



Sue Wills
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Your Ref: 141622/FO/2024
Date: 22nd January 2025

Archaeological Consultation: 141622/FO/2024 – Erection of Place of Worship (Use Class F.1) following demolition of building, with associated landscaping, parking, and alterations to existing access - 114 Chain Road, Manchester, M9 6GN

Dear Sue,

Thank you for consulting GMAAS on this planning application.

The application is supported by a Desk Based Assessment (DBA) compiled by Orion Heritage (November 2024), which provides a good understanding of the potential archaeological interests represented within the site that may be impacted by the proposed development. The DBA has been compiled to standards which accord with Section 16 paragraph 207 of the National Planning Policy Framework (NPPF, December 2024 update), and a copy will be lodged with the Greater Manchester Historic Environment Record (HER).

The site is currently occupied by vacant buildings and grounds associated with the former Convent of the Good Shepherd. The current layout represents the last of a number of redesigns which saw the Convent site expand and shrink, with numerous phases of demolition and extension throughout the later 19th and 20th centuries. The earliest iteration of the Convent, as depicted on historic maps from the later 19th century, incorporated buildings associated with an earlier group of buildings, known as Litchford Farm and Hall. The HER contains a record for the site, with the following description:

Litchford Farm and Hall (site of), HER 9618.1.0:

In 1676, saddler and benefactor of the chapel at Clough Ford, Robert Litchford of Manchester, bought the house at Blackley known as Litchford Hall and the estate went to his nephew Litchford Flitcroft, whereupon, in 1738 it was sold to Thomas Braddock of Manchester. The estate was then bought by his brother-in-law Richard Alsopp, who was in residence. Handed down to his daughter Marianne, wife of George Worthington. On her death in 1835, estate descended to George Richard Worthington, who owned Yew Tree estate. Deeds kept by Manchester Corporation. Convent of the Good Shepherd occupies the hall. The site has now been demolished, with undeveloped wasteland at the edge of open land.

The HER and the DBA indicate that none of the former buildings associated with Litchford Farm and Hall have survived, and it is probable that numerous phases of development associated with the changing form and footprint of the Convent have truncated, if not fully removed, any below-ground structural remains of the former Farm and Hall site that may have survived demolition. There are, however, areas of the site that may not have seen such intense activity. One such area is in the north-west corner of the site, currently formed of an area of hardstanding by a

garage/storage building. There might also be pockets of survival beneath the current buildings along the northern edge of the site boundary, where removal of any shallow-draft foundations could reveal surviving material or evidence for buildings associated with Litchford Farm and Hall.

Should Manchester City Council be minded to grant consent for the proposed development, GMAAS recommends, in agreement with the conclusions of the DBA, that a scheme of archaeological works is secured by a condition, to include archaeological monitoring and recording (watching brief) during removal of current ground surfaces over areas of interest, post-demolition of the former Convent buildings to the modern ground level. If evidence for former buildings and deposits is revealed, this should inform a subsequent phase of targeted archaeological evaluation via trenching and/or strip-map-record to reveal the nature and extent of survival, which in turn may require a final phase of targeted, detailed excavation. The condition should be worded as follows:

No groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Project Design (PD) submitted to and approved in writing by the Local Planning Authority. The PD shall cover the following:

- 1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:***
 - a) archaeological monitoring and recording during removal of foundation slabs to allow for observation of earlier structures.***
 - b) informed by the above, targeted archaeological evaluation (trenching and/or strip-map-record) to inform extent and survival of earlier structures.***
 - c) informed by the above, more detailed targeted excavation (subject of a new PD).***
- 2. A programme for post investigation assessment to include:***
 - analysis of the site investigations records and finds***
 - production of a final report(s) on the investigation results.***
- 3. Deposition of the final report(s) with the Greater Manchester Historic Environment Record.***
- 4. Dissemination of the results commensurate with their significance.***
- 5. Provision for archive deposition of the report and records of the site investigation.***
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.***

Reason: In accordance with NPPF Section 16, Paragraph 218 - 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.

The work should be undertaken by a suitably experienced and qualified archaeological contractor, funded by the applicant, and in accordance with guidance provided by GMAAS who would also monitor the implementation of the works on behalf of Manchester City Council.

Yours sincerely,

[Redacted Signature]

[Redacted Name]
Senior Planning Archaeologist
Greater Manchester Archaeological Advisory Service (GMAAS)
Tel: [Redacted Phone Number]