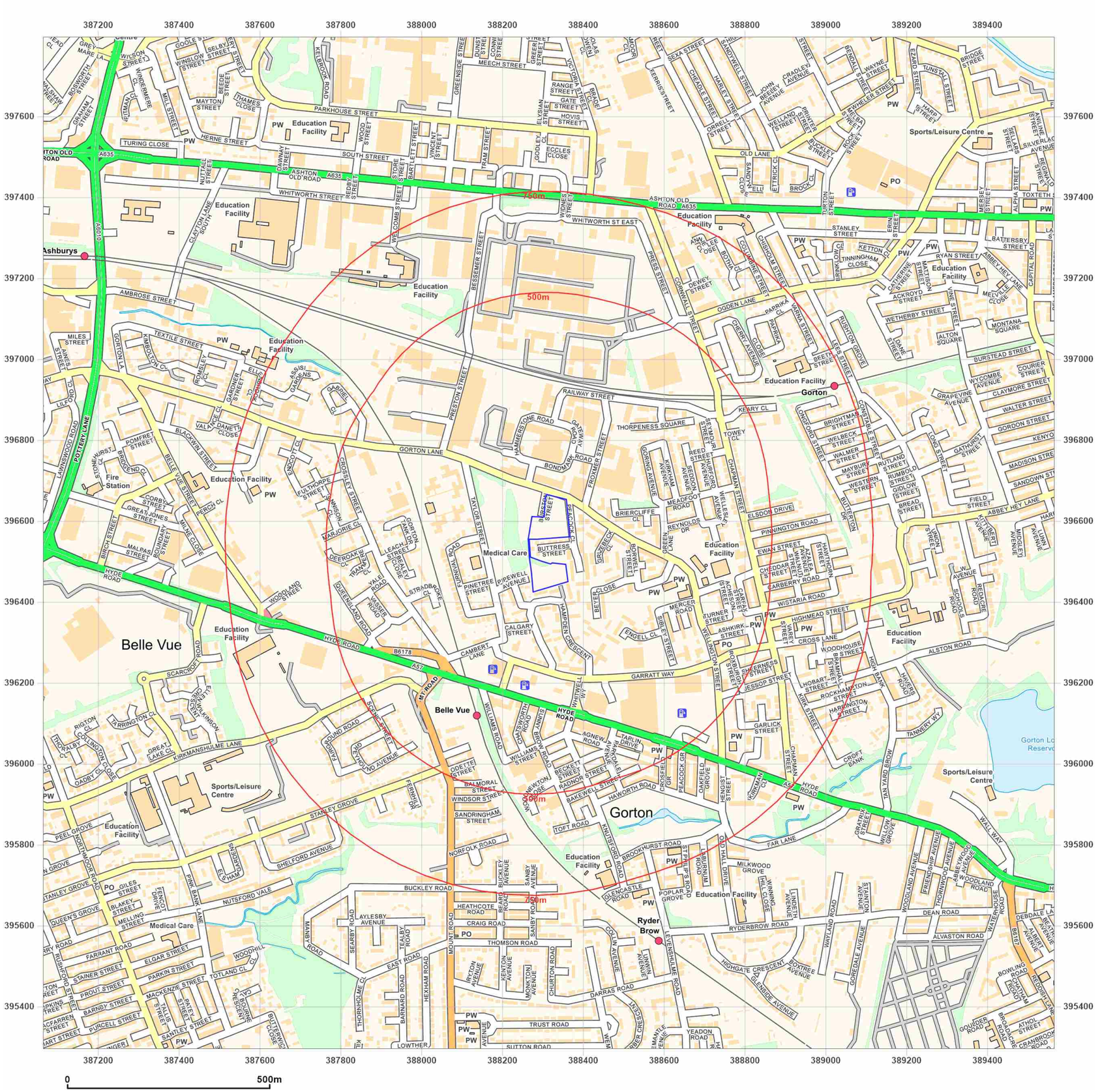
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Site Details:

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Client Ref: EMS_1039426_1299485
Report Ref: EMS-1039426_1311793
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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2025

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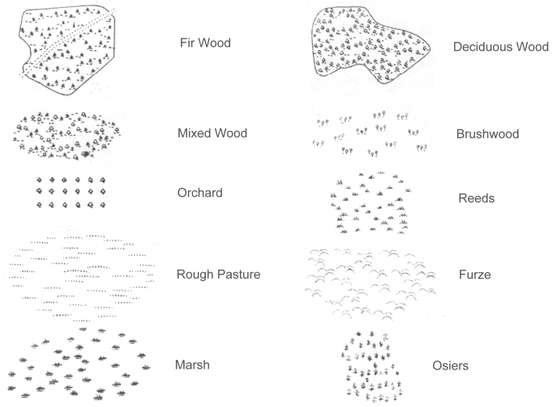
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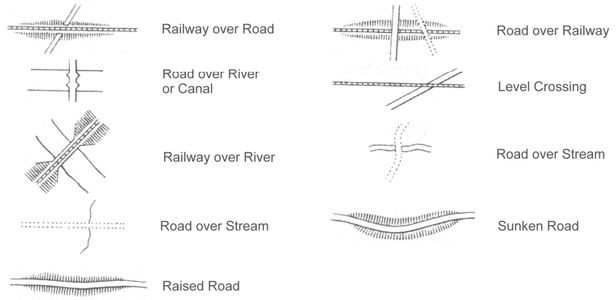
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County Series 1:10,560 scale

VEGETATION



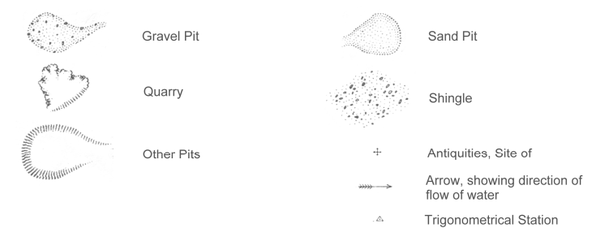
ROADS



RAILWAYS



GENERAL FEATURES



BOUNDARIES



National Grid 1:10,000 scale

HEIGHTS (METRES)

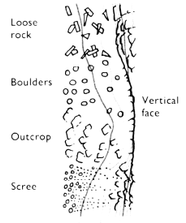
Values are given in metres above mean sea level at Newlyn.

Surface heights determined by: ground survey • 163m; air survey

Bench marks and their values are shown on large scale maps, and bench mark lists containing fuller and possibly later levelling information are obtainable from the Director General, Ordnance Survey.

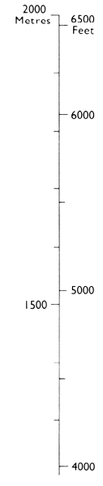
Contours are at 5 metres vertical interval.

ROCK FEATURES



CONVERSION SCALE

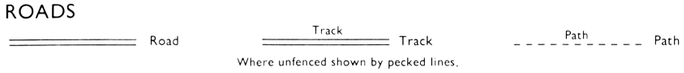
Metres - Feet



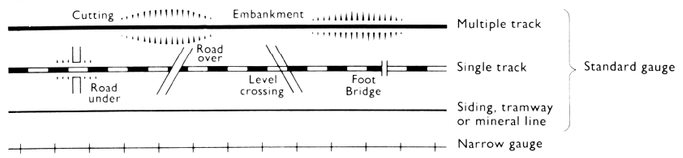
ABBREVIATIONS

BP,BS	Boundary Post or Stone	PO	Post Office
Ch	Church	PC	Public Convenience
CH	Club House	PH	Public House
F Sta	Fire Station	S	Stone
FB	Foot Bridge	Spr	Spring
Fn	Fountain	TCB	Telephone Call Box
GP	Guide Post	TCP	Telephone Call Post
MP,MS	Mile Post or Stone	TH	Town Hall
P	Pole or Post	W	Well
Pol Sta	Police Station	Y	Youth hostel

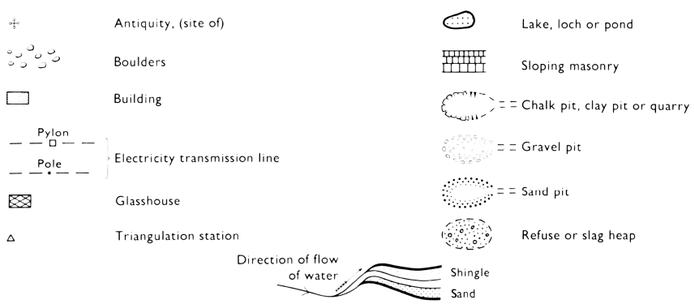
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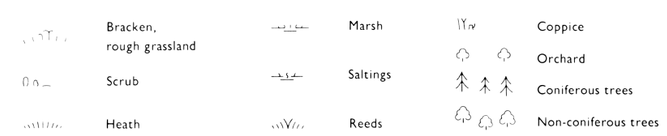
RAILWAYS



GENERAL FEATURES



VEGETATION



In some areas bracken ( ) and rough grassland ( ) are shown separately.

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Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

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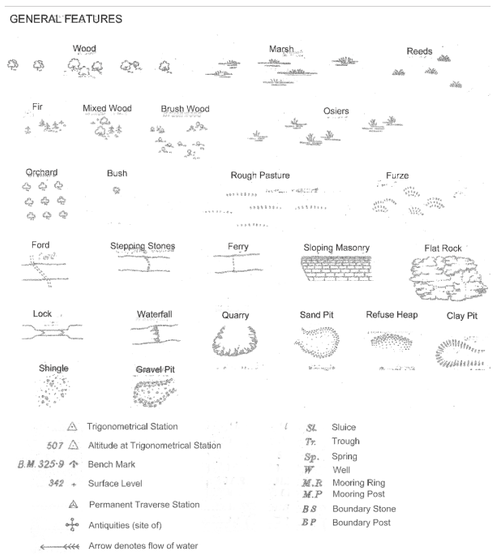
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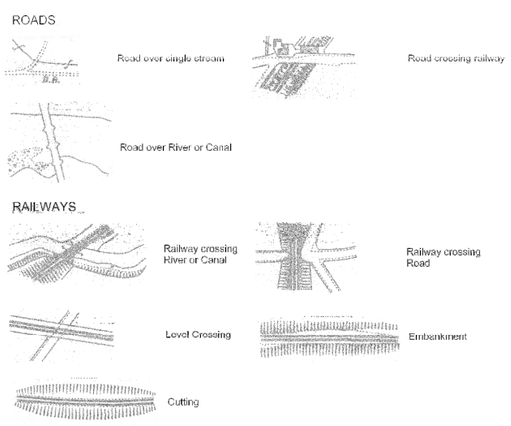
Technical Helpline

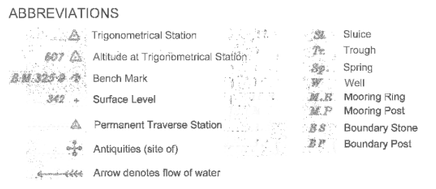
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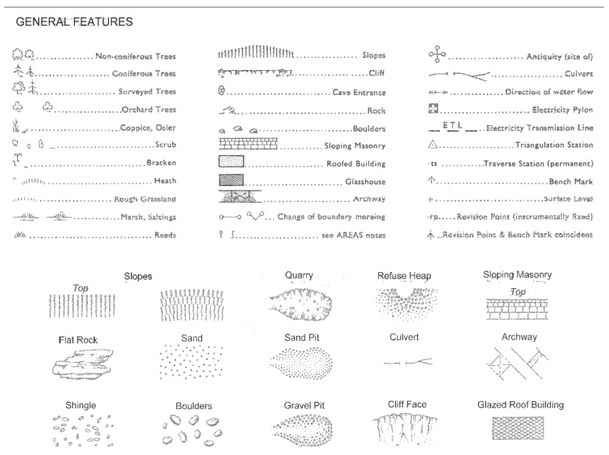
County Series 1:2,500 scale

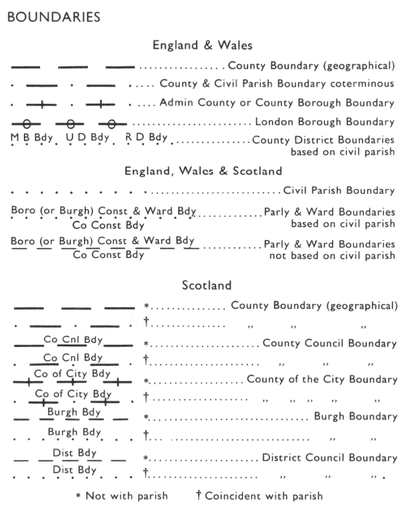


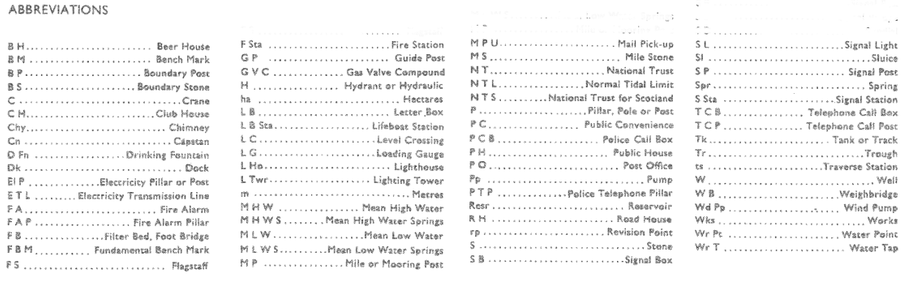




National Grid 1:2,500 / 1:1,250 scale







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Historical Map Pack Legend

County Series

1:1,250 scale

~

County Series & National Grid

1:2,500 scale

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