New Logistics Hub, Atlas Business Park, Simonsway, Wythenshawe, Manchester

Desk-based Archaeological Assessment

Client: Aviva Life and Pensions UK Limited

Local Planning Authority: Greater Manchester Council
Planning Reference: TBC
NGR: SJ 8385 8601

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Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.
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Executive Summary

Aviva Life and Pensions UK Limited is proposing construction of a logistics hub on at Atlas Business Park, Simonsway, Wythenshawe, Manchester, M22 5PR. Prospect Archaeology Ltd has prepared this desk-based archaeological assessment report to consider the implications of the proposed development on the buried heritage. Historic environment data, a map regression exercise and documentary research have provided background information about the history of the Site.

The study area contains 37 Historic Environment Record entries, the majority of which are post-medieval in date. The study area also contains three events comprising a desk-based assessment and a trial trench evaluation based on Peel Hall, and a watching brief on Shadow Moss Road.

There are four designated assets within the study area though none within the Site itself and so there will be no direct effect on designated heritage assets.

There is no evidence for prehistoric or Roman activity within the study area. Archaeological sites dating from these periods are known from the wider area and the absence of evidence in the vicinity of the Site may be due to the lack archaeological fieldwork preceding much of the development in the area, the majority of which was constructed in the 1960s: archaeological work in advance of the construction of the Manchester Airport second runway illustrates the potential for Regionally important remains of this period to survive locally.

There is no evidence for medieval settlement or industrial activity within the Site. The Site is an area most likely to have been open fields or common at this time and remained as agricultural land into the post-medieval period. Remnants of the previous agricultural use of the land may survive though this would be of Negligible importance.

The overall archaeological potential of the Site is Low. However, it cannot be discounted that unknown archaeological remains survive in select pockets of undisturbed ground in the eastern half of the Site. Given the low potential, relatively small areas involved and potential logistical challenges presented by demolition debris, if further investigation through trial trenching is deemed necessary it is recommended that this occurs following granting of planning permission. Any significant archaeological remains at risk from development would require excavation and recording prior to removal. All archaeological work should be undertaken in accordance with a Written Scheme of Investigation approved by the Greater Manchester Archaeological Advisory Service. This is in accordance with the NPPF guidelines.

1.0 Introduction

1.1.1 Prospect Archaeology Ltd has been appointed by Lucion Group Ltd on behalf of Aviva Life and Pensions UK Limited to prepare a desk-based heritage assessment to consider the direct effects on any known or suspected buried heritage from development of a Logistics Hub at Atlas Business Park, Simonsway, Wythenshawe Manchester, M22 5PR. The assessment has been undertaken in accordance with the *Standard and Guidance for Historic Environment Desk-based Assessment,* Chartered Institute for Archaeologist, 2014, updated 2017, and Historic England Advice Notes.

2.0 Site Description

2.1.1 Wythenshawe is about 8 miles south of Manchester City Centre, part of the Greater Manchester conurbation. The Site is situated south of Simonsway, about 1.5km southeast of Wythenshawe civic centre, at National Grid Reference SJ 8385 8601. The Site is c.7.8 ha in size and a rough reverse L-shape, bounded to the north by Simonsway and other plots of the Atlas Business Park, to the South by Manchester Airport carparking and Ringway Trading Estate, to the east by undeveloped former sports field and to the west by other areas of the Atlas Business Park and Shadow Moss Road. It is occupied by rubble, foundations and remains of the former Ferranti Works in the east. The western arm contains the former Vodafone office building and an unoccupied plot adjacent to Shadow Moss Road, covered in a dense growth of young saplings.

2.2 Geology and Topography

2.2.1 The Site is largely flat at c.70m aOD. It is situated on Bollin Mudstone Member mudstone, overlain by Devensian Till (https://geologyviewer.bgs.ac.uk).

3.0 Assessment Methodology and Significance Criteria

3.1 Buried Heritage

3.1.1 The buried heritage (archaeology) has been considered through desk-based assessment and a site visit. A full list of referenced sources is provided, and references are given. Staff at the Greater Manchester Historic Environment Team (GMHET) gave advice and information about known archaeological sites of interest in the vicinity of the study area and provided data from the Historic Environment Record (HER), and where relevant, these were further investigated. Material was gathered from previous reports and online where available. Additional sources consulted included:

- information available on a variety of internet sites including, The National Archives (http://discovery.nationalarchives.gov.uk/) and the Archaeology Data Service (http://ads.ahds.ac.uk/); and the Heritage Gateway (www.heritagegateway.org.uk). A full list of sites accessed can be found in the Bibliography section;

- cartographic sources held by the Ordnance Survey and Promap (www.promap.co.uk);

- A site visit was undertaken.

3.1.2 The historical development of the Site has been established through reference to these sources and is described in the Baseline Conditions section of this report. This has been used to identify areas of potential archaeological interest. Each area of archaeological potential has been assessed for its archaeological significance in geographical terms, although it should be noted that despite the national policy guidance's reliance on geographical significance, there is no statutory definition for these classifications:

- International – cultural properties in the World Heritage List, as defined in the operational guidelines for the implementation of the World Heritage Convention;
- National – sites or monuments of sufficient archaeological/historical merit to be designated as Scheduled Ancient Monuments. Other sites or monuments may also be considered of national importance but not appropriate for scheduling due to current use(s) or because they have not yet been fully assessed.
- Regional – sites and monuments of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.
- Local – sites and monuments of archaeological or historical interest but that are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
- Negligible – areas of extremely limited or no archaeological or historic interest. These commonly include areas of major modern disturbance such as quarries, deep basements etc.

3.1.3 The concluding chapter of this document summarises the findings and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

4.0 Baseline Conditions

4.1.1 The assessment of existing conditions has been based on a 'study area' extending 1000m from the boundary of the proposed development. This enables the significance of existing and potential archaeological features to be considered in their local, regional and national contexts.

4.1.2 The source of the monuments (Figure 2; Table 1 and Appendix 3) noted in the following text are from the Greater Manchester HER and the National Heritage List for England (NHLE) and have the prefixes HER and NHL respectively. Assets not recorded in the HER are prefixed PA. Known assets within the Site are highlighted in **bold**. Events (Figure 3) are prefixed by EGM; events not listed in the HER are labelled with their bibliographic reference. Known and suspected archaeological remains are summarised and discussed in the following sections.

4.2 Designated Heritage Assets

4.2.1 There are no designated assets within the Site.

4.2.2 There are four designated assets within the study area. Located just over 600m to the north of the Site is a scheduled monument defining the site of Peel Hall Moated Site (NHL1017861) and the Bridge of Approach over Moat to Former Peel Hall (NHL1246662), which is a Grade II listed building.

4.2.3 Just across Simonsway to the northeast is the Grade II listed Chamber Hall (NHL1254685) and Barn Approximately 5m South of Farmhouse at Chamber Hall (NHL1254686), also Grade II.

Table 1: Designated Heritage Assets within 1000m of the Site

Ref. No	Name / description	Grade
NHL1017861	Peel Hall Moated Site	Scheduled monument
NHL1246662	Bridge of approach over Moat to former Peel Hall	LB Grade II
NHL1254685	Chamber Hall	LB Grade II
NHL1254686	Barn Approximately 5m South of Farmhouse at Chamber Hall	LB Grade II

4.3 Archaeological and Historical Background

4.3.1 The study area contains 37 HER entries, the majority of which are post-medieval in date. The study area also contains three events comprising a desk-based assessment (EGM3831) and a trial trench evaluation (EGM3901) based on Peel Hall, and a watching brief on Shadow Moss Road (EGM4731).

Early Prehistoric-Roman Period (10,000BC–410AD)

4.3.2 There is no evidence for prehistoric or Roman period activity within the study area but a summary of the wider context of prehistoric and Roman archaeology is provided below to allow an assessment of the potential.

4.3.3 While the archaeology of the prehistoric periods is not well understood beyond the upland zone in Greater Manchester (Radford 2019), there is some evidence. Mesolithic activity has been observed at Chat Moss in Salford and along the Mersey Valley. Notable concentrations of early prehistoric material are known from Manchester City Centre, Cheetham Hill and Moss Side (GMAU 2011).

4.3.4 Neolithic lithic material appears concentrated on the river terrace gravels and higher ground along the Mersey, Goyt and Thame valleys (GMAU 2011). Excavations ahead of the construction of the second runway at Manchester Airport revealed the remains of houses and associated structures and pits containing Neolithic and early Bronze Age pottery (GMAU 2009). Bronze Age barrows are located on hilltops around Stockport.

4.3.5 Iron Age and Roman period sites are known from excavations and other evidence elsewhere in Greater Manchester: excavations at Mellor identified a multi-period site (GMAU 2008),

featuring a peak in settlement activity in the Iron Age and Roman periods. Based on such evidence it can be anticipated that further late prehistoric and Roman remains exist in the Stockport area (GMAU 2011). There are Roman forts known near Stockport and in Manchester; rural settlement activity in this southern area of Greater Manchester is mostly restricted to isolated farmsteads in the various valleys (Radford 2019), though only limited excavation has taken place: in Bramhall and there is a cluster of finds, including coins, and a probable road alignment suggest a Romano-British settlement site at Cheadle (GMAU 2011).

Early Medieval & Medieval (5th – 16th centuries)

4.3.6 There is no evidence for Early Medieval activity in the study area. The name Wythenshawe is from the Old English words wīðign and sceaga meaning 'willow copse'.

4.3.7 The Site is within the township of Northern Etchells which, combined with the townships of Baguley and Northenden, make up the modern rural district of Wythenshawe, established in 1931 when this part of Cheshire was merged with Manchester. Although the district is a modern creation, the name Wythenshawe is first mentioned in a charter of 1316 in relation to Wythenshawe Hall and park over to the northwest (Shercliff, 1974).

4.3.8 In the Domesday Book, the manor of Northenden was held by Wulfgeat prior to 1066 and given to Bigot of Les Loges and Ranulf after the conquest. It had been reduced to waste by the time of the Domesday Survey twenty years later, presumably as part of King William's subjugation of the northern revolts in 1070. Northen Etchells township was part of Bigot's lands and came to be known as the manor of Etchells (the first use of the name Etchells is in 1154), which included the Stockport Etchells township, the boundary between the two being the Gatley Brook. Ownership of the two elements of the manor eventually descended to the Ardernes of Aldford in 1349 and then, after several changes of ownership, to the Tatton family in 1556/7 who also held the Northenden manor to the north (Shercliff 1974).

4.3.9 The Etchells manor house was at Peel Hall (NHL1017861), constructed by John de Arderne in the mid-14th century. The hall was partially demolished in 1809 and the remainder used as a farmhouse, within which it is reported that medieval fabric remained (HER13878.1.0). A stone bridge (probably 17th century in date but on the site of a medieval predecessor) survives giving access to the central platform of the moat (NHL1246662).

Post-medieval – Modern Periods (mid-16th – present)

4.3.10 The remaining portion of Peel Hall known as Peel Hall Farmhouse (HER13878.1.0) was a structure largely of 17th century date with extensions added in the late 19th and early 20th centuries. Historic mapping of the 1830s onwards shows the farmhouse was surrounded by a complex of outbuildings, some within the moat (HER13879.1.0) and some beyond (HER13880-3.1.0, 13885-7.1.0). There was also a well/tank (HER13884.1.0) and a couple of ponds (HER13888-9.1.0).

4.3.11 Chamber Hall (NHL1254685) was built c.1703; the door and stone lintel suggest it replaced an earlier house. The barn (NHL1254686) to the south also bears the same date. The hall is shown on Burdett's map of Cheshire on which the settlement of Heald Green is shown,

labelled 'Green' (HER13024.1.0). There are cottages, possibly 18th century, on Daisy Bank Lane (HER13074.1.0 and HER13073.1.0) and several other buildings can be traced in the surrounding settlements on 19th century mapping: two large buildings are shown on Styal Road in 1841 (HER13021.1.0); Daisy Bank Farm, a farm and outbuildings of the 18th century (HER13072.1.0). Further to the east are the site of Motcombe Farm, possibly 18th century (HER13022.1.0); the site of The Meadows (HER13023.1.0), also possibly 18th century; the site of Tanyard and Bark Mill/Brook House and Beech House (HER13039.1.0); and the site of the 19th century Kelsal House (HER13038.1.0).

4.3.12 A group of buildings at Moss Nook (HER2029.1.0) is also shown on Burdett's map in an area labelled 'Shadow Moss'. In the vicinity, historic mapping shows several structures existing in 1819: Shadow Moss Farm (HER8391.1.0); a house and barn (HER2222.1.0); Rose Cottage and Cherry Tree Cottage (HER2223.1.0); Shadow Moss Cottage (HER2220.1.0); Moss Side and Stable Meadow (HER2218.1.0); Primrose Cottage (HER2209.1.0); Smithy Farm (HER2207.1.0). The Tatton Arms Public House (HER9034.1.0) is shown on a map of 1830 and a house at Moss Nook (HER2208.1.0) is shown on the 1831 map.

4.3.13 A field name, 'Smithy Croft' is noted on the Tithe Map of 1841 to the southeast of Heald Green, suggesting a smithy close by (HER15234.1.0). The tithe map records the name 'kiln field' in two locations, one to the southeast (HER13053.1.0) and another to the east of Moss Nook (HER2205.1.0).

4.3.14 There is nothing to suggest that the Site was used for anything other than agriculture through the post-medieval period. The map of the Tatton Estate of 1830 (Fig. 5) shows the majority of the Site was within the estate with the exception of the easternmost fields which had presumably been sold off at an earlier date. The Tithe Map of 1841 confirms this pattern of ownership and records the owners, tenants and field names for the Site as follows:

Plot No.	Landowner	Tenant	Field Name	Crop
161	John Walker	Himself	Nearer Mean Field	Meadow
162	John Walker	Himself	Farther Mean Field	Meadow
163	John Walker	Himself	Farther Hey	Meadow
185	Thomas Tatton	John Simpson	Long Croft	Meadow
186	Thomas Tatton	John Simpson	Long Wighurst	Arable
347	Thomas Tatton	John Simpson	Hollins	Pasture
348	Thomas Tatton	John Simpson	Little Wighurst	Pasture
349	Thomas Tatton	John Simpson	Cow Lane	–
350	Thomas Tatton	John Simpson	Brundage	Arable
351	Thomas Tatton	John Simpson	Alder Croft	Arable
352	Thomas Tatton	John Simpson	Lambs Field	Arable

353	Thomas Tatton	John Simpson	Barn Field	Pasture

4.3.15 In 1909 the Heald Green Station (HER13047.1.0) was opened on the London and North Western Railway, east of Heald Green.

4.3.16 Modern Wythenshawe was originally planned by Barry Parker as a Garden Suburb to Manchester. The land was purchased from the Tatton Estate by the Manchester Corporation and building commenced on the first wave of new homes and amenities after 1927. Despite hailed as a success, building on the suburb stopped before the outbreak of the Second World War. During the war parts of the undeveloped suburb were used as airfields. Wythenshawe presented an opportunity for overspill development to the city in the housing shortage which followed the end of the war. New industries were encouraged to locate themselves in the suburb based on good road links and access to a ready workforce (Brook 2025). This area was originally known as the Moss Nook Industrial Estate. The Site was the home to the British Rayon Research Association (BRRA) Laboratories and the Ferranti Laboratory (Manchester Libraries Photographic archive).

4.3.17 Planning for the Ferranti Laboratory works began in 1950. The laboratory was designed by Arthur Gibbon of Cruickshank and Seward, opened on the Site in June 1954 and was used in the development of highly secretive guided weapons systems. The buildings occupied the plot on the corner of Simonsway and Shadow Moss Road and extended into the western arm of the Site. It was constructed using steel frames with external columns and beams encased in concrete. Infill panels were of a typical northern dark red brick rustic masonry. Most of the adjoining blocks were two storey, although some single storey elements housed 'special laboratories'. These were built in six wings off a central spine connecting corridor. The laboratory buildings themselves were portal framed with no internal columns providing a space that was easily adaptable to accommodate changes in technology. Services were encased either within raised floor voids or within the wall or floors (Brook 2025.). An undated photograph (Plate 10) shows the layout of the works, probably in the 1980s. Carparking and further buildings (not shown on historic mapping) are shown south of the main laboratory buildings, extending into the western arm of the Site. Ferranti filed for bankruptcy in 1993 and the buildings of the Wythenshawe works were demolished by 2016.

4.3.18 The BRRA laboratories (Fig. 17) were constructed in the same decade as the Ferranti works and opened in 1955. It was visited by the Duke of Edinburgh in 1957. There is some evidence in the form of internal fixtures photographed prior to demolition that suggests Ferranti made some use of these buildings immediately prior to their closure, although this is not confirmed.

4.4 Map Regression

Burdett's Map of Cheshire, 1777 (Fig. 4)

4.4.1 The Site can only be located approximately. Chambers Hall is shown and Heald Green is labelled 'Green'.

Plan of the Estates belonging to Thomas Tatton, 1830 (Fig. 5)

4.4.2 The map is a photographic copy of the original and so the text is difficult to make out. Several fields within the eastern part of the Site are not within the Tatton estate and are ascribed to ?Thomas Massey. A pond is located in the northern area.

Etchells Tithe Map, 1841 (Fig. 6)

4.4.3 The pattern of ownership displayed in the 1830s map is replicated here. The fields are agricultural, split between meadow, pasture and arable. The Barn field (Plot 353) is located adjacent to an existing building. The lane in the south-centre is referred to as Cow Lane on the apportionment.

Ordnance Survey, 1882 1:10,560 (Fig. 7)

4.4.4 Cow Lane has largely disappeared, though a remnant is preserved as an east-west kink in a track that runs north-south through the centre of the Site. Plantations have appeared on the southern boundary.

Ordnance Survey 1887 1:2500 (Fig. 8)

4.4.5 Cow Lane has reappeared as a wide droveway on the southern boundary.

Ordnance Survey 1898 1:2500 (Fig. 9)

4.4.6 Cow Lane is shown as reduced again and an area of wetland, possibly a former pond, is located on the northwestern boundary.

Ordnance Survey 1909 1:2500 (Fig. 10)

4.4.7 No significant change.

Ordnance Survey 1911 1:10,560 (Fig. 11)

4.4.8 No significant change.

Ordnance Survey 1934-5 1:2500 (Fig. 12)

4.4.9 No significant change.

Ordnance Survey 1954 1:10,000 (Fig. 13)

4.4.10 No significant change.

Ordnance Survey 1961-3 1:2500 (Fig. 14)

4.4.11 The Site and locality have undergone a significant transformation. The rural character has been replaced by housing and industrial buildings along with the construction of Simonsway. The Site is now occupied by the Ferranti Works buildings and the BRRA Works buildings. As well as the buildings, landscaped areas are depicted in the form of raised earth platforms, perhaps spoil from development.

Ordnance Survey 1967 1:10,000 (Fig. 15)

4.4.12 No significant change.

Ordnance Survey 1977 1:10,000 (Fig. 16)

4.4.13 A few small buildings have been added to the Works in the southwestern arm.

4.5 LiDAR, Historic Environment Landscape Character and Site Visit

4.5.1 The undated aerial photograph (Plate 10) shows areas of carparking and buildings not on the historic mapping in the western arm and along the western boundary of the northern arm. Satellite imagery shows that by 2000 the Ferranti works had been demolished and works were starting on the construction of the Atlas Business Park in the western end of the Site. These works involved stripping of most of the Site in this area and the Vodafone building had been constructed already by this date. Following this, the area west of the Vodafone building remained largely untouched. The Rayon Works buildings remained demolished in 2016.

4.5.2 Historic Landscape Characterisation describes the western side of the Site as Business Park built after 1999 (HGM12998) and the site of a mid-20th century industrial works, while the eastern end is a mid-20th century industrial works built on post-medieval enclosed land (HGM12999).

4.5.3 A Site visit was undertaken on 15th September 2022 and 24th June 2026. On the eastern part of the Site the gatehouse at the main entrance and a power control room were still standing near to Simonsway. Roadways and floor slabs were still visible, but the rest of the buildings had been removed with only a few low walls surviving in carparking areas. The rubble had been piled in a main dump about 2m high and also spread around the surrounding area. The western arm of the Site was occupied by the former Vodafone building along with surrounding carparking. Across the access road to the west was an area of dense self-seeded saplings which was impenetrable save for a small area used for recreation.

5.0 Assessment

5.1 Proposed Development

5.1.1 The proposal is to erect seven new warehouse and office units, representing c. 35,000m^2 of floor space, with associated carparking and access, services and drainage (Fig. 19). It is expected that the works will have a significant impact on any buried deposits within the Site through the stripping of removal of existing foundations and hardcore, site stripping and excavation of foundations for buildings, services and drainage.

5.2 Archaeological Potential

5.2.1 There is no evidence for prehistoric or Roman activity within the study area. Archaeological sites dating from these periods are known from the wider area and the absence of evidence in the vicinity of the Site may be due to the lack archaeological fieldwork preceding much of the development in the area, the majority of it constructed in the 1960s: archaeological work in advance of the construction of the Manchester Airport second runway illustrates the potential for remains of this period of up to Regional importance to survive locally.

5.2.2 There is no evidence for medieval settlement or other significant activity within the Site. The

Site is an area most likely to have been open fields or common at this time and remained as agricultural land into the post-medieval period. Remnants of the previous agricultural use of the land may survive though this would be of Negligible importance.

5.2.3 The Works itself is almost completely demolished and the surviving building remains of Negligible heritage interest. The construction of the Works and subsequent redevelopment will have had a significant impact on any archaeological remains, particularly in the western area. Pockets of land within the BRRA works site may remain relatively untouched though the overall archaeological potential is Low.

6.0 Conclusions

6.1.1 There will be no direct effect on any designated heritage assets.

6.1.2 The potential for pre-medieval activity in the study area is unknown, due largely to a dearth of archaeological work undertaken in advance of development in this area of Manchester. No evidence can be presented for significant remains of the medieval and later periods within the Site. There is considerable evidence for ground disturbance through the construction of the BRRA and Ferranti works and subsequent redevelopment, particularly in the western arm of the Site.

6.1.3 The overall archaeological potential of the Site is Low. However, it cannot be discounted that unknown archaeological remains survive in select pockets of undisturbed ground in the eastern half of the Site. Given the low potential, relatively small areas involved and potential logistical challenges presented by demolition debris, if further investigation through trial trenching is deemed necessary it is recommended that this occurs following granting of planning permission. Any significant archaeological remains at risk from development would require excavation and recording prior to removal. All archaeological work should be undertaken in accordance with a Written Scheme of Investigation approved by the Greater Manchester Archaeological Advisory Service. This is in accordance with the NPPF guidelines.

7.0 References

7.1 Published Documentary Sources

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7.2 Cartographic / Archival Sources

Ordnance Survey 1:2,500 1887, 1898, 1909, 1934-5, 1961-3

Ordnance Survey 1:10,560 1882, 1911

Ordnance Survey 1:10,000 1954, 1967, 1977

Burdett's Survey of the County of Cheshire 1777

Etchells Tithe Map 1841

Plan of the estates belonging to Thomas William Tatton, Esq. in the township of Etchells in the parishes of Northenden and Stockport. 21" = 1 mile. William Nevil, surveyor, Knutsford, 183001

7.3 Digital Sources

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https://www.old-maps.co.uk

https://historicengland.org.uk/listing/the-list/

http://www.magic.gov.uk/

http://www.thegenealogist.co.uk

https://www.mainstreammodern.co.uk/case-study/ferranti-laboratories

8.0 Figures



Figure 1 Site Location Map (source OS Opendata)

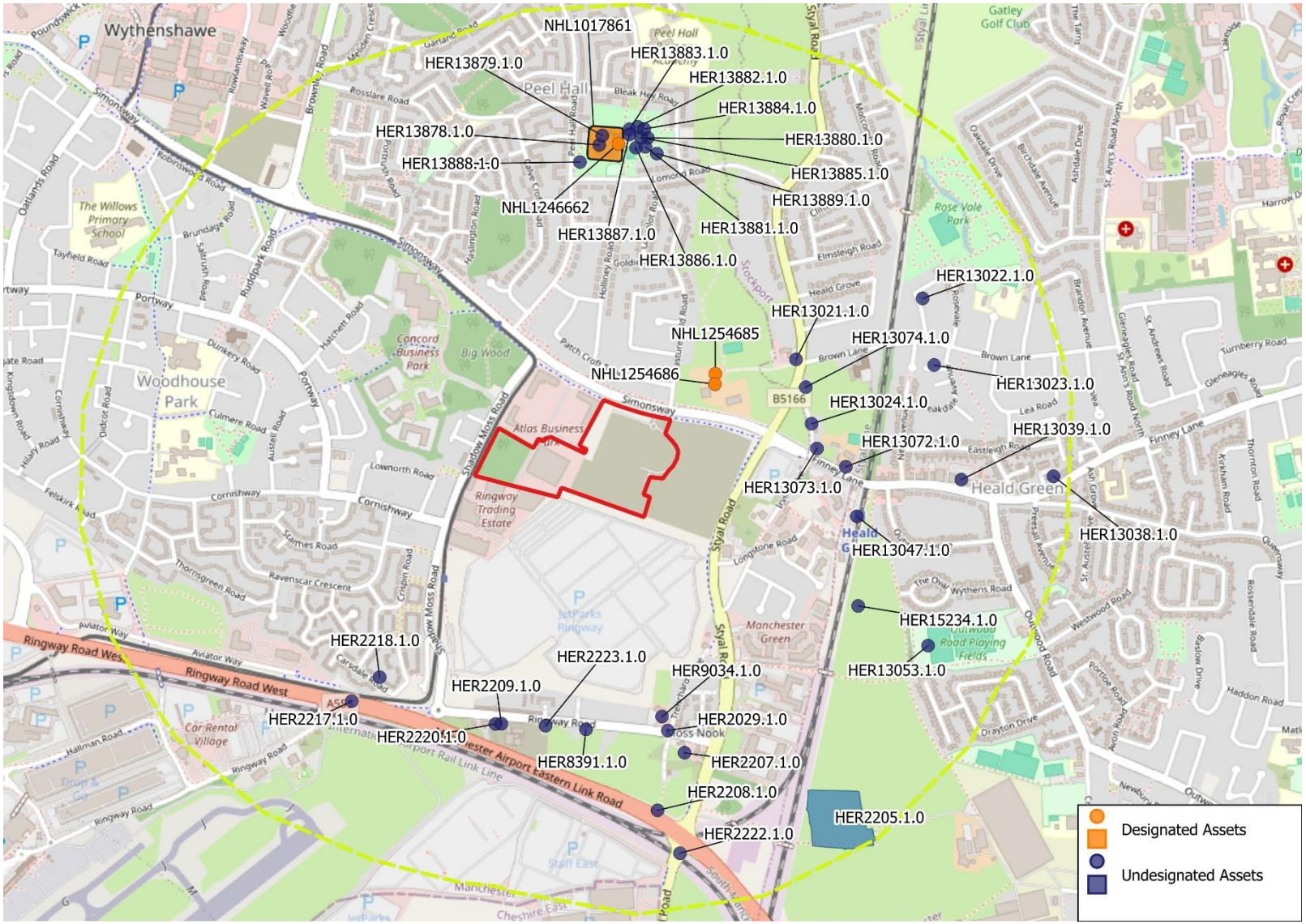


Figure 2 Heritage Assets within 1000m (Greater Manchester HER)

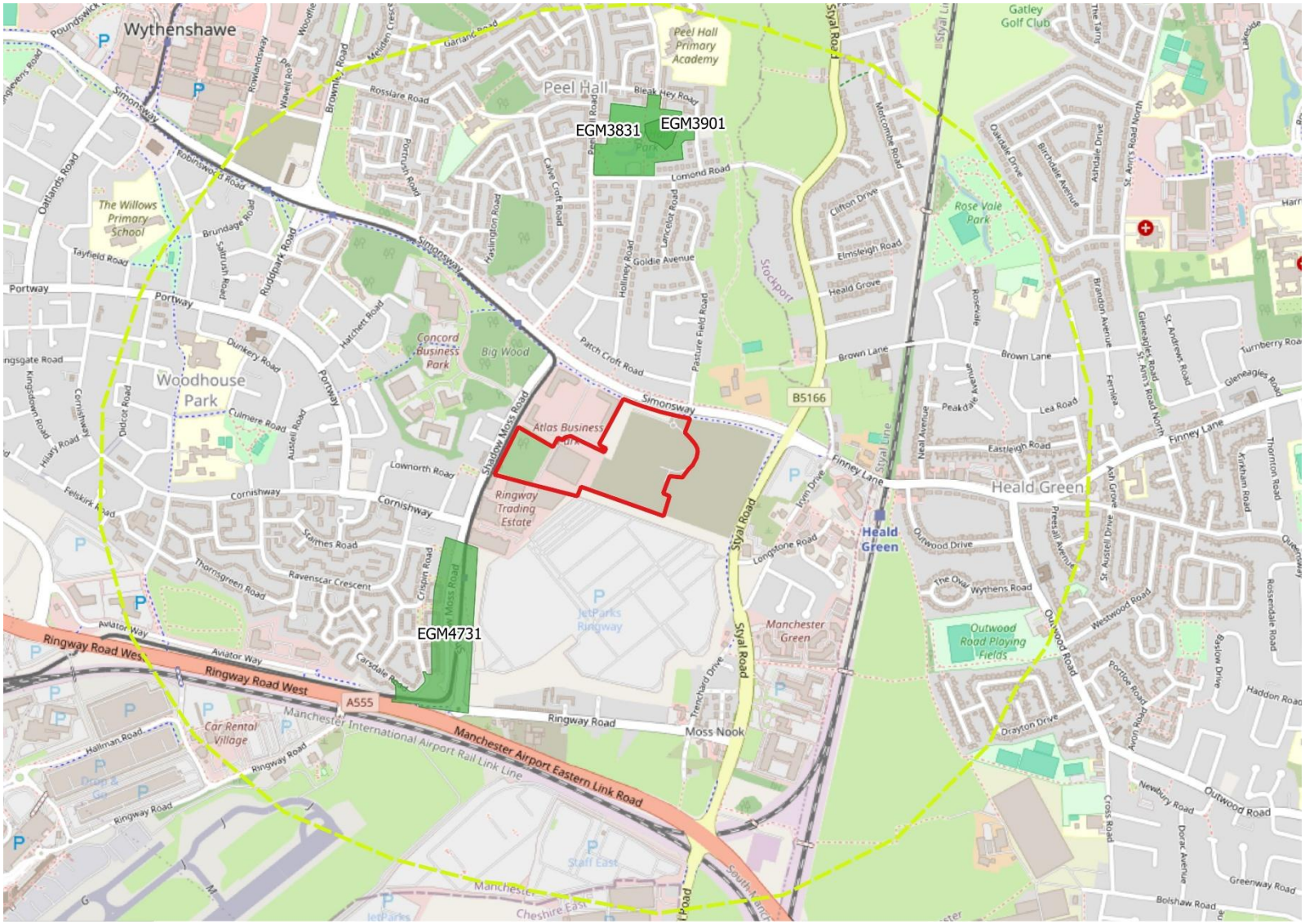


Figure 3 Fieldwork events within 1000m (Greater Manchester HER)



Figure 4 Burdett's Survey of Cheshire 1777

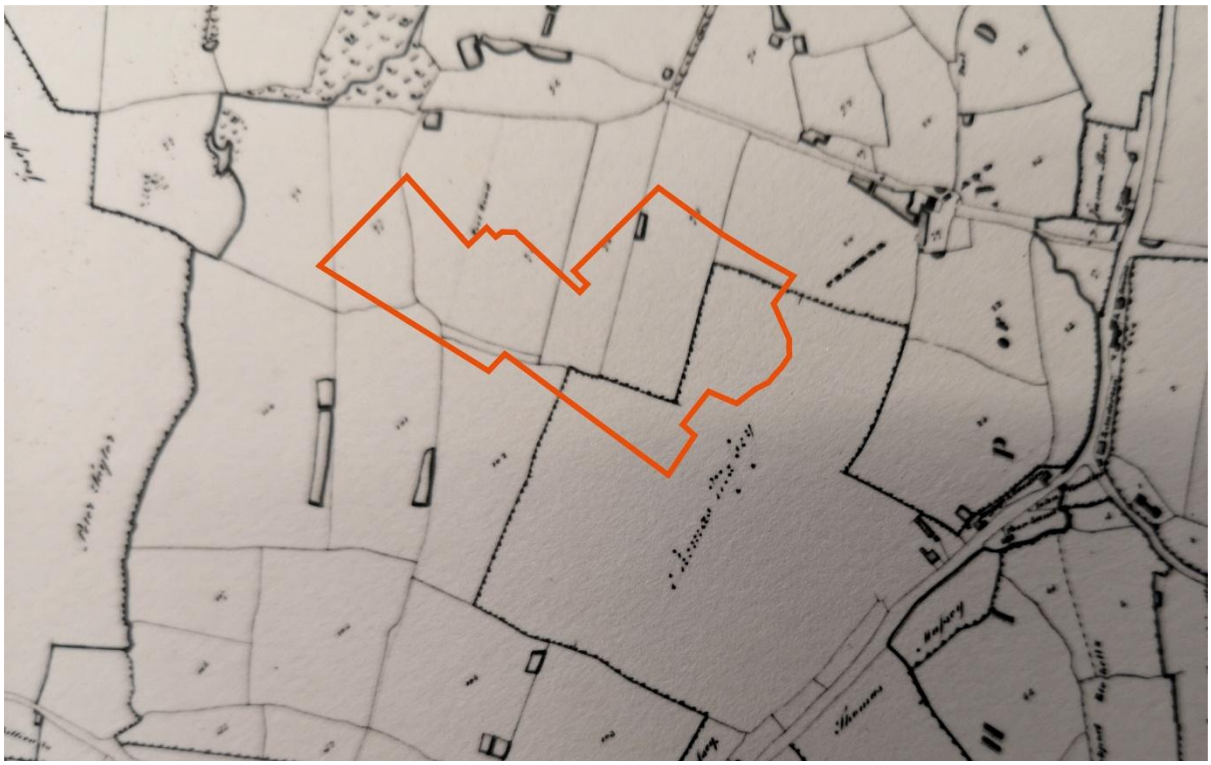


Figure 5 Nevil's Plan of the Estate of Thomas Tatton, 1830

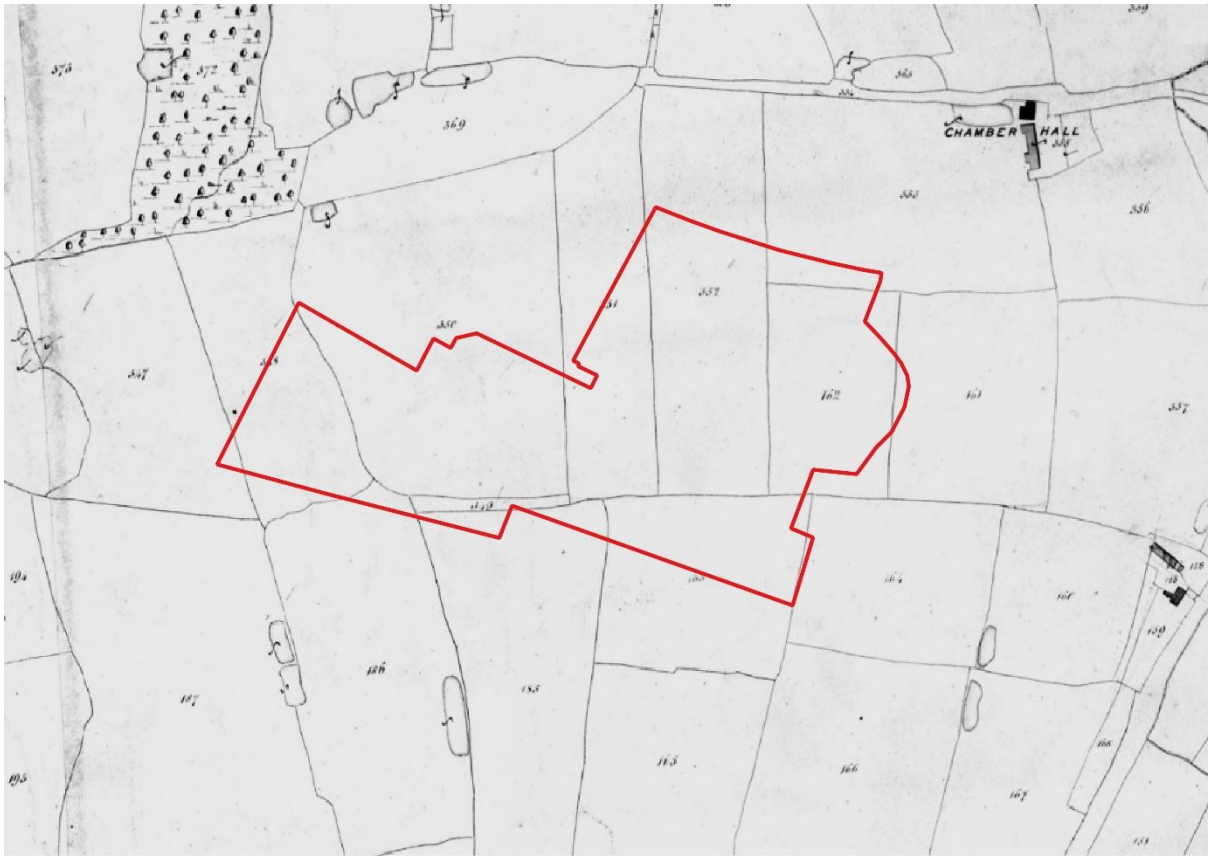


Figure 6 Etchell's Tithe Map 1841

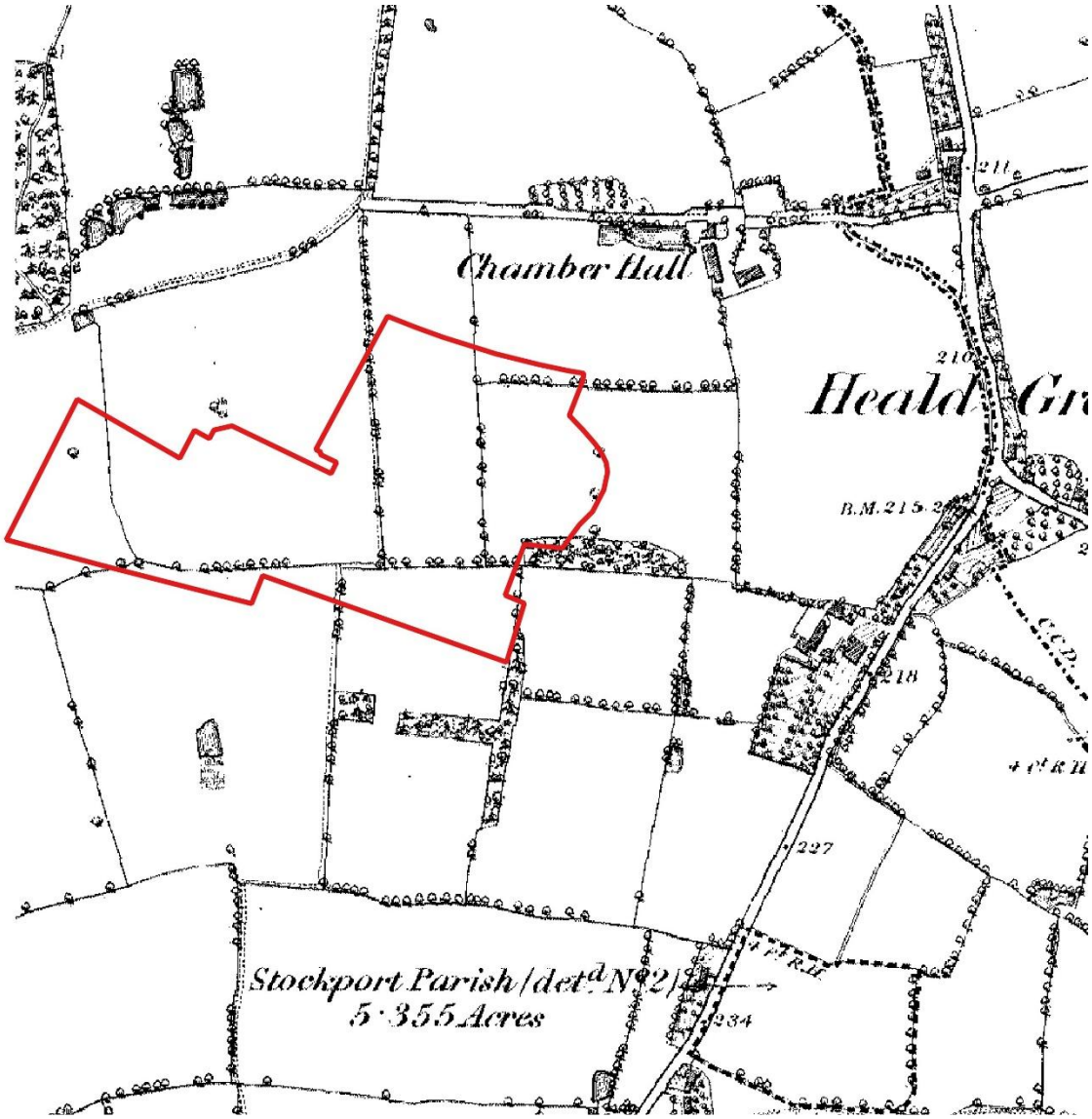


Figure 7 Ordnance Survey 1882, 1:10,560

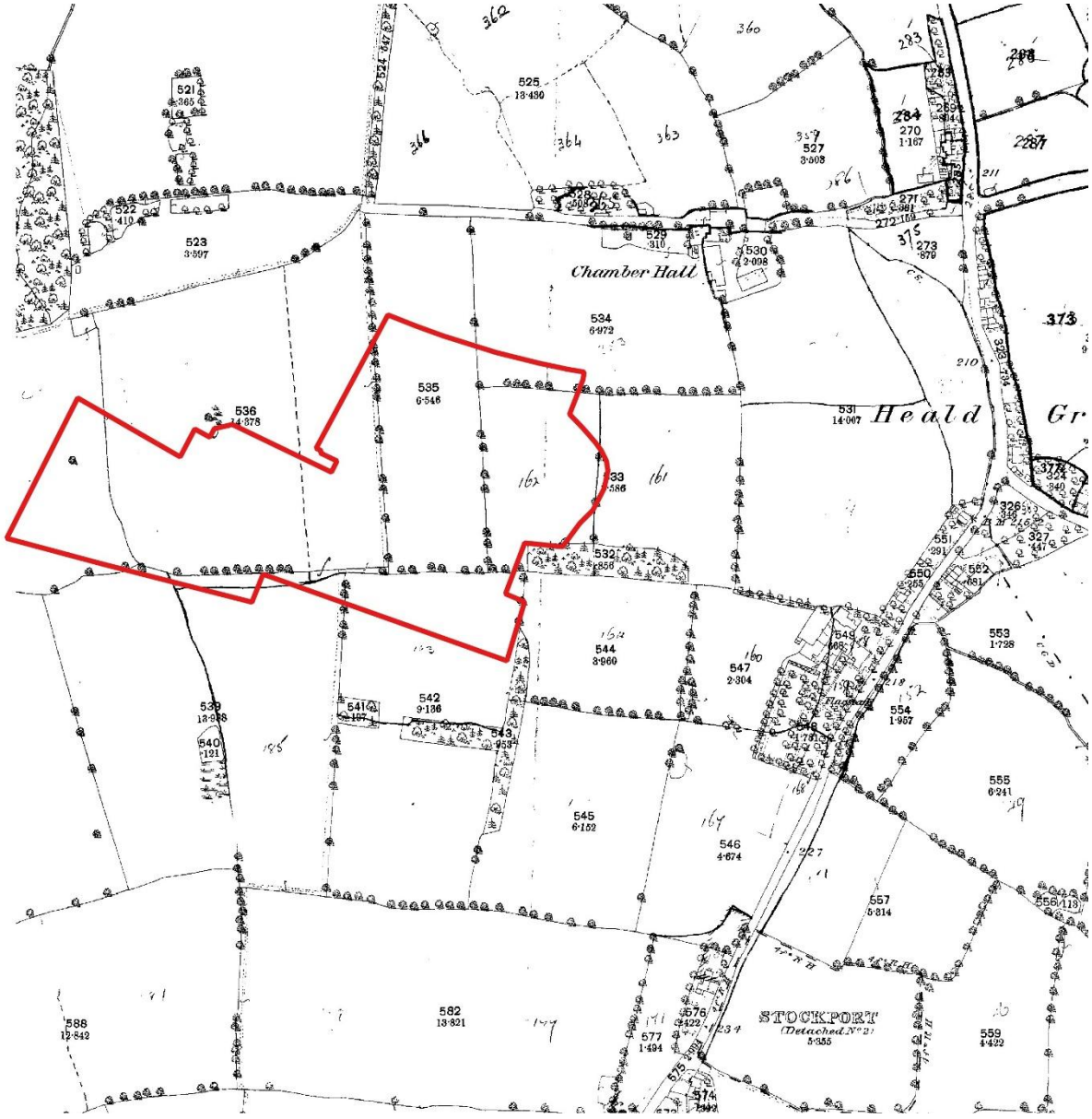


Figure 8 Ordnance Survey 1887, 1:2,500

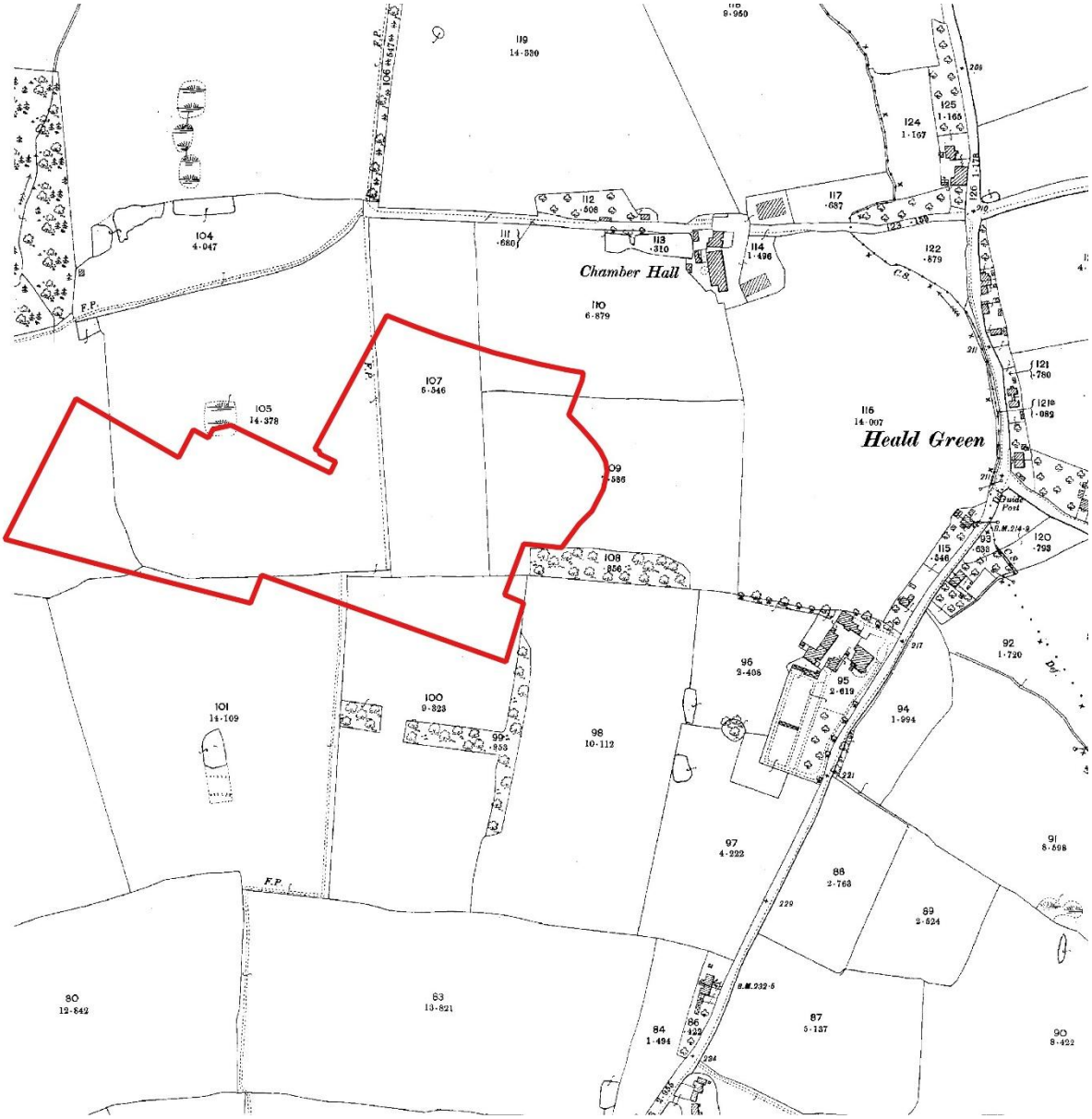


Figure 9 Ordnance Survey 1898, 1:2500

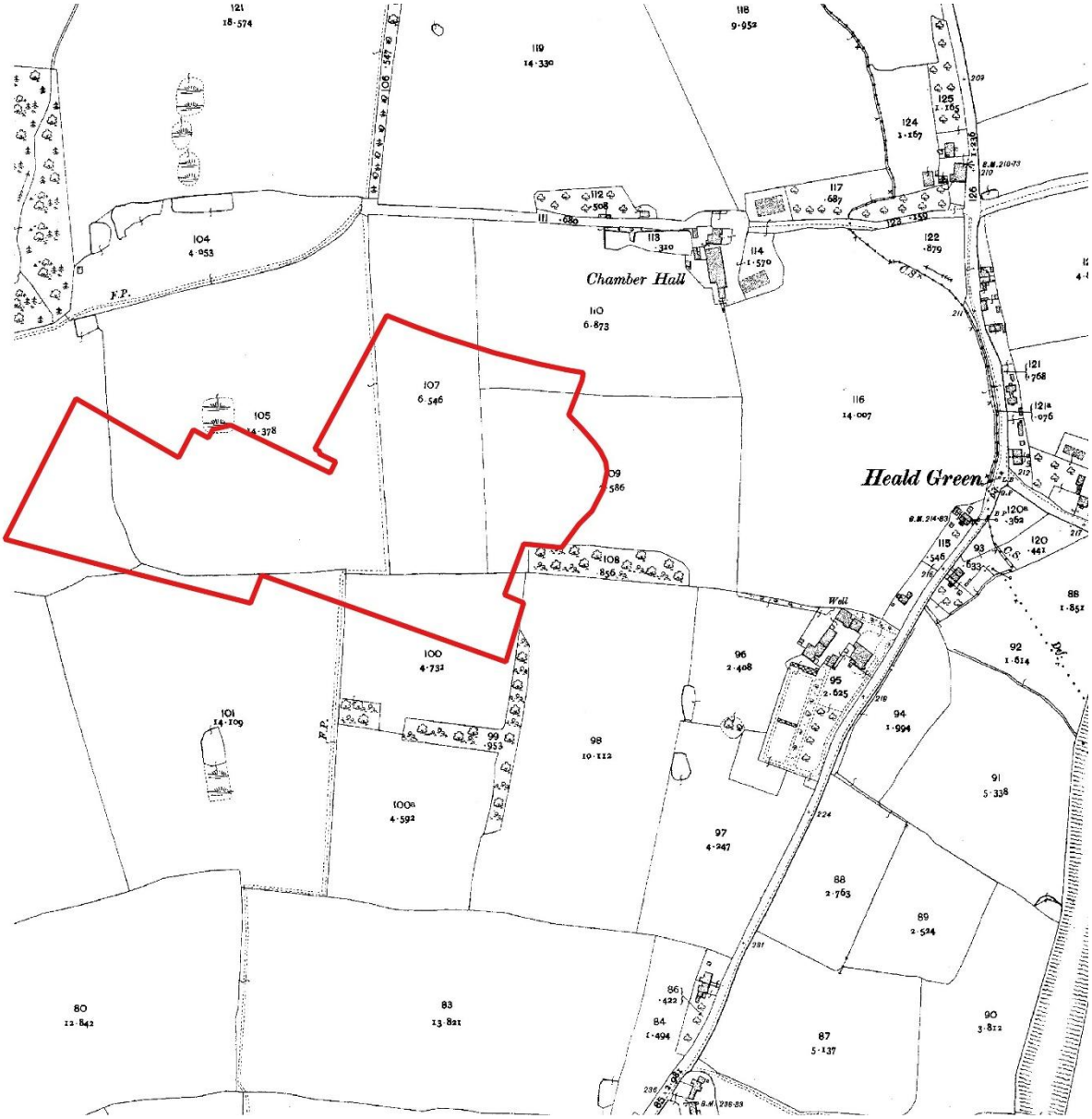


Figure 10 Ordnance Survey 1909, 1:2,500

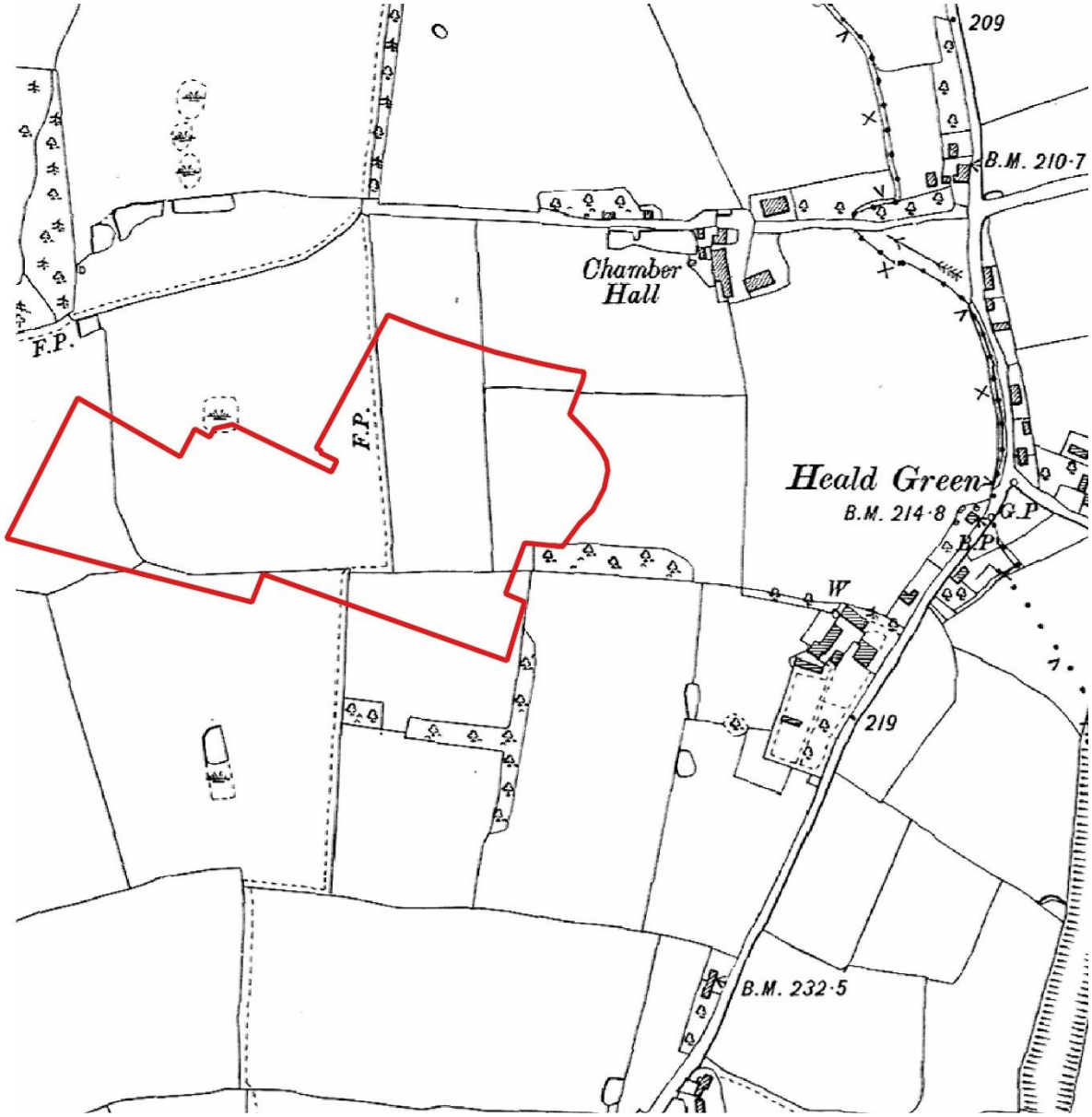


Figure 11 Ordnance Survey 1911, 1:10,560

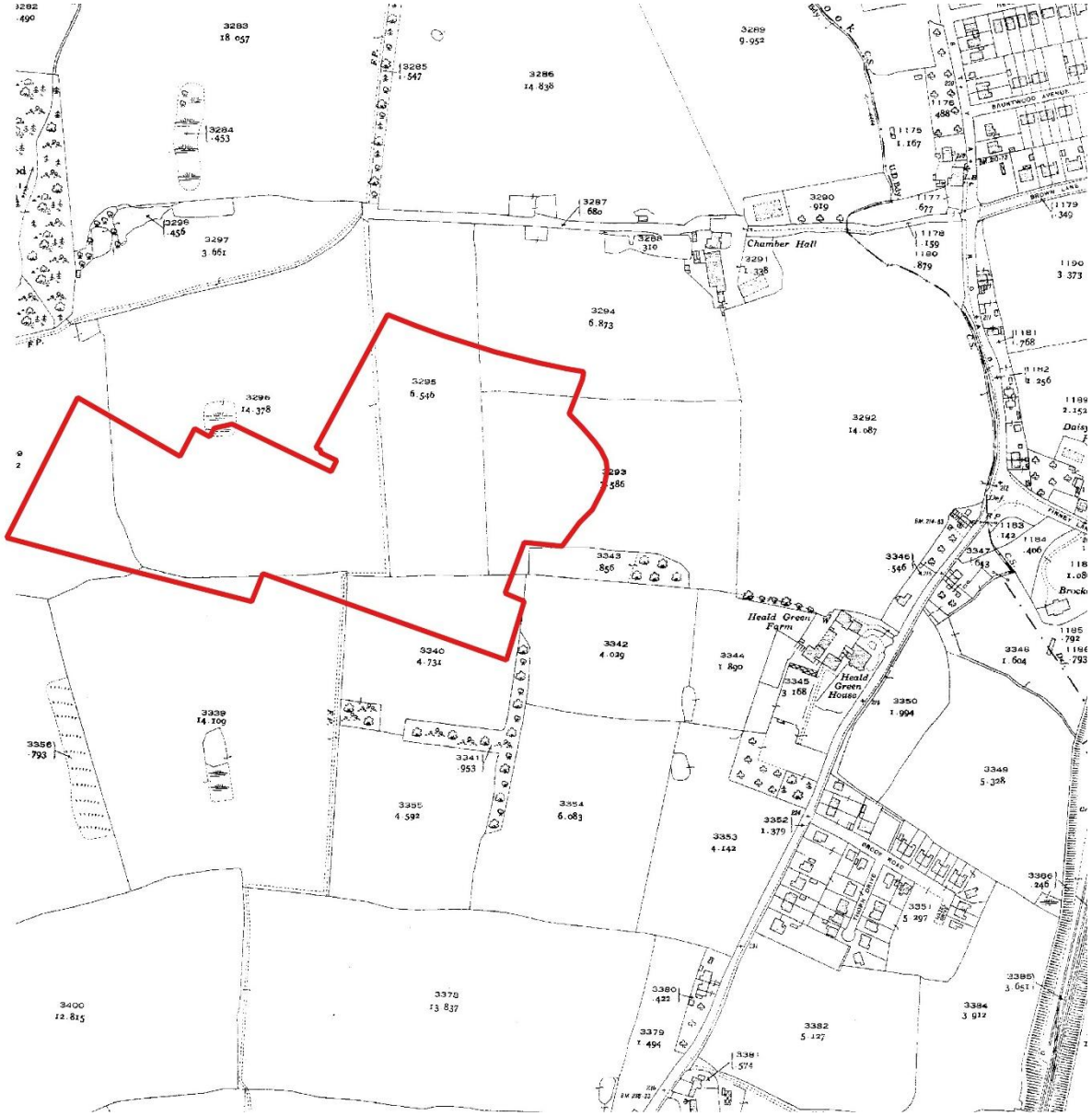


Figure 12 Ordnance Survey 1934-5, 1:2,500

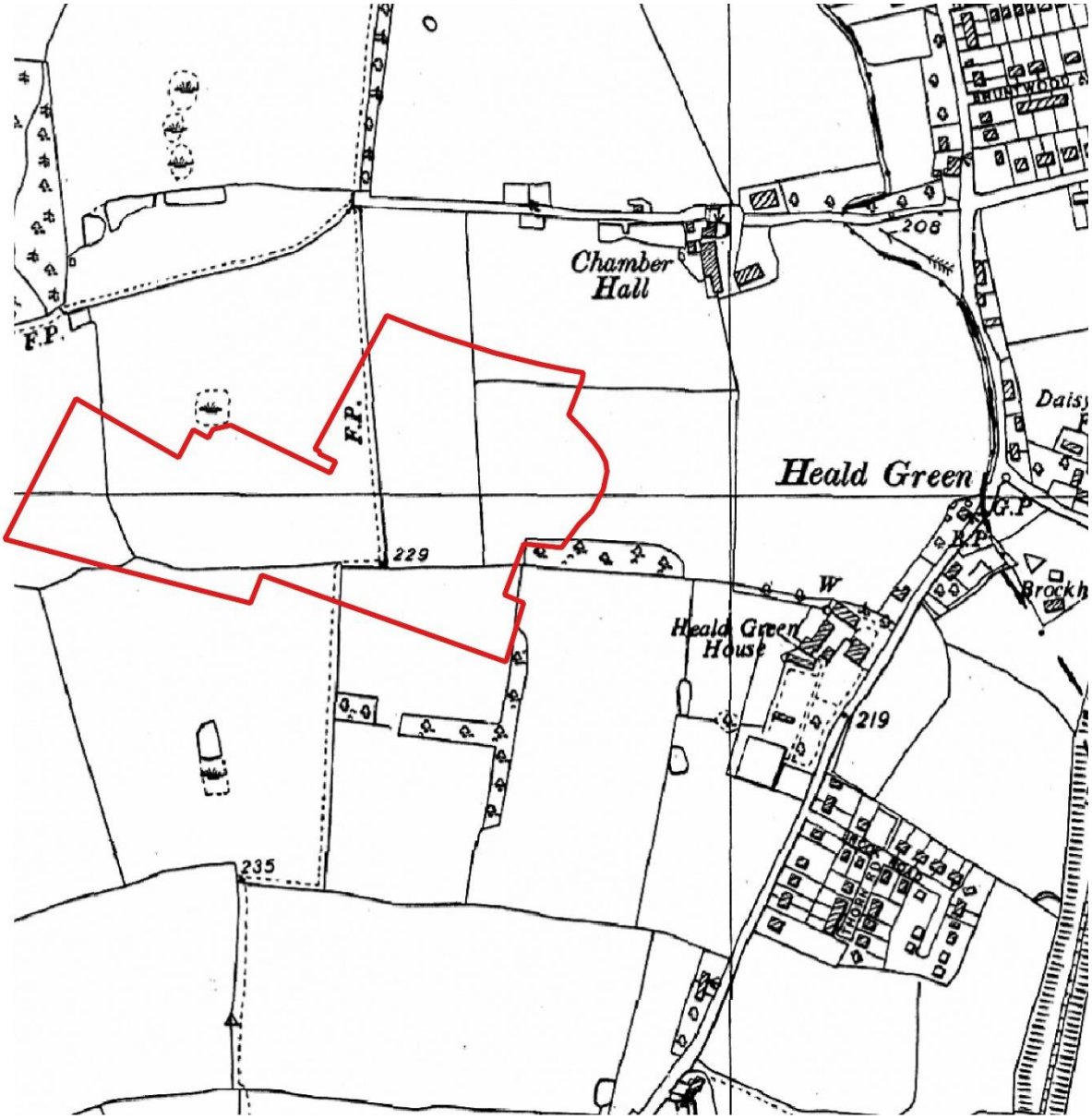


Figure 13 Ordnance Survey 1954, 1:10,000

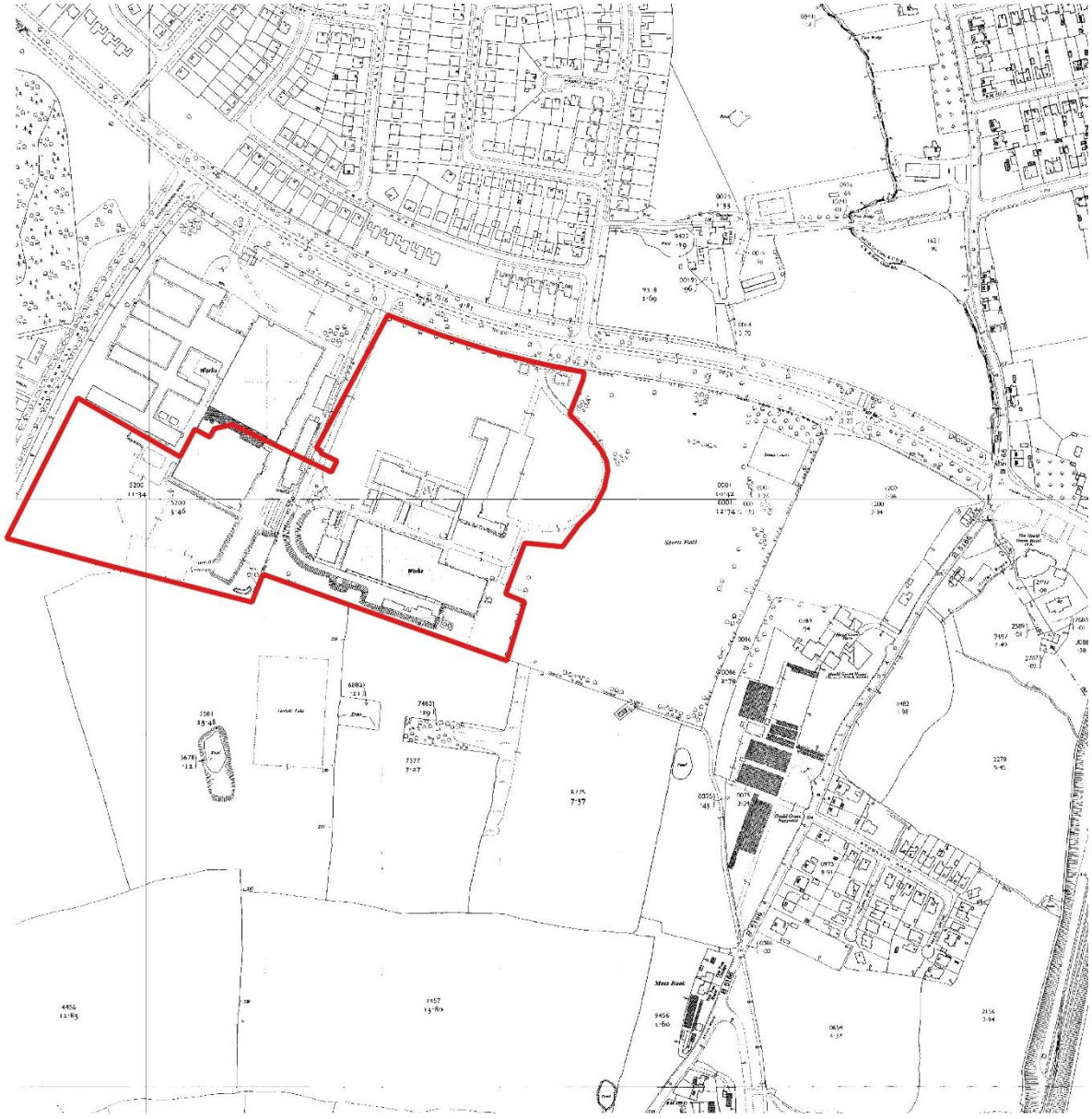


Figure 14 Ordnance Survey 1961-3, 1:2,500

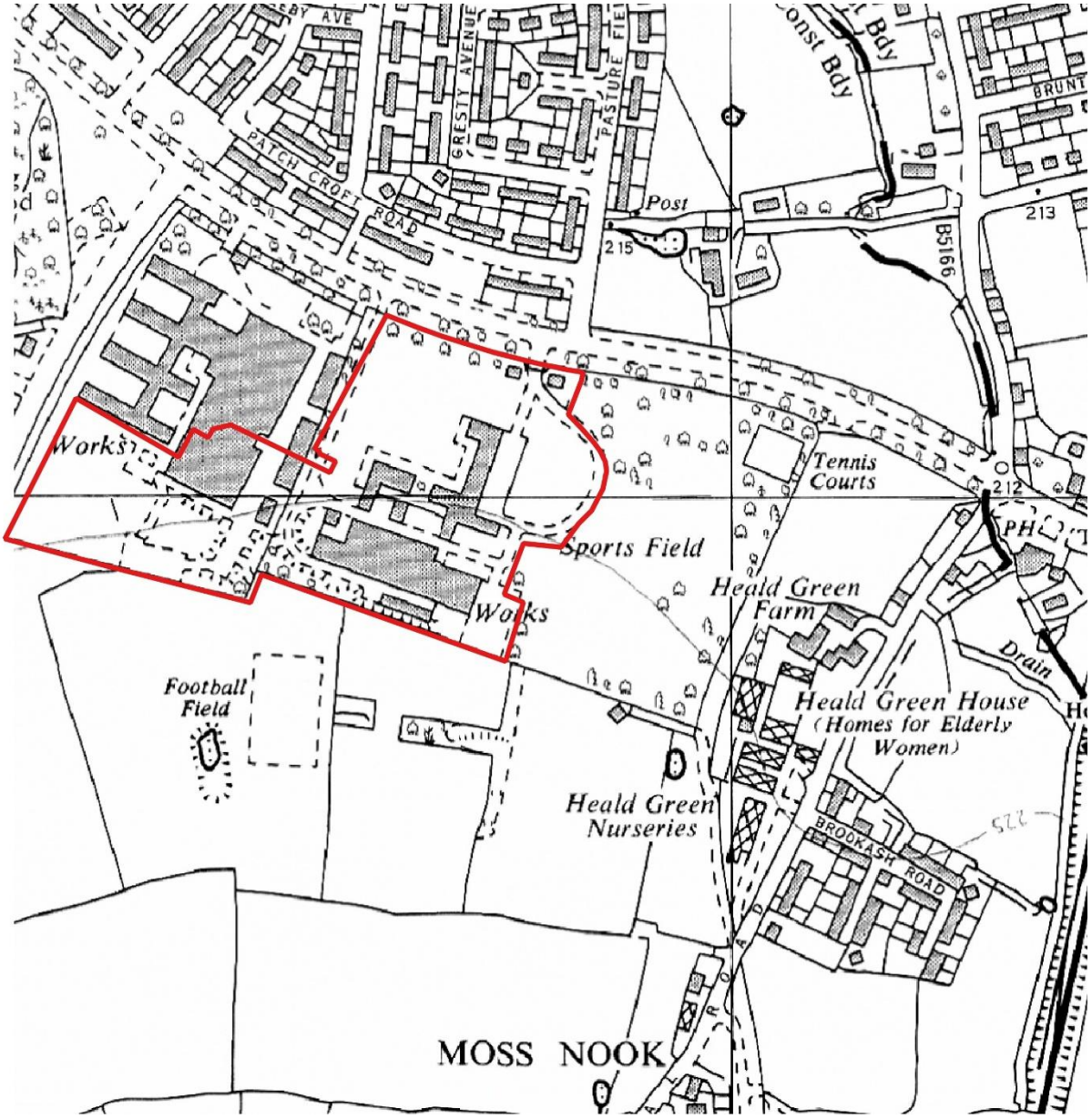


Figure 15 Ordnance Survey 1967, 1:10,000

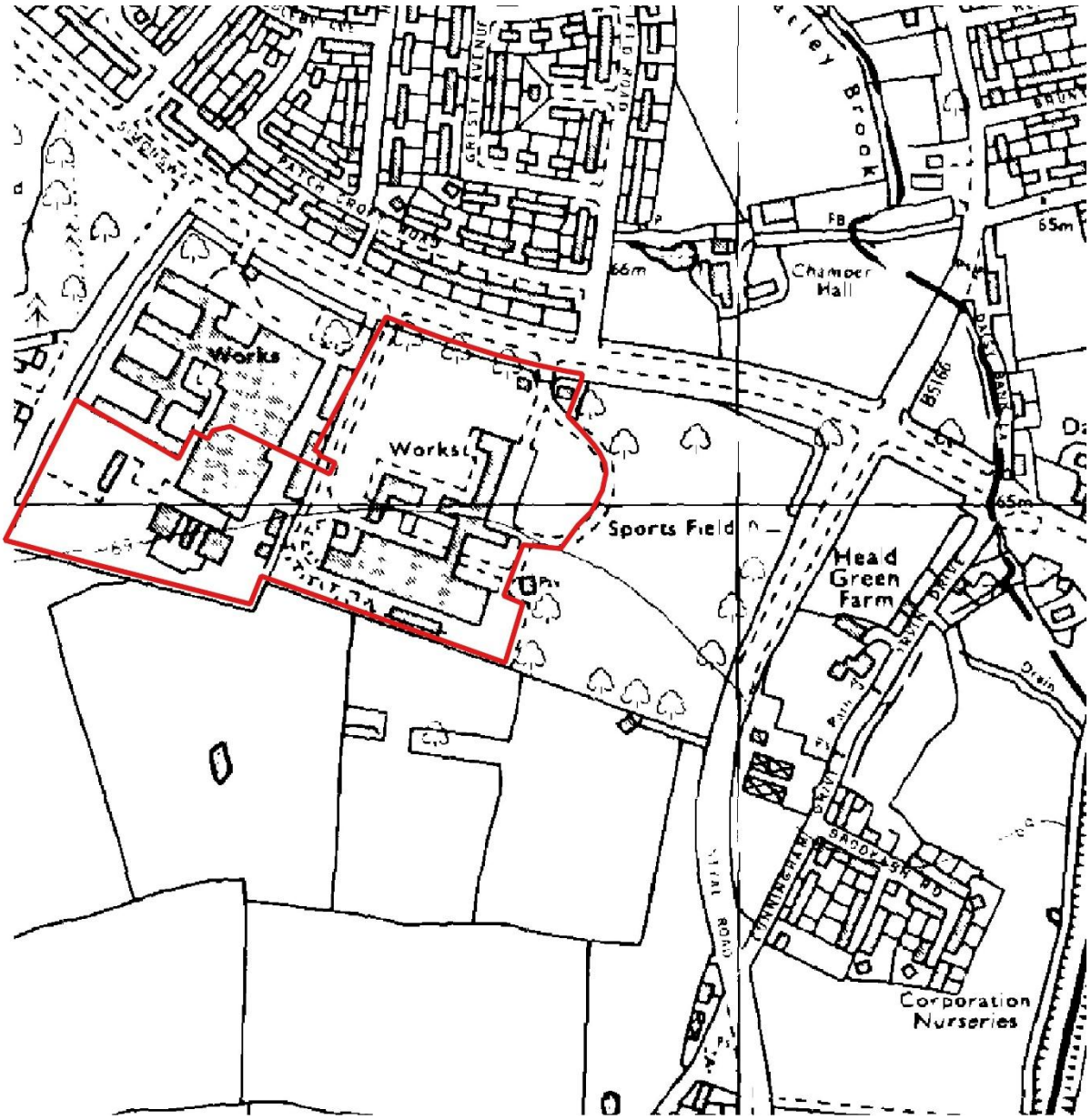


Figure 16 Ordnance Survey 1977, 1:10,000

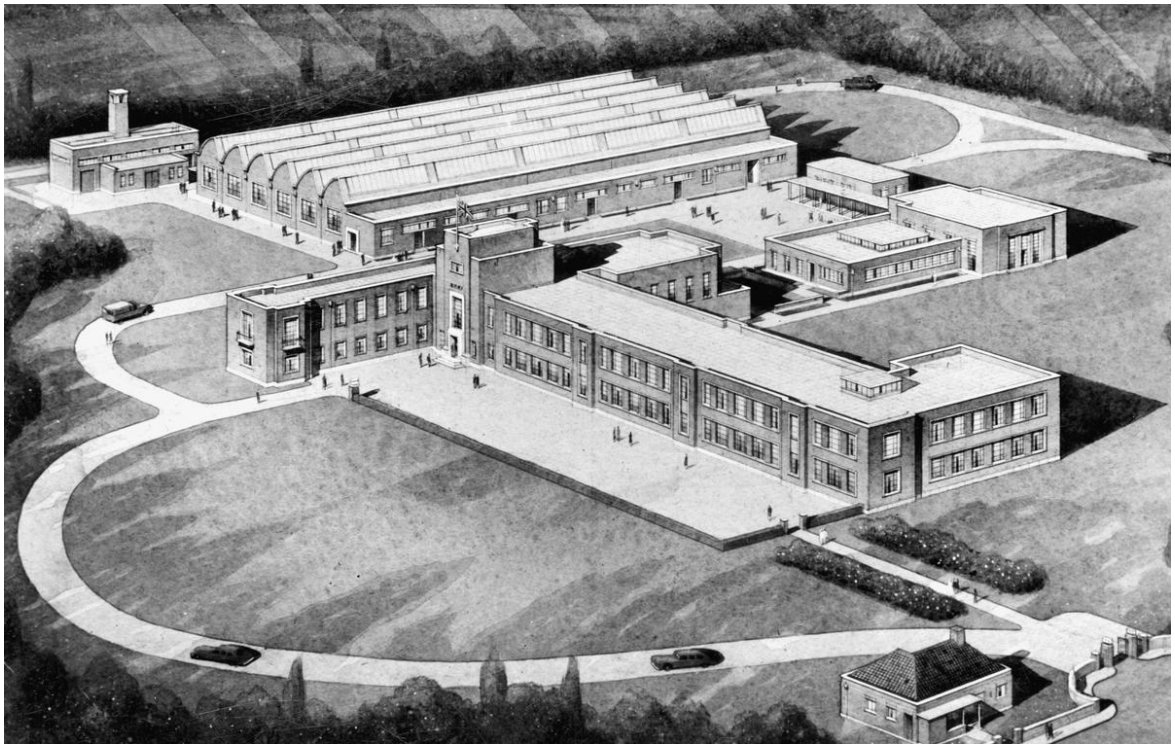


Figure 17 Concept drawing 'Textiles, Rayon Research, an impression of the new B. R. R. A. Labs at Wythenshawe, British Rayon Research Association' Image courtesy of Manchester Libraries

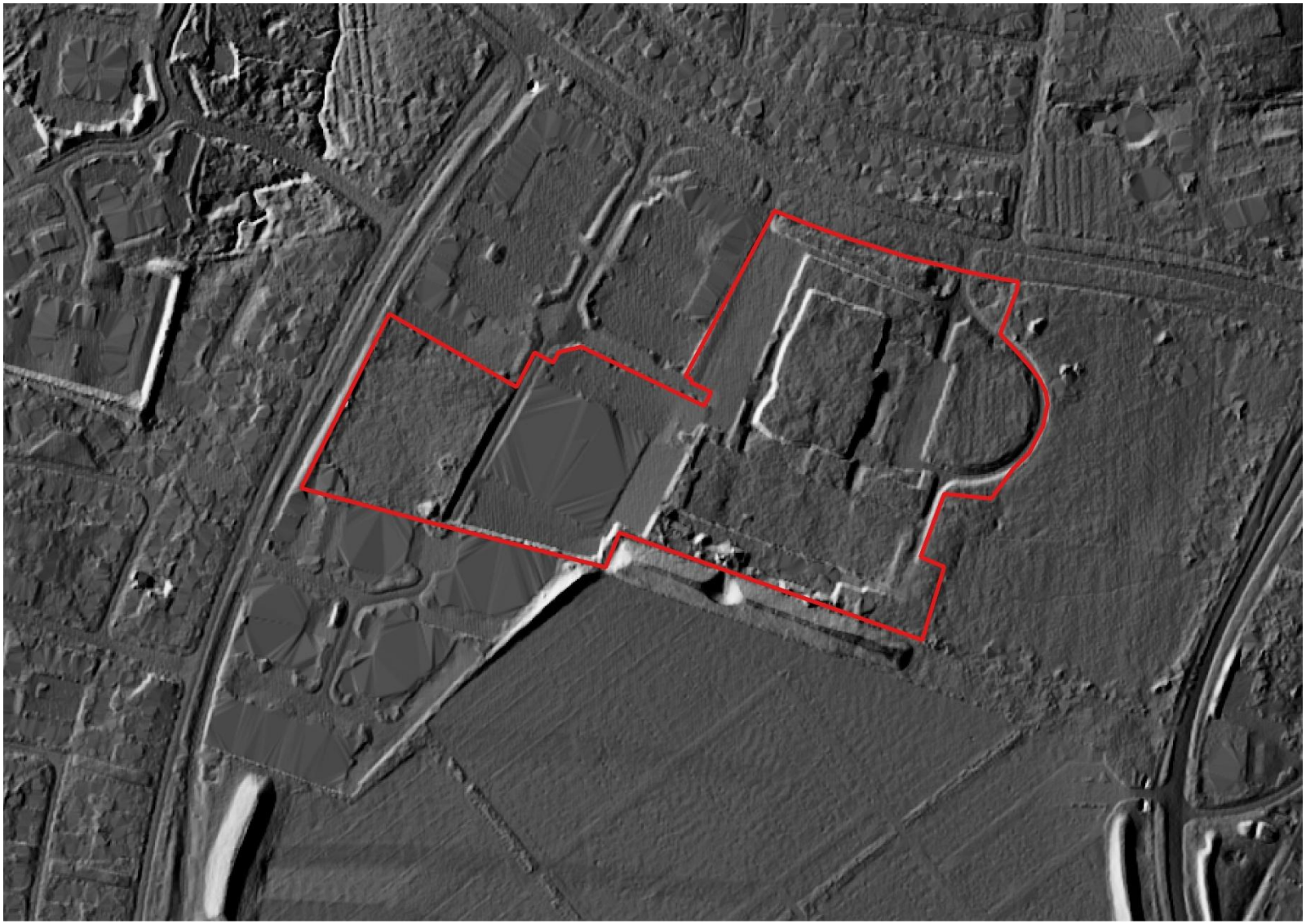


Figure 18 LiDAR from EA 1m resolution DTM data



Figure 12 Development Master Plan

9.0 Plates



Plate 1 View of the gatehouse at the main entrance, looking north



Plate 2 View toward the rubble heap with the Atlas Business Park beyond, looking west



Plate 3 View along the rubble heap, looking north



Plate 4 View of foundations toward the southern boundary, looking east



Plate 5 View along the southern boundary, looking west



Plate 6 View along road along northern boundary toward gatehouse, looking east



Plate 7 View from the southern boundary of Atlas Park, looking northeast



Plate 8 View along the side of the former Vodafone Building, looking west



Plate 9 View into overgrown plot in the southwest corner of Atlas Business Park, looking northeast

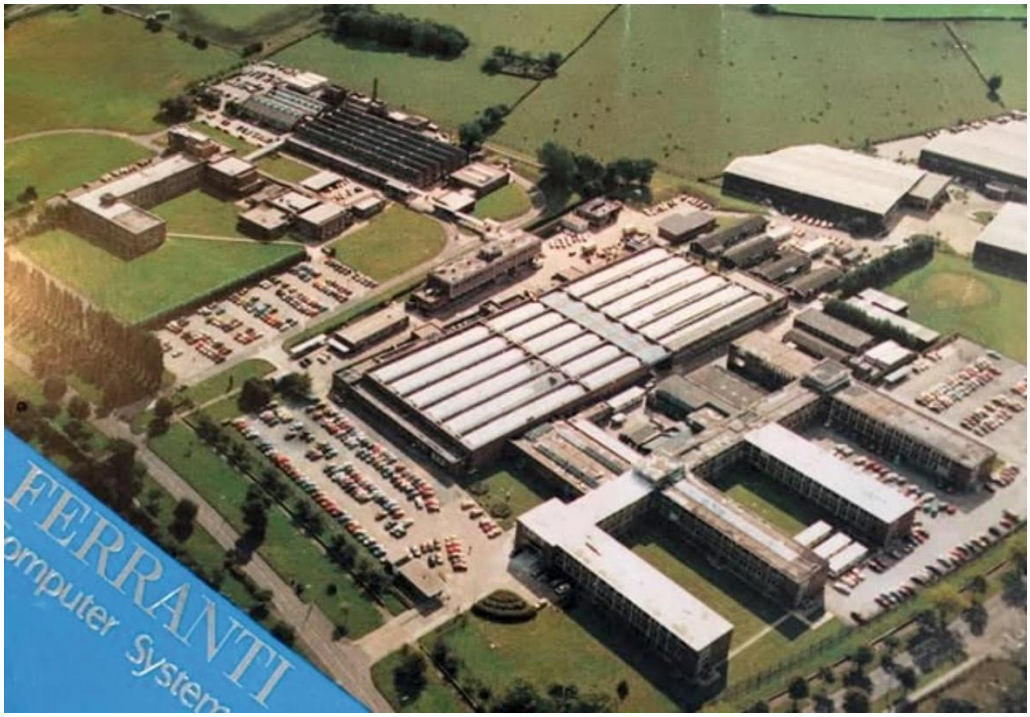


Plate 10 Undated photo of Ferranti and British Rayon Research Laboratories (c.1980s)

Appendix 1: Legislation and Planning Policy Context

Ancient Monuments and Archaeological Areas Act 1979 (AMAAA)

The Act is the primary legislation protecting archaeological remains within the United Kingdom. It identifies as a duty of the Secretary of State the need to compile and maintain a schedule of ancient monuments of national importance, to allow for their preservation, so far as possible, in their current (at the time of scheduling) state.

A statement setting out current Government policy on the identification, protection, conservation and investigation of nationally important (both scheduled and nationally important non-scheduled) ancient monuments was published in October 2013 (DCMS 2013).

Where works to scheduled monuments are proposed for development-related purposes, the Secretary of State has particular regard to the following principles:

Only in wholly exceptional cases will consent be granted for works could result in substantial harm to, or loss of, the significance of a Scheduled Monument; and

In cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal (DCMS 2013, para 20).

This legislative position is directly reflected in the National Planning Policy Framework (NPPF) which states that "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…" (NPPF, para 214), and "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" (NPPF, para 215).

Where consent is granted for works that could result in harm to, or loss of, the significance of a Scheduled Monument, conditions are expected to be imposed that provide for recording of information that adds to our understanding of the significance of that monument. Those conditions are likely to be designed to ensure that:

- the project design seeks to further the objectives of relevant international or national research frameworks;
- use is made of appropriately skilled teams with the resources to fully implement the project design to relevant professional standards (such as those published by the Institute for Archaeologists);
- the project design provides for the full analysis, publication and dissemination of the results, including the deposition of reports in the relevant Historic Environment Record (HER), to a set timetable; and
- provision is made in the project design for the conservation and deposition of the site archive with a local museum or other public depository willing to receive it (DCMS 2013, para 21).

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

"With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

The National Planning Policy Framework (NPPF) August 2026

This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the NPPF Feb 2025.

Section 20 provides policy on 'Conserving and enhancing the historic environment' and recognises that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance (Policy HE4). Policy HE5.1, states:

"Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary."

Policy HE5.5 goes on to say:

"Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation."

Policy HE5.2-4, recognises that any assessment should accurately identify the effects on the significance of heritage assets caused by development proposals. These can range from positive effects to harmful effects. The scale of harm to the significance of the asset should be described, up to and including substantial harm (the loss of a key element of an asset's significance) and total loss.

When considering development proposals affecting designated assets, substantial weight should be given to the asset's conservation (Policy HE6.1) and any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in Chapter 20 of the NPPF (Policy HE4.2).

Policy HE6.6 makes it clear that *"…development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, 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*."

As a footnote to Policy HE6.6, the NPPF states that:

"Non-designated heritage assets of archaeological interest that a decision-maker considers to be equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets."

Where a development proposal affecting World Heritage Sites would result in the loss of a building or other element which contributes to the significance or Outstanding Universal Value of the asset, *"the assessment of impact should take into account the significance and the contribution made to Outstanding Universal Value by the element affected and its contribution to the significance of the World Heritage Site as a whole, and the effects of this considered in accordance with policies HE5 and HE6*" (Policy HE8).

For Conservation areas (Policy HE9): "*Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6."*

In the case of Non-designated Heritage Assets, paragraph 2 of Policy HE7 states:

"Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset."

In all cases the effect on a designated asset and its significance should be weighed against the public benefits of a proposal (Policy HE6) and any harm or loss should be clearly justified in accordance with the policies of the NPPF (Policy HE4).

Where the loss or removal of all or part of a heritage asset is deemed appropriate, paragraph 1 of Policy HE10 calls for the applicant to:

"…record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved."

Paragraph 2 goes on to say:

"Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations."

In addition, Policy HE3 states that in order to Local Planning Authorities should "maintain or have access to a Historic Environment Record" which should be used to:

"a. Assess the significance of heritage assets and the contribution they make to their environment and inform the preparation of local lists;

b. Help identify where currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future; and

c. Inform development plans, including scoping opportunities and constraints on land allocated for development, inform the preparation of local heritage lists and provide applicants and decision-makers with information to help assess the potential effects of proposed development on heritage assets."

National Planning Practice Guidance (2014)

The National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in March 2014 and provides guidance for planners and communities which will help deliver high quality development and sustainable growth in England. In terms of heritage, guidance entitled 'Conserving and enhancing the historic environment' sets out information with respect to the following:

- what the main legislative framework for planning and the historic environment is (Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient Monuments and Archaeological Areas Act 1979; and Protection of Wrecks Act 1973);
- a definition of 'significance';
- why significance is important in decision-taking;
- the considerations of designated and non-designated assets;
- the identification of non-designated heritage assets; and
- the considerations for when applications for planning permission are required to consult or notify Historic England.

Non-Statutory Guidance

Historic England Conservation Principles Policies and Guidance (EH 2008) defines the setting of historic assets as:-

"…the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape…"

EH draws a distinction between 'setting' and 'context' (paragraphs 76 and 77) and the document makes it clear that whereas 'setting' involves a localised area, 'context' is a wider concept involving "any relationship between a place and other places, relevant to the values of that place".

- Heritage values are considered under four main headings
- Evidential Value derives from the potential for a place to yield evidence about past human activity
- Historical Value derives from the ways in which past, people and events can be connected through a place to the present
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it.

Local Policy Guidance

The Manchester's Local Development Framework Core Strategy Development Plan Document, Adopted 11th July 2012 contains the following relevant policy:

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.

The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council on 21 July 1995. Manchester's Core Strategy was adopted on 11 July 2012 and replaces significant elements of the UDP as the document that sets out the long term strategic policies for Manchester's future development. Extant text of the UDP include the following policies:

20. Archaeology

DC20.1 The Council will give particular careful consideration to development proposals which affect scheduled Ancient Monuments and sites of archaeological interests, to ensure their preservation in place. In particular:

a. Applications for consent to alter scheduled Ancient Monuments or sites of archaeological interest or their settings should be accompanied by an evaluation and assessment of the implications of the proposal.

b. The Council will have special regard to the desirability of securing the preservation of Ancient Monuments and other sites of archaeological interest and their setting in place. It will not permit development that, in its opinion, would adversely affect scheduled Ancient Monuments, or other sites of archaeological interests, and their settings, In exceptional cases where development is inevitable, the Council will look at the scope for combining preservation in place with limited investigation and recording.

c. Where the preservation of scheduled Ancient Monuments and sites of archaeological interest in place is not appropriate, the Council will seek to gain full and proper recording of the site through early consultation between the applicant and approved archaeological organisation.

Appendix 2: Events

Ref No.	Description
EGM4731	Watching Brief at Shadowmoss Road
EGM3831	Desk-based Assessment on Peel Hall Moat
EGM3901	Evaluation at Peel Hall

Appendix 3 Non-designated Heritage Assets

HER No.	Name / description	Period / date
HER67.1.1	Peel Hall Moated Site (NHL1017861)	Medieval
HER2029.1.0	Moss Nook	Post-medieval
HER2205.1.0	Kiln Field (Wood Farm) (site of)	Post-medieval
HER2207.1.0	Smithy Farm	Post-medieval
HER2208.1.0	House at Moss Nook (site of)	Post-medieval
HER2209.1.0	Primrose Cottage	Post-medieval
HER2217.1.0	Structures (site of)	Post-medieval
HER2218.1.0	Moss-Side and Stable Meadow (site of)	Post-medieval
HER2220.1.0	Shadow Moss Cottage (site of)	Post-medieval
HER2222.1.0	House and probable barn (site of)	Post-medieval
HER2223.1.0	Rose Cottage and Cherrytree Cottage	Post-medieval
HER8391.1.0	Shadow Moss Farm (Shadow Moss)	Post-medieval
HER9034.1.0	Tatton Arms public house	Post-medieval
HER13021.1.0	Buildings, Styal Road (site of)	Post-medieval
HER13022.1.0	Motcombe Farm (site of)	Post-medieval
HER13023.1.0	The Meadows (site of)	Post-medieval
HER13024.1.0	Heald Green Settlement	Post-medieval
HER13038.1.0	Kelsal House/ Brookside (site of)	Post-medieval
HER13039.1.0	Tanyard and Bark Mill/ Brook House and Beech House (site of)	Post-medieval
HER13047.1.0	Heald Green Station	20th Century
HER13053.1.0	Kiln Field, Outwood Road (field name)	Post-medieval
HER13072.1.0	Daisy Bank Farm	Post-medieval
HER13073.1.0	Cottages, 2 & 4 Daisy Bank Lane	Post-medieval
HER13074.1.0	Cottages, Daisy Bank Lane	Post-medieval
HER15234.1.0	Smithy Croft (field name)	Post-medieval
HER13878.1.0	Peel Hall Farmhouse (site of)	Post-medieval
HER13879.1.0	Outbuilding at Peel Hall Moated Site (site of)	Post-medieval
HER13880.1.0	Barn at Peel Hall Moated Site (site of)	Post-medieval
HER13881.1.0	Outbuildings at Peel Hall Moated Site (site of)	Post-medieval
HER13882.1.0	Outbuilding at Peel Hall Moated Site (site of)	Post-medieval
HER13883.1.0	Outbuildings at Peel Hall Moated Site (site of)	Post-medieval
HER13884.1.0	Well/ Tank at Peel Hall Moated Site (site of)	Post-medieval
HER13885.1.0	Outbuilding at Peel Hall Moated Site (site of)	Post-medieval
HER13886.1.0	Outbuildings at Peel Hall Moated Site (site of)	Post-medieval
HER13887.1.0	Outbuildings at Peel Hall Moated Site (site of)	Post-medieval
HER13888.1.0	Pond at Peel Hall Moated Site (site of)	Post-medieval
HER13889.1.0	Pond at Peel Hall Moated Site (site of)	Post-medieval