Land at Bower Street, Newton Heath

Archaeological Desk-based Assessment

April 2026

PREPARED FOR

Latos Manchester Limited



Archaeological Desk-based Assessment

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1. Executive Summary

Latos Manchester Limited are devising proposals for a residential development of land off Bower Street, Newton Heath (centred on NGR 387065, 400185). Latos Manchester Limited has commissioned Civic to carry out an archaeological desk-based assessment to support the planning application for the proposed development. The desk-based study aimed to identify as far as possible from existing records, the nature, extent and significance of the archaeological resource within the site so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development.

The proposed development site is within Newton Heath, within the township of Newton. The HER records that Newton Heath was a medieval settlement, although no evidence of this has so far been discovered. In addition, Ten Acres Lane, to the east of the site, has been purported as a medieval road, which was later straightened into a thoroughfare, although no evidence of medieval origins has been revealed.

Newton Heath remained largely rural into the 19th century, although some weaving and bleaching was taking place in the area. From the 18th century, rising land prices in Manchester spurred development on the outskirts of the city, encouraging development in Newton Heath, which grew into a substantial settlement surrounding an area of common land. In 1804, the Rochdale Canal was constructed to the south of the site, through Newton Heath.

The proposed development site was located outside of the settlement area and likely remained undeveloped until the early 19th century, when an overflow that was likely contemporary with the canal was constructed in the south of the site. By the late 19th century, a small structure of unknown function was built in the site, and by the early 20th century, several adjoining structures had been established which may have been industrial in function, located close to the canal and Ten Acres Lane. A water channel or culvert was also present within the site, which may be related to a former field boundary and a channel connected to the overflow that fed Peel Dye Works to the south-west of the site and possibly Ten Acres Mill to the east. A recreation ground was also established in the site in the 20th century. However, by the mid-20th century the structures and features within the site had been removed and the site is currently vacant.

The site has high potential to contain buried archaeological remains of low and negligible significance. Remains may include those associated with the Rochdale Canal and water channels, and 19th and 20th-century structures which would be of low significance. The site also has potential for remains associated with former field boundaries which would be of negligible significance. Without a programme of mitigation, the proposed development could damage or destroy these remains.

Following consultation with GMAAS, archaeological monitoring may be required at the site. Archaeological monitoring within the footprint of the former structures within the site may also be required. The exact scope of any such further investigation will be determined by GMAAS and set out within a Project Design. Should significant archaeological remains be encountered during archaeological monitoring, further excavation may be required to offset the harm of the development to the buried archaeological resource.

2. Introduction

2.1. Background

2.1.1. Purpose

The desk-based assessment has been prepared in support of a planning application for the residential development of land off Bower Street, Newton Heath, Manchester. In accordance with National, Regional and Local Planning Policies, Latos Manchester Limited has commissioned Civic to carry out an archaeological desk-based assessment for the proposed development site. The assessment will support the planning application for the scheme.

The desk-based study aimed to identify as far as possible from existing records, the nature, extent and significance of the archaeological remains within the site so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. The archaeological resource may include below-ground remains, earthworks, standing buildings and other structures. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

2.1.2. Location

The proposed development area comprises land off Bower Street, within Newton Heath, Manchester (centred on NGR 387065, 400185; herein referred to as the 'Site'). The Site occupies land that is bounded by existing industrial units to the north, Bower Street to the east with residential properties beyond, the Rochdale Canal to the west and residential properties to the south (Figs. 1-2). The Site is currently vacant and comprises hardstanding interspersed with trees, shrub and scrub, with a number of trees along the Site boundary.



Plate 1: Recent satellite image of the Site, showing the red line development boundary

2.1.3. Topography and Landuse

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises of the Mersey River valley, whilst the rivers Irwell, Medlock and Irk represent the principal watercourses in Manchester.

The culverted Moss Brook passes *c.* 765m north of the Site and the River Medlock is *c.* 900m south. The Site is lies at a height of approximately 73m above Ordnance Datum (aOD).

2.1.4. Geology and Soils

The underlying solid geology of the development area comprises sandstone of the Chester Formation formed between 250 and 247.1 million years ago during the Triassic period. The superficial geology of the Site is Devensian till formed between 116 and 11.8 thousand years ago during the Quaternary period (BGS Geology Viewer, 2025).

2.2. Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and it does not lie within a Conservation Area.

The Site is located within 1km of six Listed Buildings and two Registered Park and Gardens (Table 1). The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report; however, it may have an indirect impact on their setting. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets.

DESCRIPTION	DESIGNATION	LIST ENTRY
Church of St Wilfred and St Ann	II	1246278
Public Laundry	II	1247475
Cemetery Chapel at Philips Park Cemetery	II	1200816
Cemetery Office at Philips Park Cemetery	II	1218723
Gates and Railings to Main Entrance of Philips Park Cemetery	II	1218735
Entrance Lodge to Main Entrance of Philips Park Cemetery	II	1282997
Philips Park Cemetery	II	1001634
Philips Park	II	1001531

Table 1: List of designated assets within 1km of the Site

3. Methodology

3.1. Introduction

The aim of the desk-based assessment is to consider the potential impact of the proposed development upon any buried archaeological remains within the Site. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (CiFA, 2020).

3.2. Research sources

The desk-based assessment consists of existing written, cartographic, photographic and electronic information, which have been analysed in order to identify known and unknown heritage assets. These include:

- National Library of Scotland;
- The Historic Environment Record supplied by the Greater Manchester Archaeology Advisory Service (GMAAS);
- The National Heritage List for England (NHLE);
- Britain from Above;
- Historic trade directories;
- Reports of archaeological work carried out in the Study Area; and,
- Historic Landscape Characterisation.

3.3. Site walkover

The aim of the Site walkover was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains. The site walkover also aimed to locate and assess the extent and severity of modern ground disturbance, in order to evaluate its potential impact on any buried archaeological remains.

3.1. Archaeological potential

The potential for the Site to contain archaeological remains is rated ‘high’, ‘medium’, ‘low’, or ‘unknown’. This assessment is based on an understanding of the archaeological resource as a whole and takes into account the Site’s geology, topography, relevant research sources and the likelihood of modern ground disturbance.

3.2. Significance and impact assessment methodology

The Secretary of State’s criteria for the scheduling of ancient monuments, outlined in Annex 1 of ‘Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979’ (DCMS, 2013) provides a methodology for assessing archaeological significance. These criteria have been utilised in Chapter 7.3) of this assessment.

The International Council on Monuments and Sites (ICOMOS) issued ‘*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties’* in January 2011 (ICOMOS, 2011), which outlines an option on assessing heritage value. In line with the ICOMOS guidance, this document states that an archaeological asset’s significance can be assessed as very high, high, medium, low, negligible or unknown (Chapter 7.4).

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation strategies may be recommended in order to reduce the level of impact on the significance of the identified assets.

4. Planning Policy

4.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2025).

4.1.1. National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England, which aim to achieve sustainable development (Ministry of Housing, Communities & Local Government, Feb 2025). Sustainable development is defined by three overarching objectives: economic, social and environmental. Section 16 deals specifically with Conserving and enhancing the historic environment (paragraphs 202-221). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic importance to World Heritage Sites, that 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'.

Paragraph 203 states that: 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 take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, 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".

Paragraph 216 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 207-210) should be taken into account in determining a planning application.

Paragraph 218 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

4.1.2. Local Development Framework

The NPPF states that local planning authorities are required to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in 2012, which is scheduled until 2027 (Manchester City Council, 2012). The heritage strategy is outlined in *Objective 6: Environment* of the local plan, and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Manchester City Council, 2012, pp. 172-173).

Policy EN3 states:

'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'.

4.1.1. Draft Manchester Local Plan

A new Local Plan for Manchester is currently under review. A draft of the plan was published by Manchester City Council in September 2025. Policy D5 of the draft plan concerns Heritage, which states:

'Manchester has a distinctive historic environment with a concentration of heritage assets in the city which contribute to the character, economy, sustainability, culture and quality of life.

Development affecting Heritage assets will positively conserve or enhance their significance as an integral part of sustainable growth, and will:

- *Describe and assess the significance of the heritage asset which will inform proposals for their positive conservation.*
- *Ensure heritage assets and their settings are conserved and enhanced in a manner appropriate to their significance.*
- *Secure the continued beneficial use of heritage assets while allowing them to meet changing needs and adapt to climate change.*
- *Ensure heritage is at the heart of place making and sustainable growth, responding positively to the distinctive character of our heritage assets and delivering high quality buildings and spaces which enhance their settings.*
- *Avoid harm to the significance of heritage assets, but where unavoidable clearly demonstrate the public benefit of the proposals and seek to mitigate the harm in all cases.*

Non-designated Heritage assets (NDHAs)

Non-designated heritage assets including local buildings and structures of merit, archaeology, and open spaces will be conserved. When assessing Proposals affecting NDHAs a balanced judgement will be made regarding the scale of any harm or loss of the asset and the public benefit of the development' (Manchester City Council, Sept 2025, p. 199).

4.1.1. Places for Everyone

Places for Everyone (PfE) was adopted in March 2024 and forms part of the development plan for nine districts in Greater Manchester, including Manchester city centre. Places for Everyone Plan is a strategic plan, and it does not cover everything that a local plan would, therefore Local Plans set out more detailed policies (both strategic and non-strategic).

In relation to the historic environment, 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' (Greater Manchester combined authority, 2024, pp. 192-4).

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

5. Historical and Archaeological Background

5.1. Introduction

The historical background provides context for the Site.

5.2. Prehistoric (pre-10,000 BC to AD 43)

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the city centre, such as Castlefield, the area that now contains Manchester Cathedral, Chetham's School and Ardwick may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007).

There is no evidence of prehistoric activity recorded within 1km of the Site.

5.2.1. Archaeological potential

No evidence of prehistoric activity has been identified within the Site and the study area and the potential for remains is considered to be **low**.

5.3. Roman (AD 43 – AD 410)

Archaeological evidence for Romano-British activity in Manchester is focused on the Roman fort of *Mamucium*, located in Castlefield, and established during the governorship of Agricola (AD 77-84). The fort was initially constructed of wood, but underwent several phases of development, rebuilt in stone around AD 200.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, developed. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c.* 100m from the north-west corner of the fort, and eastwards across Deansgate to the area now occupied by Viadux. Roman settlement activity lies *c.* 4.4km to the south-west of the Site.

The Manchester to Castleshaw Roman road passes through Newton Heath, following the alignment of Briscoe Lane *c.* 510m south-east of the Site. The road was constructed in AD 19-84, possibly by elements of the 20th Legion. Excavations on the road at Gaskell Street in Newton Heath in 1856 revealed that the road was 24 feet wide and had a gravel surface and log base designed to carry it over boggy areas (HER 24.1.0).

5.3.1. Archaeological potential

There is no known evidence of Roman activity within the Site, and the Site is located over 500m from the projected course of a Roman road. The potential for remains is considered to be **low**.

5.4. Medieval (AD 410 – AD 1540)

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. Edwin took control of Manchester in AD 620, and it is believed that this may have marked the beginning of a settlement near the site of the present-day cathedral (Farrer & Brownbill, 1908). Later, in AD 919, Edward the Elder established a fortified stronghold—known as a burh—in Manchester, which at the time was part of Viking-controlled Northumbria.

After the Norman Conquest, William I granted most of the territory between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962, p. 116), but divided his other newly acquired land into several fiefdoms (Kidd, 1996, p. 13). The substantial of these was the estate centred

on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the 13th century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk, where they governed both the manor and the extensive barony (Hartwell, Hyde, & Pevsner, 2004, p. 256). In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

The Site is within Newton Heath, within the township of Newton. The HER records that Newton Heath was a medieval settlement (HER 2076.1.0), although no evidence of this has so far been discovered. The placename Newton derives from the Old English *nīwe* and *tūn*, meaning 'new farm/settlement' (University of Nottingham, 2026). The manor of Newton was within the parish of Manchester from at least the Domesday Survey of 1086. The area was recorded as ploughlands in the Domesday Book, belonging to the churches of St Mary and St Michael (Farrer & Brownbill, 1911). In 1322, some of the lands were held by the lords of Manchester, which included a wood, a league circuit, meadow and pasture, and a grange and shippon. The land was later bought by the Manchester Corporation from the Deans and Canons for a cemetery, currently known as Philips Park Cemetery. The site of the medieval grange is located *c.* 715m south of the Site (HER 9836.1.0). A watermill was possibly established on the south side of the River Medlock, to the south of the grange in the 14th or 15th century (HER 9846.1.0).

Ten Acres Lane passes to the east of the Site. The former course of Ten Acres Lane has been purported as medieval in origin due to its curved nature which was shown on historic mapping approximately 170m south-east of the Site (ARUP, 2011). However, excavation at the site of the former course in 2024 revealed no remains associated with the potential medieval road (Salford Archaeology, 2024).

5.4.1. Archaeological potential

The Site likely comprised undeveloped land during the medieval period and no evidence of medieval activity has been recorded within the Site or the study area. Ten Acres Lane may have formed a medieval road, however, no evidence of this has so far been ascertained. The potential for remains is therefore considered to be **low**.

5.5. Post-medieval (AD 1540 – *c* AD 1750)

By 1539, John Leland was able to describe Manchester as the 'finest and busiest town in the whole of Lancashire, with the best buildings and the greatest population' (Chandler, 1993, p. 263), at a time when the textile industries in South Lancashire were beginning to flourish. Manchester emerged as a centre for the textile finishing processes, as woollen cloth was brought in from outlying areas for bleaching and dyeing. Most importantly, however, Manchester expanded its role as a market centre for textiles produced in the towns and hamlets of the surrounding district (Frangopulo, 1964, p. 26).

The Site is located to the north-east of Manchester city centre, and during the post-medieval period, Newton Heath was still largely undeveloped, retaining its rural character. The manor of Newton was taken by the Crown during the confiscation of the collegiate church estates by Edward VI. The lands were restored around eight years later by Philip and Mary. A chapel was built on the heath at Newton before at least 1556, on the site of the current All Saints Church which was built in 1816, *c.* 1.2km east of the Site (Farrer & Brownbill, 1911). Hulme Hall, a timber-framed house, was established *c.* 900m west of the Site in the early 16th century. The hall was originally known as Pedley Place, with Ralph Pedley, the Manchester Church Warden, recorded in 1552 and Pedley Place in Newton recorded in 1540 (HER 9811.1.0). The hearth tax returns for Newton in 1666 recorded that 113 hearths were liable (Farrer & Brownbill, 1911).

Several farmsteads were established in the study area during the post-medieval period, attesting to the rural character of the wider area. A datestone of 1616 was inscribed on the lintel of the entrance door of Hardys Farm, located *c.* 530m north-west of the Site (HER 9647.1.0). Baguley Fold Farm was also established in the

16th century, *c.* 730m south (HER 9699.1.0) and a possible farmstead was on land held by Isabel, widow of Robert Chetham in 1523, *c.* 570m south-east (HER 9847.1.0).

Coal mining was taking place at Newton by 1674, with further leases for the mining of coal recorded in 1682, 1692 and 1697. In 1699, Richard Tong gave permission for the mining in all the Manor of Newton on lease by the Collegiate College. The site of the coal pits is located *c.* 1km south-west of the Site (HER 9810.1.0).

5.5.1. Archaeological potential

The Site likely comprised undeveloped land during the post-medieval period and the potential for remains is considered to be **low**.

5.6. Industrial (c AD 1750 – post-1914)

In 1772 Newton Heath was described as consisting '*of but very few houses and a small number of inhabitants, the roads across it, if roads they might be called, were almost impassable. The staple employment was a little check or cotton weaving, crofting or bleaching, and in a solitary instance that of silk weaving'* (Crofton, 1904, p. 71). During the 18th century, land prices in Manchester increased due to increased demand, which spurred development on the outskirts of the city. Yates' 1786 map shows that Newton Heath comprised a substantial settlement surrounding an area of common land and church by the end of the 18th century (HER 2076.1.0; Plate 2).

The Heath at Newton was enclosed in 1804 and several industrial works were established during the 19th century, including cotton mills (HER 2107.1.0), brick works (HER 9696.1.0; 19102.1.0), dye works (HER 9628.1.0; 9697.1.0), glass works (HER 12414.1.0) and a gas plant (HER 9698.1.0). Ten Acres Mill opened on the eastern side of Ten Acres Lane in the 19th century, opposite the Site (HER 2030.1.0). A local board was formed for the Newton township in 1853, and Newton was taken into the city of Manchester in 1890, becoming part of the new township of North Manchester in 1896 (Farrer & Brownbill, 1911).

Development in the area was also spurred by the development of several railway branches and the Rochdale Canal, which provided greater and faster access to raw materials and finished goods. The initial concept of the Rochdale Canal was in 1776, although it was not authorised until an Act of Parliament in 1794 and the canal opened to the south of the Site in 1804 (Crofton, 1904). In addition, the Ashton and Liverpool Junction Railway opened in 1846, *c.* 440m south-west of the Site (HER 19425.1.0) and the Ardwick Branch Railway in 1848, *c.* 400m south (HER 19807.1.0). In 1870, the Hollinwood Branch Railway opened in response to the growth of Oldham, passing through Newton Heath, *c.* 265m north of the Site (HER 19424.1.0).

In the early 19th century, a public park was also established in the study area, known as Philip's Park. The park, along with Queen's Park and Peel Park, was designed by Joshua Major and formed the one of the first public parks established in the locality. In 1863, William Gay designed Philips Park Cemetery, which opened in 1866. St Philips Park and Philips Park Cemetery currently form Grade II Listed Registered Park and Gardens approximately 800m south of the Site (HER DGM 52; 55).

The industrialisation of the formerly rural area continued into the 20th century. Matther and Platt's Park Works, which produced rollers for textile machinery, was also established *c.* 420m south of the Site in 1900 (HER 1469.1.0). In 1919, a purpose-built aircraft factory was constructed by Avro, *c.* 610m south of the Site, fronting Ten Acres Lane. During the 1930s, the company developed aircraft for flying clubs and the RAF (HER 2103.1.0).

The Rochdale Canal remained in use into the 20th century, however, the tonnage being carried was in decline. The last boat to cross the canal was in 1937 and the canal mostly closed in 1952, except for a section between Castlefield and the Ashton Canal junction in Manchester city centre. In 2002, the Waterways Trust re-opened the canal (ARUP, 2011).

5.6.1. Archaeological potential

The Site has **high** potential to contain remains for the industrial period.

5.7. Development of the Site

One of the earliest maps to depict Newton Heath was Yates' 1786 map (Plate 2) which shows the settlement of Newton Heath comprising buildings fronting Newton Lane (Oldham Road) and further buildings built along a network of lanes. The heath surrounded the church to the east. The Site is located to the west of Ten Acres Lane and south of Newton Lane (Oldham Road) and comprised undeveloped land in the late 18th century (Plate 2).

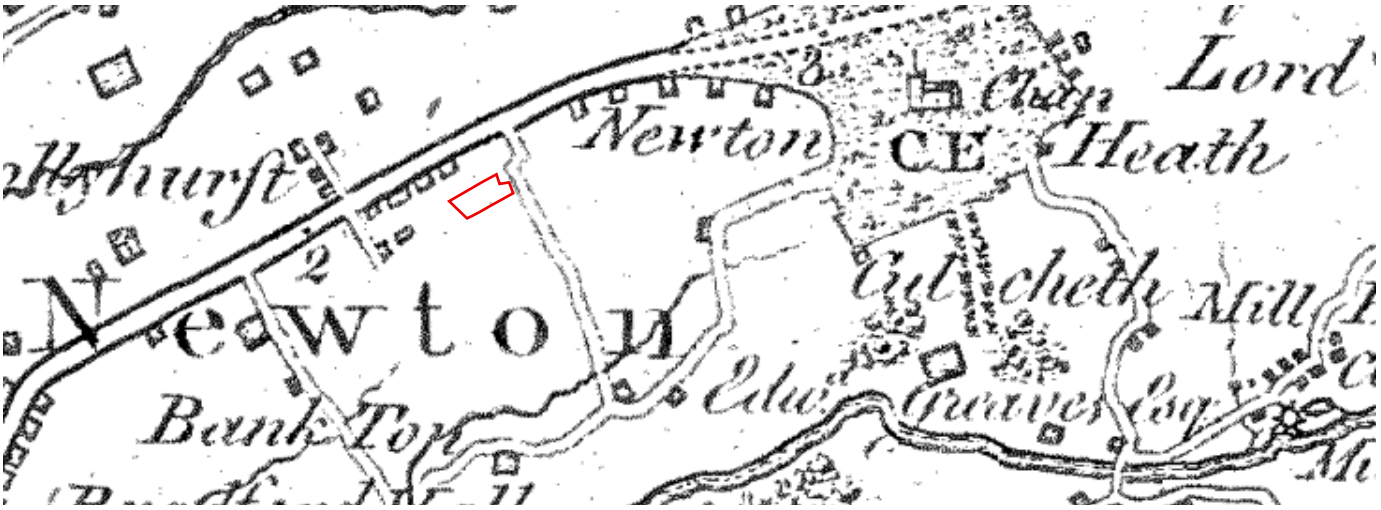


Plate 2: Yates' 1786 map of Lancashire, showing the approximate Site location

The next map to capture the Site is Johnson's map of 1818-19, which shows the Rochdale Canal along the southern Site boundary. The Site remained mostly undeveloped in the early 19th century, except for an overflow of the canal, which had been constructed in the south of the Site. A lock adjoined the southern boundary, adjacent to the overflow (Fig. 3; Plate 3). Several other overflows were located along the canal to the east and west of the Site. The map shows the original course of Ten Acres Lane, which curved to the south of the Site.

The 1848 Ordnance Survey map is the first map that details the Site. By the mid-19th century, the Site comprised enclosed fields to the west of Ten Acres Lane, which may have medieval origins. The lock to the south of the Site was labelled as 'Lock No.74' (Fig. 4; Plate 4).



Plate 3: Johnson's 1818-19 map, with the Site boundary

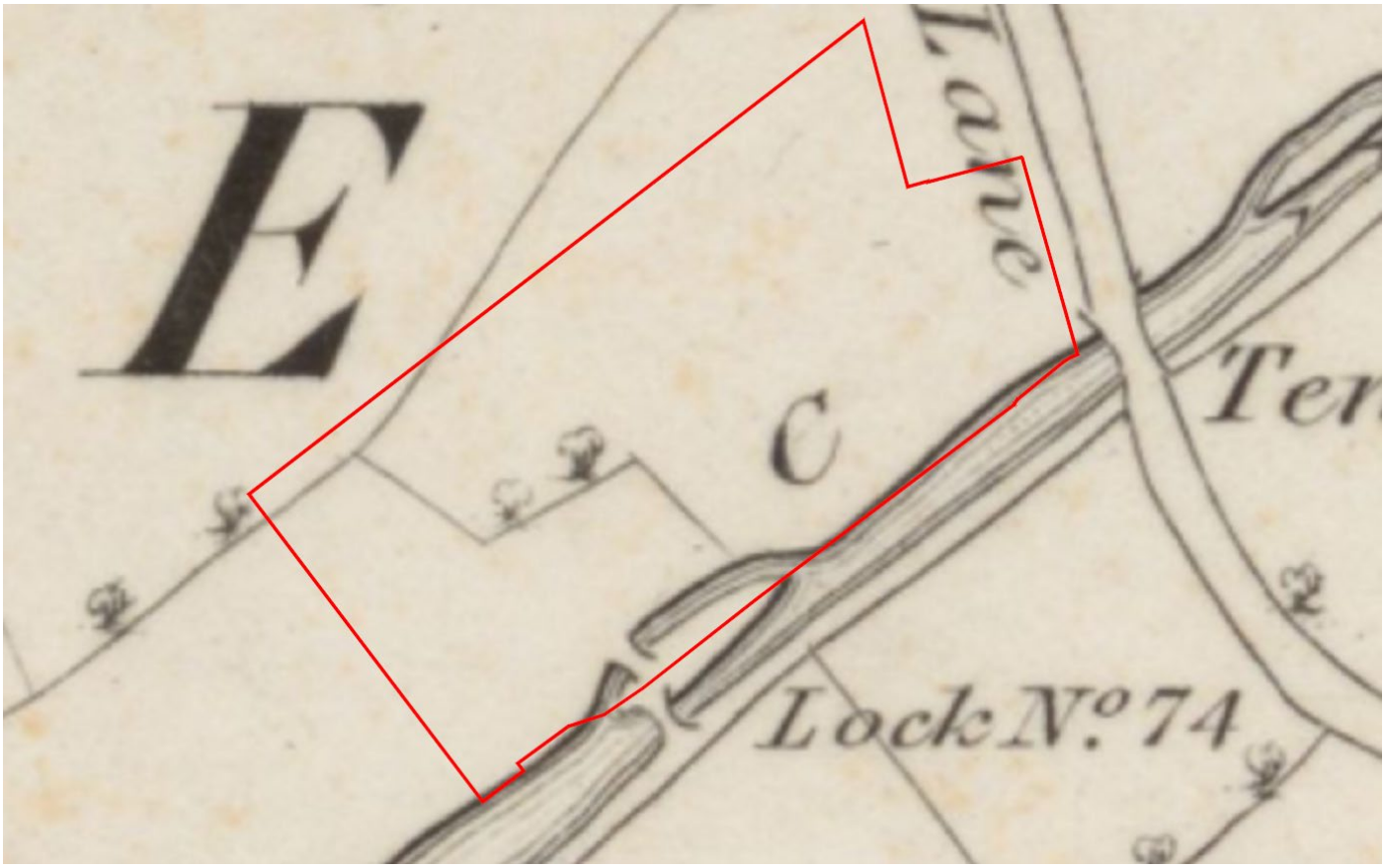


Plate 4: The 1848 Ordnance Survey map with Site boundary (courtesy of the National Library of Scotland)

The next map to capture the Site is the 1893 Ordnance Survey map which shows the Site as comprising mostly undeveloped land (Fig. 5; Plate 5). A courtyard had been established along Ten Acres Lane by the late 19th century, containing a small narrow structure. By the late 19th century, Ten Acres Lane had been straightened, providing a main thoroughfare across Ten Acres Bridge. A water channel or culvert was present within the Site, travelling to the west, to the north of Peel Dye Works, that was located to the south-west of the Site (Fig. 5; Plate 5). The water channel/ culvert roughly follows the footprint of the former field boundary and may therefore represent a drain associated with the former boundary. No entries are recorded in the 1895 directory that would indicate the function of the structure within the Site (Slater, 1895).

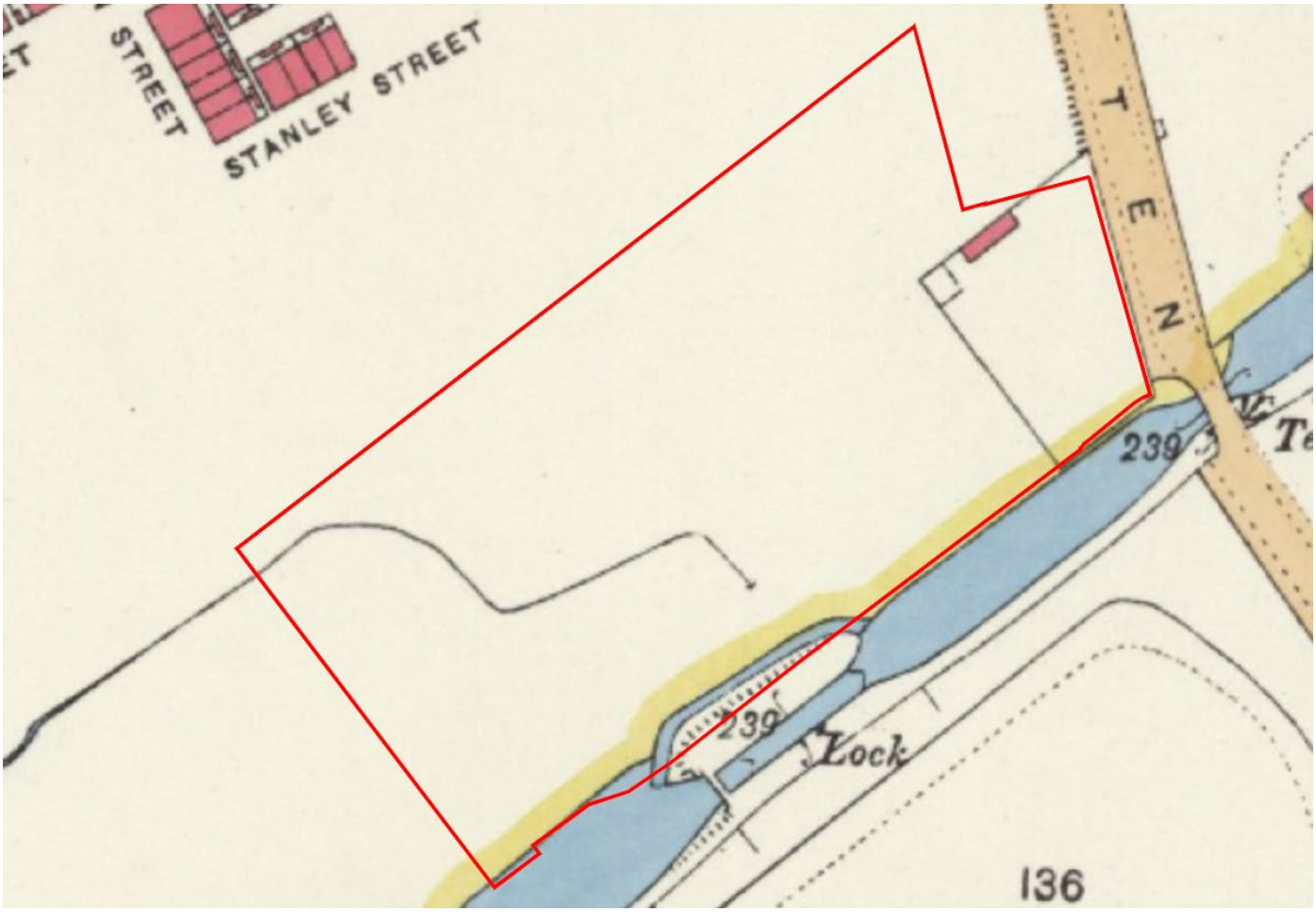


Plate 5: The 1893 Ordnance Survey map with Site boundary (courtesy of the National Library of Scotland)

The next map to capture the Site is the 1909 Ordnance Survey map, which shows that Bower Street had been extended to the north of the Site. A long building had been constructed in the west of the earlier courtyard, accessed by a path from Bower Street. A row of terraced houses had been constructed to the north-east of the Site, which are currently upstanding (Fig. 6; Plate 6). The water channel/ culvert within the Site was no longer depicted on the 1909 map.

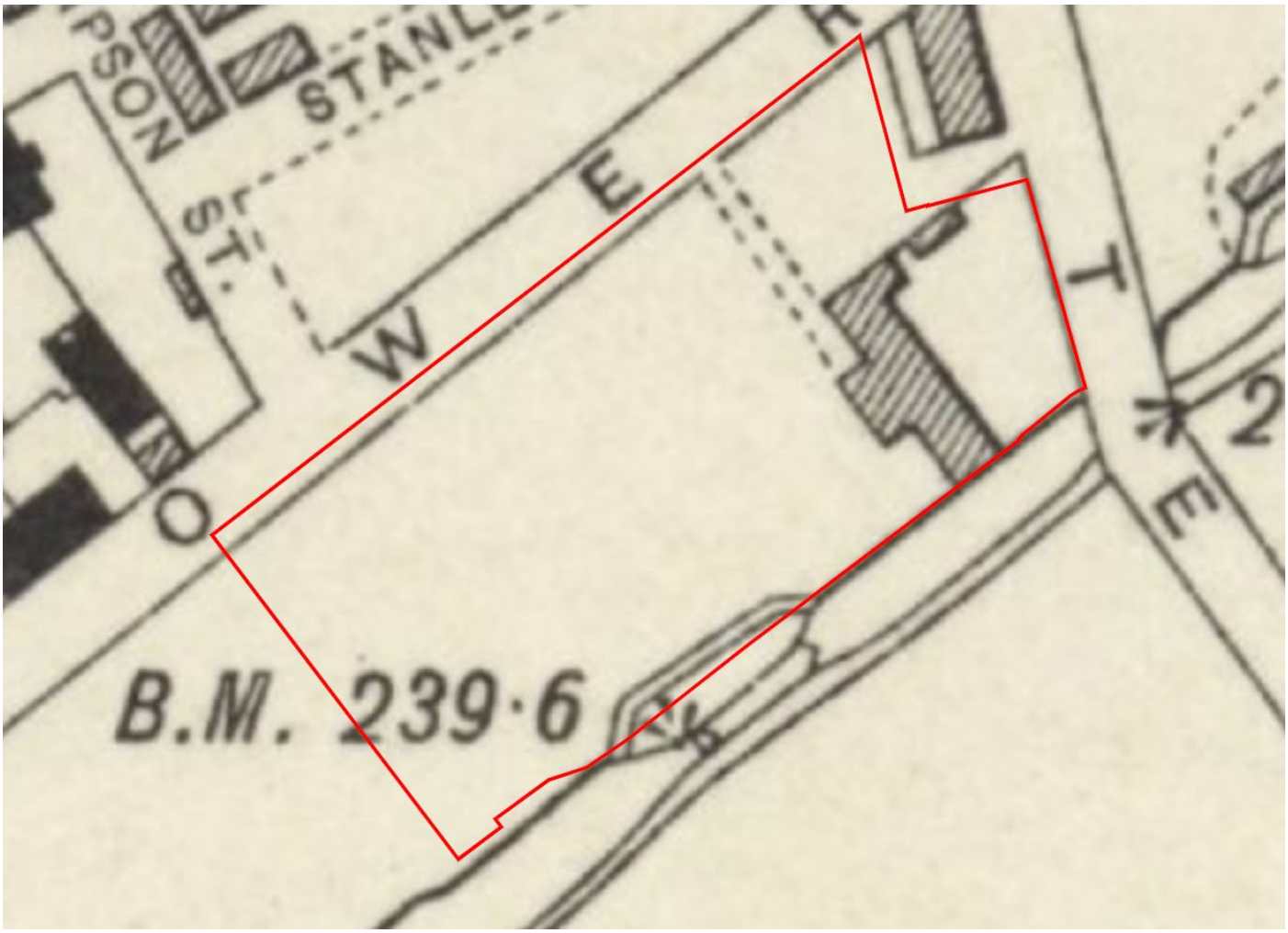


Plate 6: The 1909 Ordnance Survey map with Site boundary (courtesy of the National Library of Scotland)

The 1922 Ordnance Survey map shows the Site in greater detail. The map labelled the overflow associated with the Rochdale Canal within the Site. A channel connected to the overflow and fed Peel Dye Works to the south-west (Fig. 7; Plate 7). A further overflow was located to the south of the dye works. The channel also travelled along the southern border of the Site, to the south of the buildings in the east, and under Ten Acres Bridge, which fed Ten Acres Cotton Mill to the east.

The building in the east of the Site comprised several adjoining structures in 1922, which may have been industrial in purpose. Slater's 1911 directory records the occupants of the houses along Ten Acres Lane. In total, six entries are recorded for 42 Ten Acres Lane, including James Martin (engineer), J. Finch & Co.'s marine store dealers (bridge works), C. Satterthwaite & Co's firelight manufacturers, and Mather & Platt Limited's fire & hydraulic engineers (Slater, 1911). A farmer and 'beer retailer (Baguley fold)' are also recorded at 42 Ten Acres Lane, however, Baguley Fold comprised a farmhouse with 16th-century origins, approximately 700m south of the Site (HER 9699.1.0). It's therefore possible that the entry for 42 Ten Acres Lane included several premises along the lane and some of the works were in the Site, although this has not been confirmed. The marine store dealers and firelight manufacturers were not recorded in the 1903 directory (Slater, 1903).

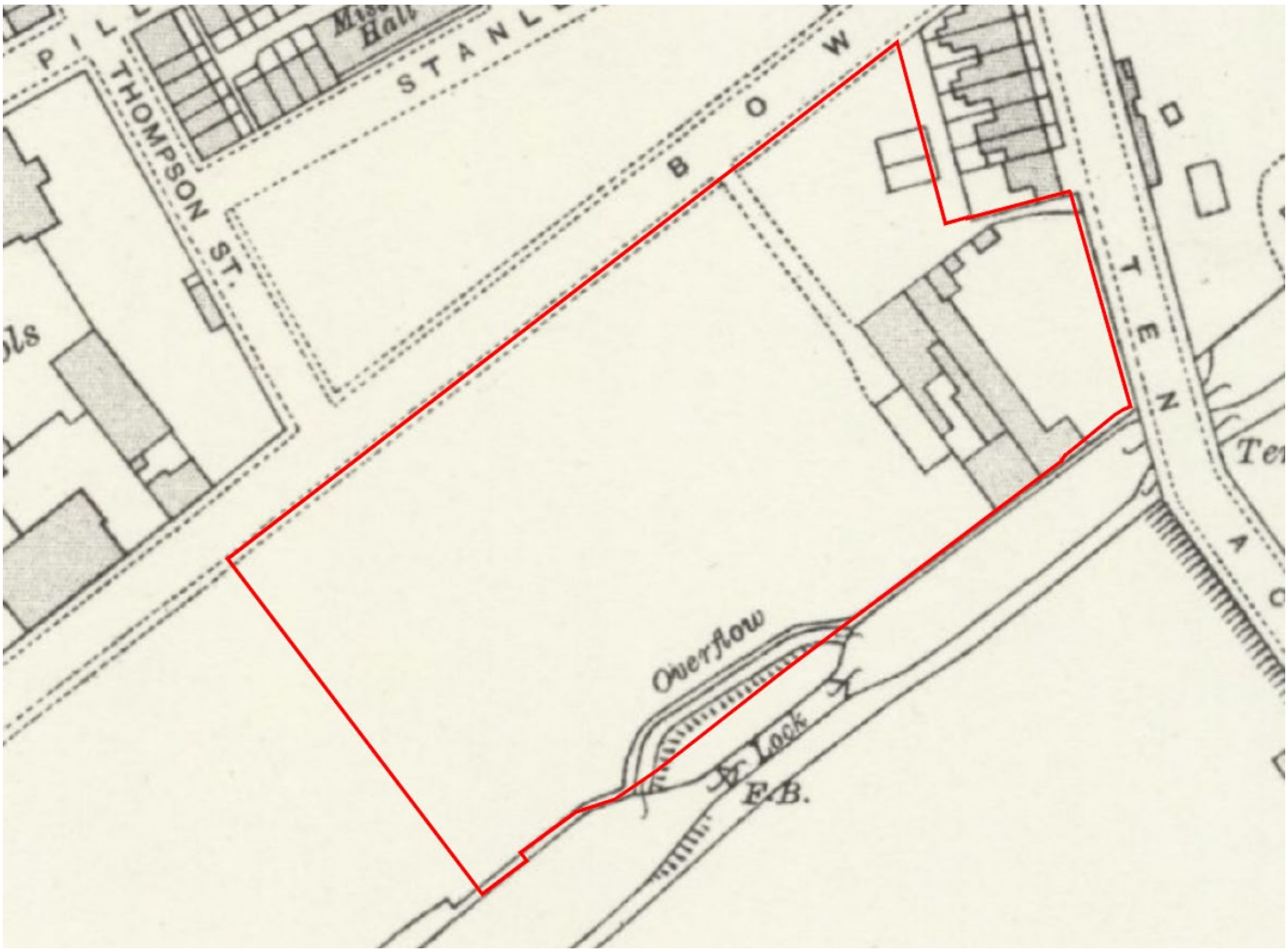


Plate 7: The 1922 Ordnance Survey map with Site boundary (courtesy of the National Library of Scotland)

The Site underwent further development between 1922 and 1936 (Fig, 8), when a recreation ground was established in the west of the Site and several smaller structures were established in the north. By the 1930s several recreation and sports grounds had been constructed in the wider area. By 1951, most of the structures within the Site had been removed (Fig. 9).

An aerial photograph was taken of the Newton Heath area in 1953. The photograph shows the Site from the north-west (Plate 8). In the 1953 the Site was mostly undeveloped, although a small wooden structure is visible in the Site to the west of the southmost terraced house. Several vehicles were on the Site, to the rear of the houses. By 1953, the recreation ground appears to have been out of use, with the part of the footprint of the ground visible. The photograph also shows the canal lock to the south of the Site, with the canal overflow in the Site, and Ten Acres Bridge to the east (EAW050310 ENGLAND (1953). The R & J Dempster Ltd Gas Plant Works and environs, Newton Heath, 1953, 2026).



Plate 8: Aerial photograph showing the Site, taken in 1953, facing south-east (courtesy of Britain from Above. Ref: EAW050310; ©Historic England)

By 1966, the Site comprised vacant land, except for the canal overflow (Fig. 10). Satellite imagery of the Site from 2000 shows that the Site was landscaped in the mid- to late 20th century, with trees and shrubs bordering and between hard-standing surfaces (Plate 9). The Site currently retains the same footprint and character. The satellite photo also confirms that the overflow was infilled sometime after 1966.

The Historic Landscape Characterisation (HLC) records the Site as a recreation ground off Bower Street, dating from the mid-20th century (HGM14462). The previous HLC type is recorded as piecemeal enclosure from the post-medieval period to the 19th century.



Plate 9: Aerial photograph of the Site, taken in 2000 (courtesy of Google Earth)

5.8. Previous archaeological works

In total, 14 events have been recorded within 1km of the Site, comprising seven desk-based assessments, a building recording, a heritage statement, and two heritage impact assessments. Intrusive events carried out within 1km of the Site comprised two evaluations and an excavation. No archaeological events have been recorded in the Site.

In 2022, an evaluation comprising the excavation of three trenches was carried out by Oxford Archaeology North on the site of the former Mather & Platt foundry, on the south side of the Rochdale Canal, *c.* 30m south-east of the Site. The trenches were targeted on elements of the former foundry and a putative brickworks identified on historic mapping, however, no significant archaeological remains were revealed (HER EGM5308).

In 2024, an evaluation followed by open-area excavation was carried out at Ten Acres Lane, c. 100m east of the Site by Salford Archaeology. The evaluation comprised the excavation of eight trenches across the Site, of which three trenches demonstrated the survival of archaeological remains associated with two brickworks within the Site, which were considered worthy of further excavation. The remaining five were devoid of archaeological features, however, the general stratigraphy of the trenches was dominated by a significant quantity of 20th-century demolition debris. A second stage of investigation in the form of two open-area excavations was then undertaken. The open-area excavation revealed remains associated with both brickworks (Salford Archaeology, 2024). The investigation is not currently recorded on the HER.

A further evaluation was carried out in the study area by Oxford Archaeology North in 2015, *c.* 600m south-east of the Site at Briscoe Lane Academy. In total, five trenches were placed across the footprint of 19th-century building and the projected line of a Roman road. However, the results obtained from the evaluation indicated little potential for significant archaeological remains to survive in situ (HER EGM6371).

Archaeological Research Services conducted an open area excavation on land at Oldham Road in 2022, *c.* 900m west of the Site. the excavation revealed the truncated remains of mid- to late 19th-century terraced houses, surfaces, and roads, and the foundation courses of some probable small-scale industrial buildings. These may have possibly been ancillary buildings associated with the nearby Monsall Dye Works (HER EGM5195).

6. Site Walkover

A Site walkover was carried out on 8th January 2026. Access was afforded to the Site via metal gates on Bower Street. The Site is currently unused, comprising areas of tarmac and vegetation/trees (Plate 10; Plate 11). The Site is currently bordered by metal fencing to the north and east and a red-brick wall to the west. The land in the east of the Site is on a slightly higher elevation. Raised ground was visible in the south and south-east of the eastern section of the Site, where trees are planted (Plate 12).



Plate 10: General view of the west of the Site, facing south-west



Plate 11: General view of the east of the Site, from the Bower Street entrance, facing south



Plate 12: View of raised ground in the east of the Site, facing east. Ten Acres Bridge and the houses on Ten Acres Lane are visible in the background (beyond the Site boundary)

Trees border the southern boundary of the Site with the Rochdale Canal and canal lock just beyond the Site boundary (Plate 13; Plate 14; Plate 15; Plate 16). The land rises in the south of the Site, towards the canal and lock.



Plate 13: General view of the south of the Site with the Rochdale Canal to the right, facing east



Plate 14: View showing stone steps leading from the canal path to the elevated land in the east of the Site, facing east



Plate 15: View showing the Rochdale Canal lock to the south, facing south



Plate 16: View showing the Rochdale Canal lock along the southern Site boundary, facing east

7. Gazetteer

The following gazetteer sites (GS) summarise the sites of potential archaeological interest and elements of the historic landscape within the Site and its immediate vicinity. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data, and includes both designated and non-designated heritage assets. The locations of the gazetteer sites are shown on Figure 11 within Appendix A.

Gazetteer Site (GS)	01
Site Name	Ten Acres Lane
Designation	-
HER number	-
Period	Medieval
NGR	387151, 400218
Description	Ten Acres Lane borders the Site to the east. The former route of the lane is believed to be medieval in date. The lane was straightened in the late 19th century, forming its current route. An excavation carried out on the eastern side of Ten Acres Lane, revealed no remains of medieval activity.
Assessment	Ten Acres Lane does not form part of the development proposals and will therefore by unaffected, however, the original route may be indicative of potential medieval activity within the vicinity of the Site.

Gazetteer Site (GS)	02
Site Name	Field boundaries
Designation	-
HER number	-
Period	Post-medieval
NGR	Various
Description	The Site comprised enclosed fields until the mid-19th century. Part of the Site remained undeveloped until the 20th century, when a recreation ground was built within the Site and all field boundaries had been removed.
Assessment	Remains associated with the field boundaries may survive within the Site and may be affected by the proposed development.

Gazetteer Site (GS)	03
Site Name	Water channel/ culvert
Designation	-
HER number	-
Period	Late 19th century
NGR	386980, 400167 - 387071, 400164
Description	A water channel or culvert in the Site and to the west in 1893. The feature was not present on the 1909 OS map. The line of the channel is in the approximate location of the former field boundary (GS02) and may be associated with the boundary.
Assessment	Remains associated with the water channel may survive within the Site and may be affected by the proposed development.

Gazetteer Site (GS)	04
Site Name	Late 19th-century structure
Designation	-
HER number	-
Period	19th century
NGR	387116, 400227

Description	Between 1848 and 1891, a small structure was built in a courtyard on Ten Acres Lane. The current function of the structure is unknown, although it may have formed an industrial building. The structure was removed and in the mid-20th century.
Assessment	Remains associated with the structure may survive within the Site and may be affected by the proposed development.

Gazetteer Site (GS)	**05**
Site Name	Early 20th-century structures
Designation	-
HER number	-
Period	Early 20th century
NGR	387110, 400200
Description	Between 1891 and 1906, a large building was constructed in the courtyard within the Site, accessed via a path from Bower Street, shown as smaller adjoining structures on later mapping. The current function of the buildings are unknown, although they may have functioned as industrial buildings. Trade directories indicate that a marine store dealers may have been within the Site. The buildings were demolished by 1953.
Assessment	Remains associated with the buildings may survive within the Site and may be affected by the proposed development.

Gazetteer Site (GS)	**06**
Site Name	Rochdale Canal
Designation	-
HER number	-
Period	Early 19th century
NGR	387079, 400136
Description	The Rochdale Canal opened to the south of the Site in the early 19th century. Lock 74 was to the immediate south of the Site. The canal went out of use in the mid-20th century and re-opened in 2002.
Assessment	The canal is located outside the Site boundary and does not form part of the development proposals. The canal will not be affected by the proposed development.

Gazetteer Site (GS)	**07**
Site Name	Rochdale Canal overflow
Designation	-
HER number	-
Period	Early 19th century
NGR	387071, 400142
Description	An overflow for the Rochdale Canal was built in the south of the Site. Aerial imagery indicates that it was infilled in the mid- to late 20th century.
Assessment	Remains associated with the overflow may survive within the Site and may be affected by the proposed development.

Gazetteer Site (GS)	**08**
Site Name	Overflow channel
Designation	-
HER number	-
Period	Early 20th century
NGR	387025, 400108 - 387145, 400196

Description	An overflow for the Rochdale Canal was built in the south of the Site. A channel fed the nearby Peel Dye Works and Ten Acres Mill in 1923 but was not shown on subsequent mapping.
Assessment	Remains associated with the water channel may survive within the Site and may be affected by the proposed development.

Significance

7.1. Policy context for heritage assets

Under both national and local planning policy, both designated and non-designated heritage assets are to be considered within the planning process (as previously stated in Chapter 3). The NPPF emphasises assessing the development proposals in line with an up-to-date local plan. Therefore, Policy EN3 of Manchester City Council's Local Plan were consulted as the key Development Plan Document in the Local Development Framework (LDF).

7.2. Designated heritage assets

The Site is situated within 1km of eight designated heritages asset, however, the proposed development will not have a physical impact on these designated heritage assets, and so it is not considered further in this report (see Chapter 2.2).

7.3. Significance of the archaeological resource

The Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of 'Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979' (DCMS, 2013) provides a methodology for assessing archaeological significance. This criterion has been used to assess archaeological significance, below.

7.3.1. Historical and archaeological interest

The Site likely comprised undeveloped land until the construction of the Rochdale Canal to the south of the Site. Remains associated with the canal are of historical and archaeological interest as they relate to the development of the Newton Heath area, on the outskirts of the vastly growing Manchester city centre during the industrial period. Any remains would be illustrative of the importance and development of the transport network during this period to the success of industry and growth of the area. The buildings within the Site are currently of unknown function, although they may represent industrial works, which may be of historical and archaeological interest as they also relate to the industrial development of the area.

7.3.2. Baseline Significance conditions

Period

No prehistoric or Roman activity is known to have taken place within the Site and the potential for remains from these periods is considered to be low. The Site likely comprised undeveloped land in Newton Heath during the medieval and post-medieval periods and the potential for remains from these periods is considered to be low.

The most likely remains to be encountered within the Site would date to the industrial period, including remains associated with field boundaries (GS02) and a water channel (GS03), and 19th- and 20th-century structures (GS04-05), which are of unknown function, and remains associated with the Rochdale Canal (GS07-08). Newton Heath was developing as an industrial settlement during the 19th century and site's reflecting the rural and industrial heritage of the area may be not considered significant due rarity.

Rarity

Archaeological remains pre-dating the industrial period may be considered significant due to rarity.

Documentation

The historical development of the Site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

Buried remains within the Site may hold group value in that they are contemporary features.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. Any currently unknown remains within the western section of the Site may have been affected by the development of a recreation ground in the Site in the late 20th century.

An aerial photo of the Site indicates that the structures were demolished in the east of the Site, and little further development took place, which increases the potential for survival of the late 19th- / 20th-century structures.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive in situ, are vulnerable to damage or destruction during any earth-moving works associated with the development scheme.

Diversity

The heritage assets within the Site may be associated with land use in the 19th and 20th centuries. Remains within the Site may therefore not be considered significant due to diversity.

Potential

There are no prehistoric or Roman sites within the Site or its environs, and the potential for remains from these periods is considered to be low. Newton Heath is considered to be a medieval settlement and Ten Acres Lane to the east of the Site is considered to have medieval origins. However, the potential for remains from the medieval period is considered to be low. The Site likely comprised undeveloped land outside of the settlement during the medieval and post-medieval periods.

The most likely remains within the Site would date to the industrial period. These may include remains associated with the Rochdale Canal which runs to the south of the Site. An overflow associated with the canal was within the south of the Site, and was likely contemporary with the canal. In addition, a connecting water channel led from the overflow to the east and west in the early 20th century, and a further water channel/culvert was present to the north in the late 19th century. Remains associated with water management features have the potential to address the research agendas outlined in the research framework (https://researchframeworks.org/nwrf/industrial/#section-24; Table 2):

Industrial period	
Agenda No	**Agenda Description**
Ind04	How well do we understand the survival and significance of historic water management features for industrial purposes including power and textile processing?
Ind98	How well understood and recorded are the North-West canals, waterways and basins?

Table 2: Industrial research agendas

Little development has taken place at the Site in the late 20th century, and the Site has remained vacant for some time. The Site has high potential to address the research agendas listed above.

7.4. Summary of significance

A summary of the potential and significance of the archaeological remains within the Site is outlined in the table below (Table 3). These conclusions have been informed by the above criteria, professional judgment, the ICOMOS guide to assessing the value of heritage assets, as well as contributions that could be made towards local and regional research agendas.

Identified Asset	Period	Potential	Archaeological significance
Field boundaries (GS02)	Industrial	Medium	Negligible
Water channel/ culvert (GS03)	Industrial	Medium	Low
Late 19th-century structure (GS04)	Industrial	High	Low
Early 20th-century buildings (GS05)	Industrial	High	Low
Rochdale Canal overflow (GS07)	Industrial	High	Low
Overflow channel (GS08)	Industrial	High	Low

Table 3: Summary of potential archaeological sites and their significance

This assessment concludes that the Site is of archaeological interest and has the potential to contain buried remains of low and negligible significance that date to the industrial period.

8. Impact Assessment

8.1. Site conditions

The Site currently comprises vacant land with hardstanding interspersed with trees, shrub and scrub, with several trees bordering the Site boundary.

8.2. Proposed development

The proposed development is for residential development delivering 100% affordable homes, comprising two large data centres, with six associated car parking spaces and hard and soft landscaping. Current proposals for the Site include enhanced vegetation along the southern border, along the footprint of the former Rochdale Canal overflow and connecting water channel.

8.3. Review of impact of the archaeological resource

The development proposals will involve ground-breaking works across the Site, which has the potential to impact on buried archaeological remains.

The Site has high potential to contain archaeological remains of low and negligible significance. Without a programme of mitigation, the proposed development could damage or destroy these remains.

9. Conclusions

9.1. Planning policy

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

9.2. Recommendation for further work

Following consultation with GMAAS, archaeological monitoring may be required at the Site. The exact scope of any such further investigation will be determined by GMAAS and set out within a Project Design. Should significant archaeological remains be encountered during archaeological monitoring, further excavation may be required to offset the harm of the development to the buried archaeological resource.

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Cartographic

Yates' map of Lancashire, 1786

Willian Johnson's Plan of the Parish of Manchester in the County of Lancaster, 1818-19

Ordnance Survey map, 1848

Ordnance Survey map, 1893

Ordnance Survey map, 1909

Ordnance Survey map, 1922

Ordnance Survey map, 1934

Ordnance Survey map, 1951

Ordnance Survey map, 1966

Appendix A

Figures

Figure 1: Site location map

Figure 2: Site boundary superimposed on modern mapping

Figure 3: Site boundary superimposed on Johnson's map of 1819

Figure 4: Site boundary superimposed on the Ordnance Survey map of 1848

Figure 5: Site boundary superimposed on the Ordnance Survey map of 1893

Figure 6: Site boundary superimposed on the Ordnance Survey map of 1909

Figure 7: Site boundary superimposed on the Ordnance Survey map of 1922

Figure 8: Site boundary superimposed on the Ordnance Survey map of 1934

Figure 9: Site boundary superimposed on the Ordnance Survey map of 1951

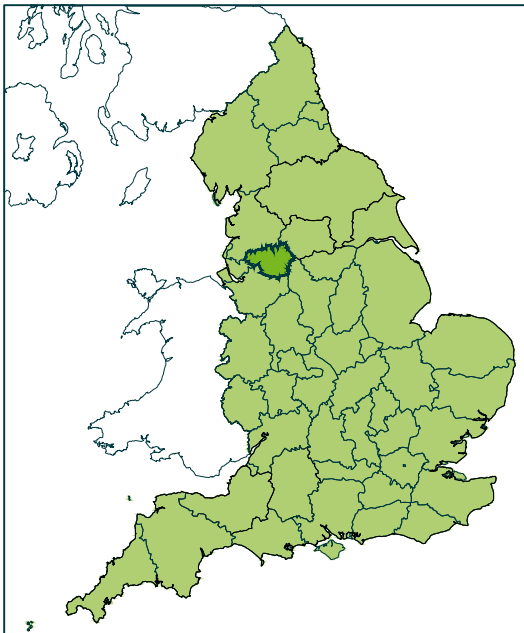
Figure 10: Site boundary superimposed on the Ordnance Survey map of 1966

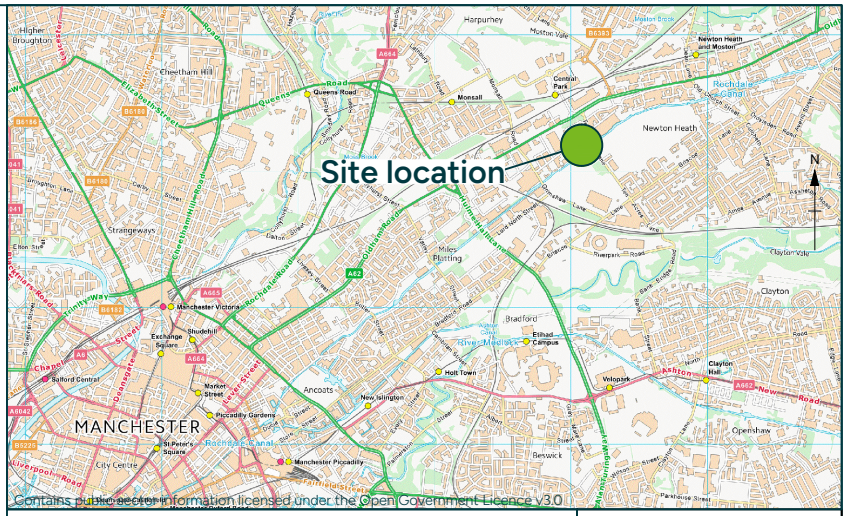
Figure 11: Gazetteer sites superimposed on modern mapping

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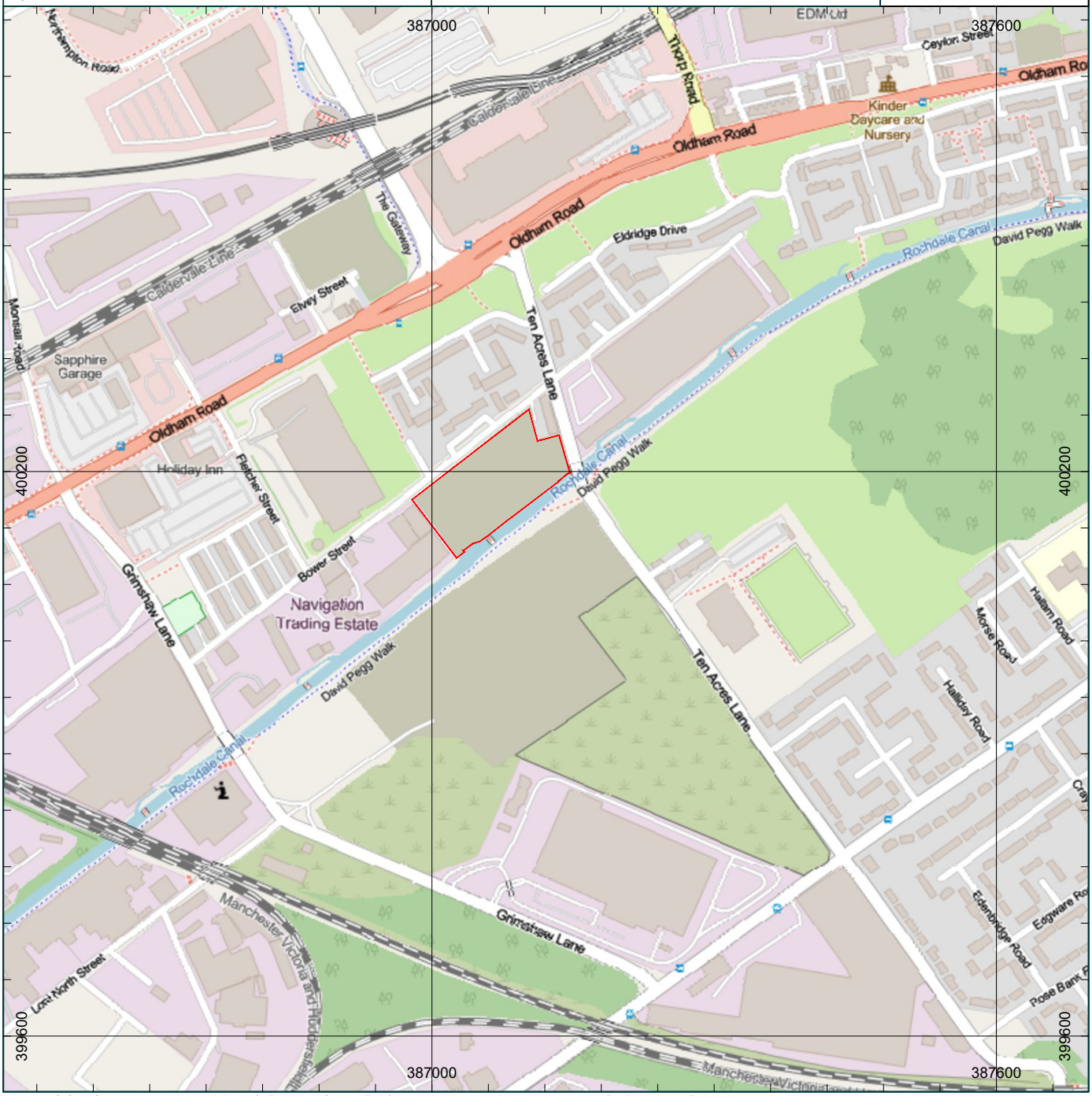
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Bower Street, Manchester

Project Code: 61321

Figure 1: site location

CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG



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CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m
Scale at A4 1:1250

Bower Street, Manchester
Project Code: 61321
Figure 2: Site boundary superimposed on modern mapping

N

Key: Site boundary



CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m
Scale at A4 1:1250

Bower Street, Manchester

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Figure 3: Site boundary superimposed on Johnson's 1819 Plan of the Parish of Manchester in the County of Lancaster

N

Key: Site boundary



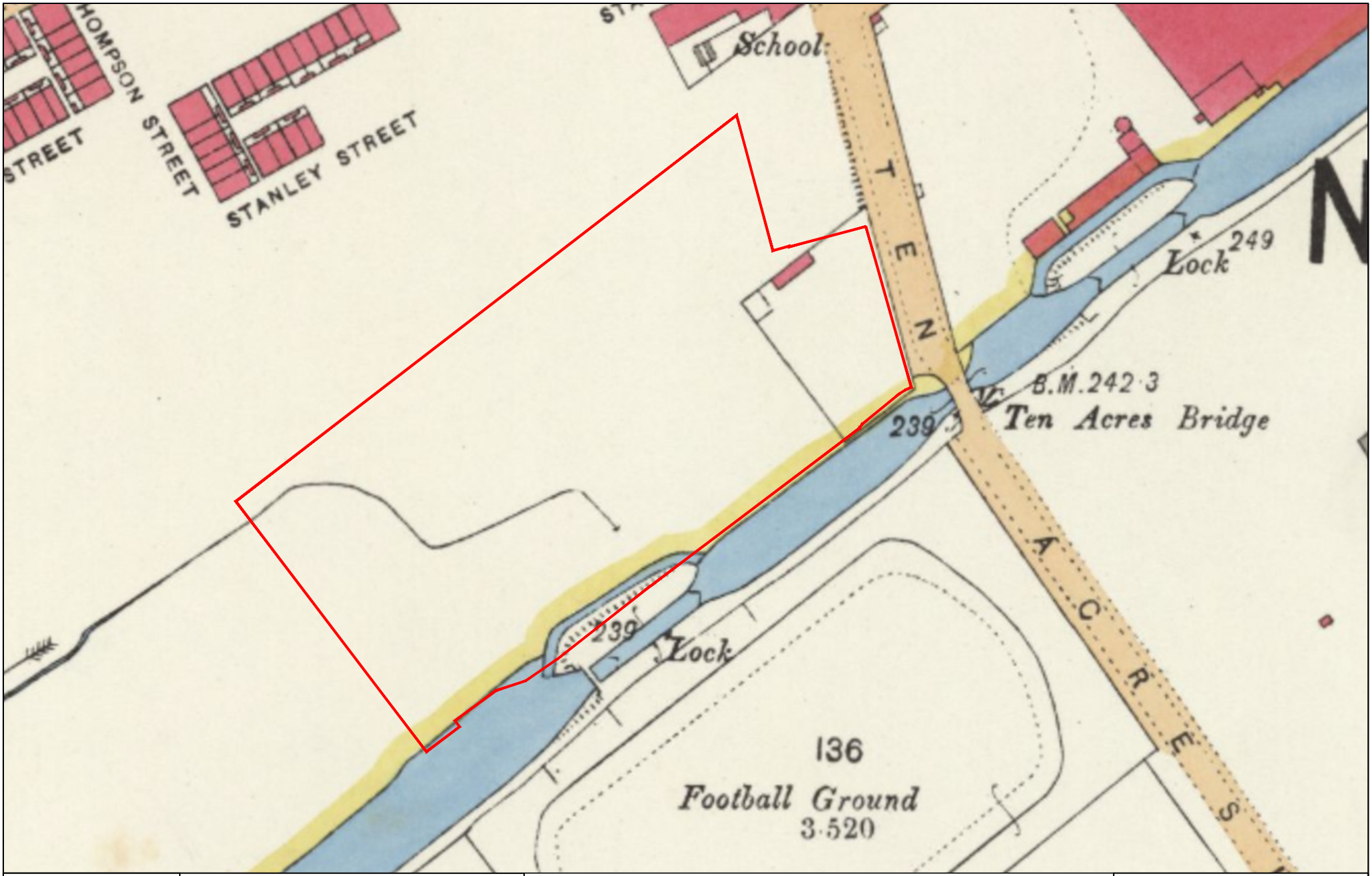
CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m
Scale at A4 1:1250

Bower Street, Manchester
Project Code: 61321
Figure 4: Site boundary superimposed the 1848 Ordnance Sury 6-inch to 1-mile plan

N

Key: Site boundary

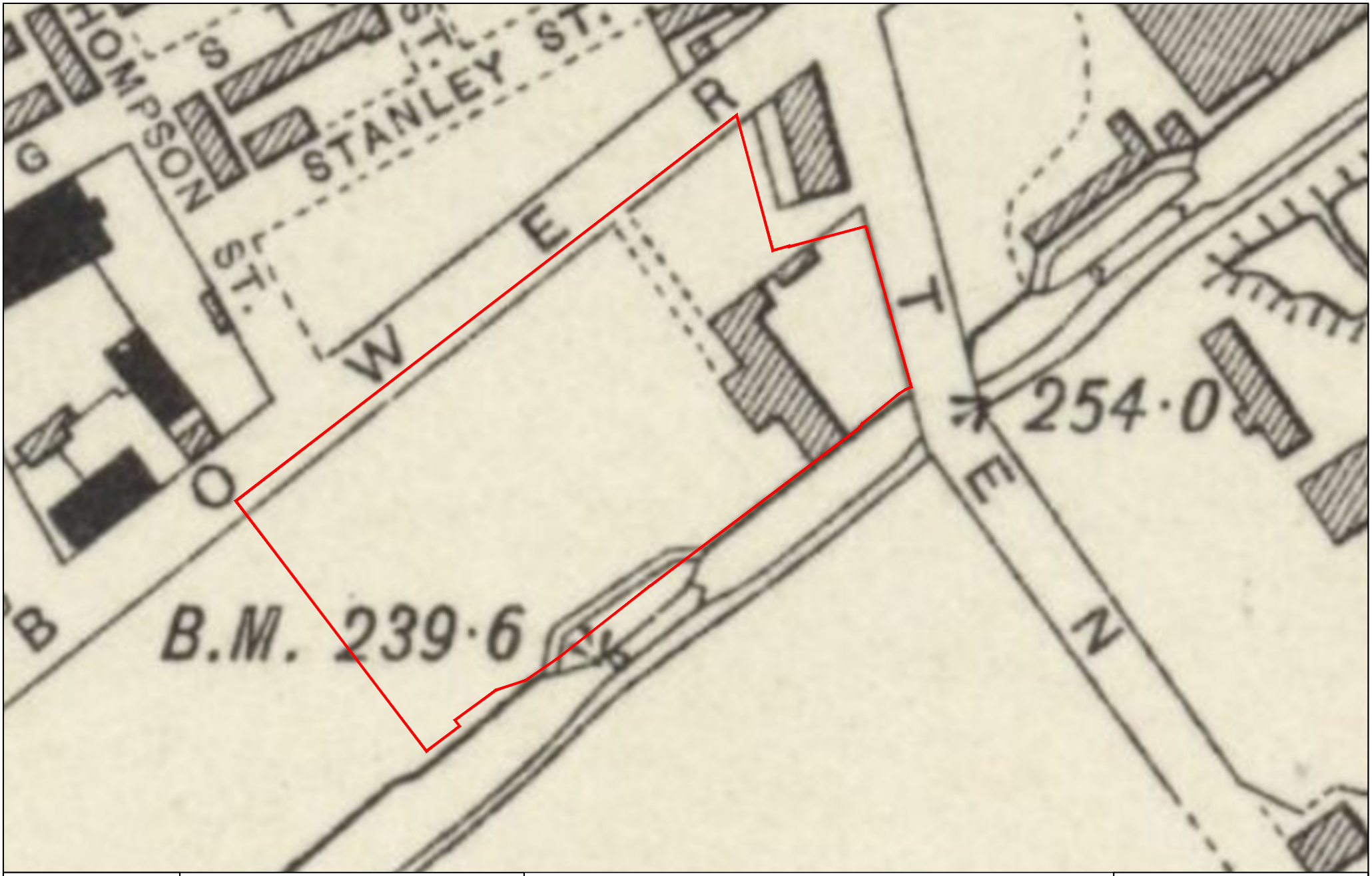


CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m
Scale at A4 1:1250

Bower Street, Manchester
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Figure 5: Site boundary superimposed the 1893 Ordnance Sury 25-inch to 1-mile plan

N
Key: Site boundary



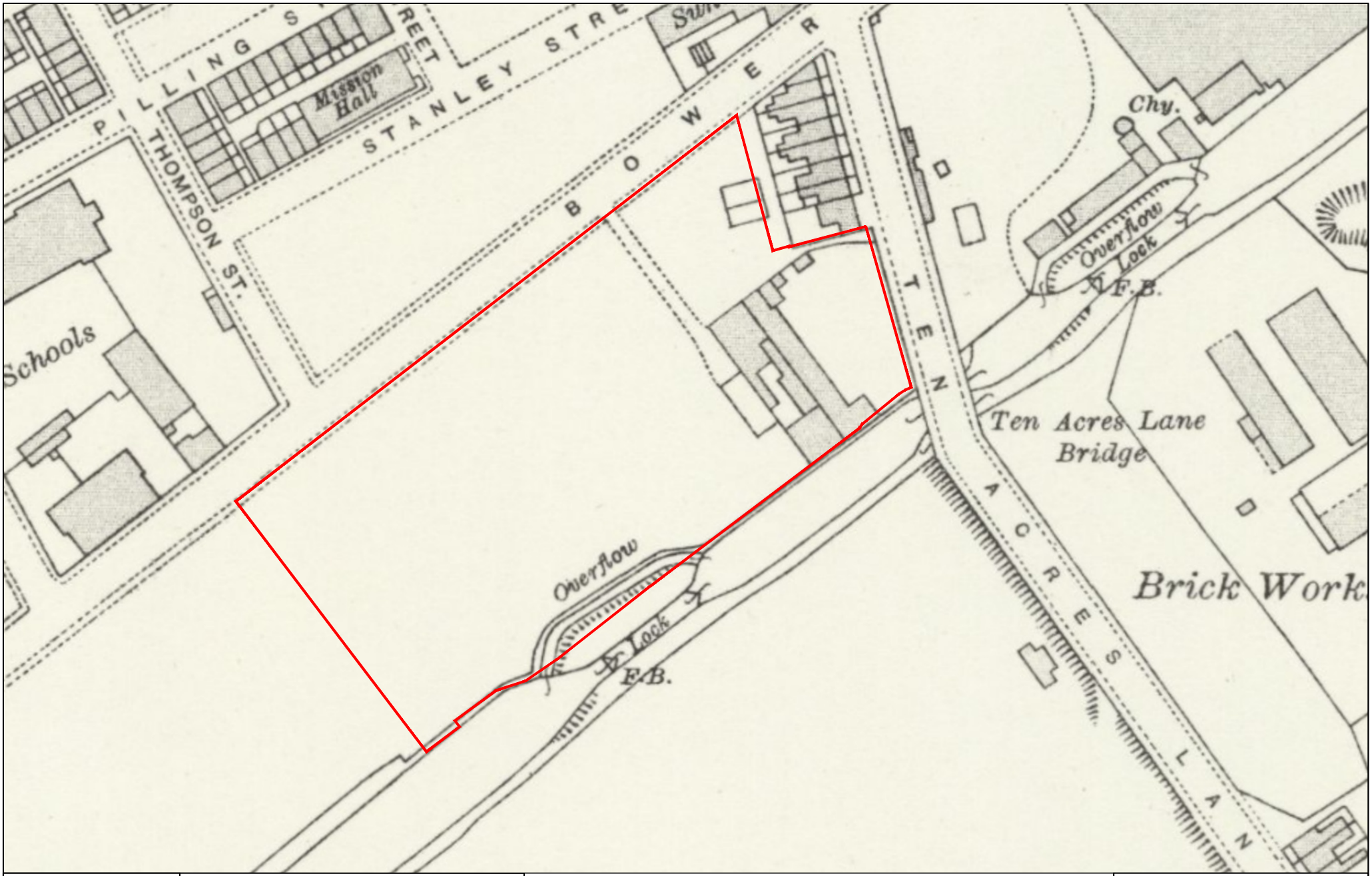
CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m
Scale at A4 1:1250

Bower Street, Manchester
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Figure 6: Site boundary superimposed the 1909 Ordnance Sury 6-inch to 1-mile plan

N

Key: Site boundary



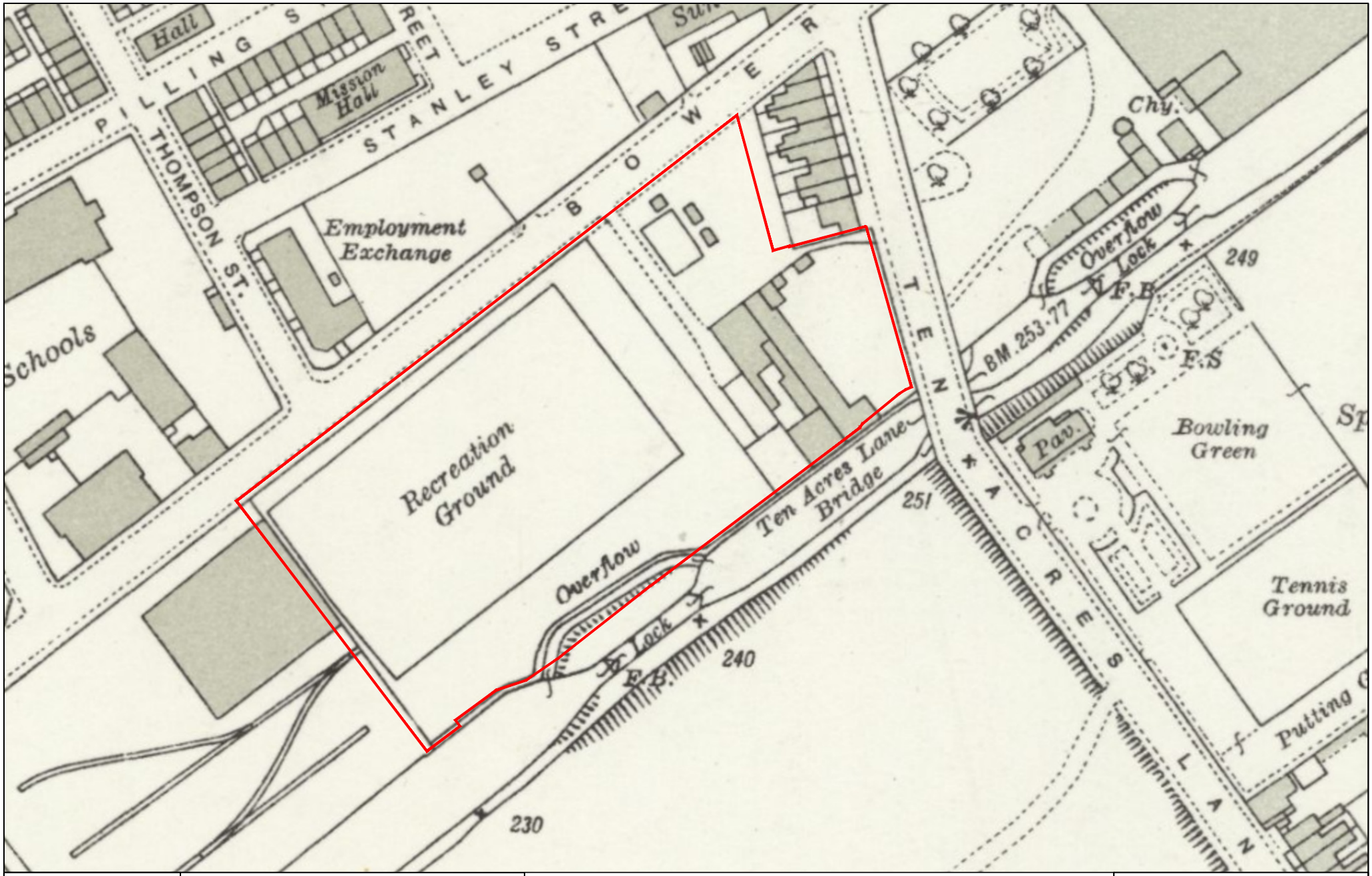
CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m
Scale at A4 1:1250

Bower Street, Manchester
Project Code: 61321
Figure 7: Site boundary superimposed the 1922 Ordnance Sury 25-inch to 1-mile plan

N

Key: Site boundary



CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m

Scale at A4 1:1250

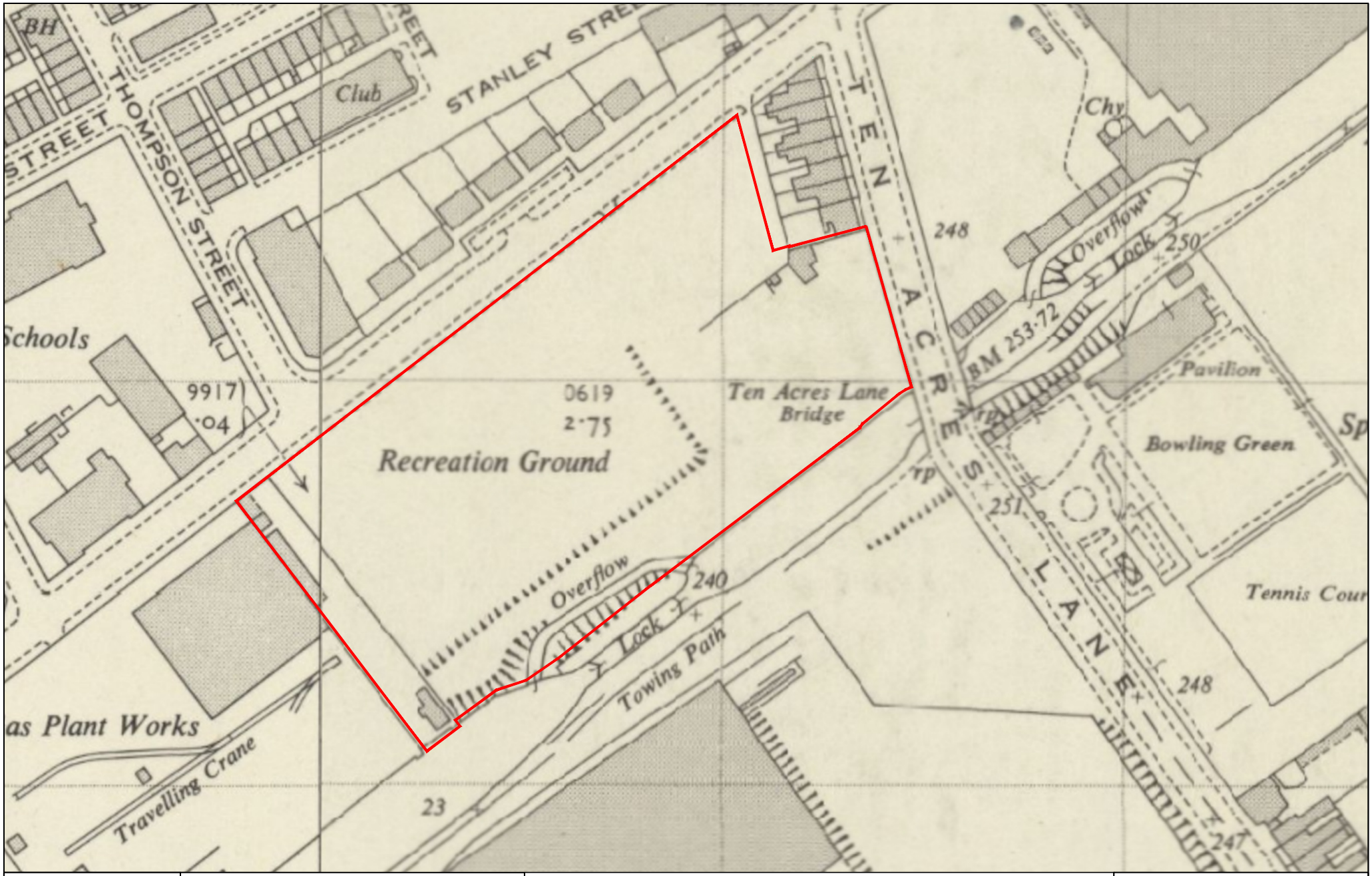
Bower Street, Manchester

Project Code: 61321

Figure 8: Site boundary superimposed the 1934 Ordnance Sury 25-inch to 1-mile plan

N

Key: Site boundary



CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m
Scale at A4 1:1250

Bower Street, Manchester
Project Code: 61321
Figure 9: Site boundary superimposed the 1951 Ordnance Sury 1:2500 plan

N

Key: Site boundary



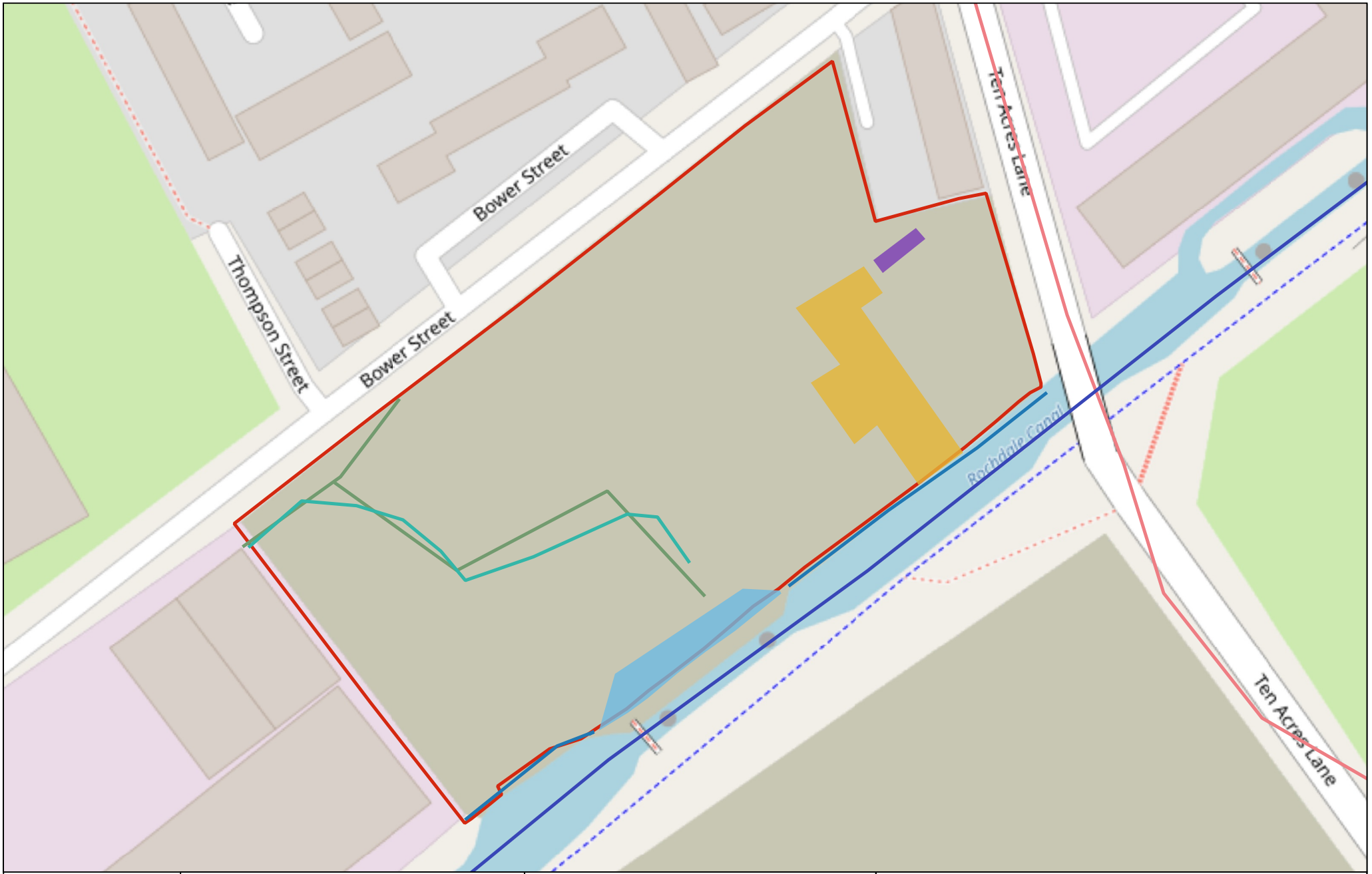
CIVIC
Carver's Warehouse
77 Dale Street, Manchester, M1 2HG

0 50 m
Scale at A4 1:1250

Bower Street, Manchester
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Figure 10: Site boundary superimposed the 1966 Ordnance Sury 1:10,560 plan

N

Key: Site boundary



CIVIC

0 50 m

Bower Street, DBA
Project Code: 61321
Figure 11: Locations of Gazetteer Sites (GS)

N

Key: Site boundary, GS01, GS02, GS03, GS04, GS05, GS06, GS07, GS08