



**GMAAS**  
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service  
School of Science, Engineering & Environment  
Room LG20  
Peel Building  
University of Salford  
Salford M5 4WX

Helen Pressley  
Senior Planning Officer  
Bury Council  
3 Knowsley Place  
Duke Street  
Bury BL9 0EJ

Date: 16th June 2025

Dear Helen

**RE: Amended Archaeological Advice - Application 71645 - Outline Application for Erection of up to 275 no. Units with Associated Car Parking, Landscaping and Infrastructure Works (access only to be considered) - Land off Church Street & Scobell Street, Tottington, Bury BL8 3DE**

Thank you for consulting GMAAS regarding the above hybrid application.

The application site does not contain any designated heritage assets and does not lie within a conservation area. There is one archaeological asset within the application area that is recorded on the Historic Environment Record - an 18th-century access road to Cop Thorns farmstead (HER 8748.1.0). There is also some evidence for site to retain features pertaining to the historic agricultural landscape, including former and current field boundaries, field patterns and cultivation marks, although these features have very limited archaeological potential and it is debatable whether they constitute 'non-designated heritage assets'. The historic agricultural activity that characterises the application site, moreover, is likely to have caused widespread but low-level truncation of any earlier archaeological deposits, with more localised impacts around the former sand quarry and cricket ground in the north-eastern and north-western parts of the site respectively.

The application is supported by an archaeological desk-based assessment (incorporating a site appraisal) that sets out the historical development of the application site. Following consultation with GMAAS, this assessment utilises GM Historic Environment Record data and grey literature reports on relevant pieces of archaeological investigation and key publications, and is supported by historic map extracts. The report is a comprehensive and useful document that provides an understanding of the potential archaeological interests and their significance, in accordance with Policy 208 of the National Planning Policy Framework and Policy JP-JP2: Heritage of the Places for Everyone (PfE) Joint Development Plan.

The archaeological assessment concluded that the application site has 'low / nil potential for any significant archaeological remains and finds for the Roman and medieval periods' and low potential to retain any evidence for prehistoric activity, but concedes the difficulties in recognising and/or identifying prehistoric sites within the landscape. GMAAS agrees with this conclusion but, in view of additional information provided by a local group, accepts that the possibility of a low mound in the central part of the site being of prehistoric origin cannot be discounted entirely without further investigation.



GMAAS, The University of Salford. Peel Building  
0161 295 4467 [www.salford.ac.uk](http://www.salford.ac.uk) email: [i.f.miller@salford.ac.uk](mailto:i.f.miller@salford.ac.uk)



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GREATER MANCHESTER  
AUTHORITIES

In view of this uncertainty, and the public interest in the site's historic landscape character, GMAAS advises that an archaeological investigation comprising an initial phase of evaluation trenching should be implemented to clarify the character and date of the low mound. In the event of significant remains being uncovered in the initial trenches, a second phase of more detailed excavation and recording may be warranted. This advice would be in accordance with Policy 218 of the National Planning Policy Framework: 'To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible'.

GMAAS accepts that any below-ground archaeological remains that do survive across the application site will not be of national importance requiring preservation *in-situ*, and therefore archaeological interests can be secured through a condition attached to planning consent. The condition should be worded as follows:

***'No development works 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 submitted to and approved in writing by Bury Planning Authority. The Project Design shall cover the following:***

- 1. Informed by the updated North West Archaeological Research Framework, a phased programme and methodology of investigation and recording to include:  
- an archaeological evaluation through trial trenching;  
- dependent on the above, targeted open-area excavation and recording (subject to a separate Project Design).***
- 2. A programme for post-investigation 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 Project Design.***

***Reason:*** In accordance with NPPF Policy 218 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible.'

All archaeological work should be undertaken by a suitably qualified and experienced archaeological contractor, funded by the applicant. GMAAS will approve the Project Design and also monitor the implementation of the archaeological works on behalf of Bury Planning Authority.

Yours sincerely



**Ian Miller BA FSA**

Heritage Management Director

Tel: 0161 295 4467 / 07533 252 442