

Helen Leach
Bury Metropolitan Borough Council
3 Knowsley Place
Duke Street
Bury
Lancashire
BL9 0EJ

Your Ref: 65844

Date: 9th October 2020

Dear Helen Leach,

Archaeological Consultation: 65844 - Erection of 72 no. dwellings including the retention and conversion of 2 existing buildings to residential use (5 no. units), the retention of a chimney and the demolition of a derelict building, together with engineering operations to create a development platform and associated parking, landscaping, drainage, the layout of internal estate roads and footways and other associated works - Former Mondri/Holcombe Mill Site, Bridge Street, Ramsbottom, BL0 0BS

Thank you for your consultation on the above application.

National Planning Policy Framework 2018 (NPPF) paragraph 189 states,

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected”

And

“As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise”

And

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”

GMAAS were consulted at pre-application stage (02214/E) for this site. GMAAS' consultation response (dated 7th November 2018) emphasised that the site merited an archaeological and buildings assessment. An application (65217) was subsequently submitted including a Historic Environment Desk-Based and Buildings Assessment (DBA) produced by Archaeological Research Services Ltd in August 2019. That application was withdrawn. The DBA has now been resubmitted in support of the present application. The present response reflects the comments offered previously (8th April 2020) in response to the consultation on 65217.

GMAAS accepted the DBA as submitted and the recommendations contained therein. The DBA meets the necessary requirements for such a study as set-out in the National Planning Policy

Framework 2019 (paragraph 189) and as discussed in GMAAS' of letter 7th November 2018. The DBA makes a number of specific recommendations for further work. It recommends (10) that a Historic England Level 1 survey is carried out of all three standing structures as far as is possible for safety reasons. It also recommends that once the safety exclusion zone around the chimney has been lifted a phase of targeted trial trenching be carried out across the site to assess the survival of remains below ground associated with the former Holcombe Mill complex, in particular those areas relating to the footprint of the original paper mill. It also states that depending upon the results of the archaeological evaluation there may be a need to undertake targeted archaeological area excavation to record any significant surviving archaeological remains. The works recommended in the DBA would take place as part of a conditioned strategy and would be undertaken prior to the commencement of any development groundworks.

Following discussions with GMAAS ARS produced a Written Scheme of Investigation (WSI) (dated February 2020) covering what would be required as part of a conditioned programme of archaeological works. The WSI was approved by GMAAS (12th February 2020). No copy of the WSI appears to be included with the supporting documentation of the present application.

On the basis of the DBA and the WSI already agreed with ARS, GMAAS recommend that there should be a programme of archaeological works attached to any planning consent. This programme of works should be undertaken prior to the commencement of any demolition or development-related groundworks. GMAAS recommend that the following wording is used to secure the programme of archaeological works.

Prior to the commencement of demolition or development groundworks the applicant or their agents or successors in title shall secure the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) prepared by the appointed archaeological contractor and submitted to and approved in writing by Bury Local Planning Authority. The WSI shall cover the following:

- 1. A phased programme and methodology of archaeological fieldwork to include:
 - i) archaeological building survey (HE Level 1)*
 - ii) targeted archaeological evaluation trenching*
 - iii) informed by ii) above, targeted open area excavation and recording (subject to a separate WSI)****
- 2. A programme for post fieldwork assessment to include:
- production of a final report on the significance of the below-ground archaeological interest.***
- 3. Deposition of the final report with the Greater Manchester Historic Environment Record.***
- 4. Dissemination of the results of the archaeological investigations 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 WSI.***

Reason: In accordance with NPPF Section 12, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.

GMAAS will monitor the implementation of the conditioned programme works on behalf of Bury Local Planning Authority as their appointed archaeological advisors.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. M. Myers'.

Andrew Myers BA MSc PhD MCIFA FSA
Senior Planning Archaeologist
Tel: 0161 295 6917
Mob: 07521 851647