



GMAAS
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service
Environment & Life Sciences
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Claire Booth
Senior Projects Officer,
Bury Council,
Town Hall,
Knowsley Street,
Bury BL9 0SW

Date: 26th February 2024

Dear Claire

RE: Archaeological Consultation: Application 70449 - Hybrid application: Full planning application for demolition of existing buildings/structures and erection of phased mixed-use development including a Community Hub comprising flexible uses including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar), a new Market Hall (Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)), a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; Part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works - Longfield Shopping Centre/Car Park Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich

Thank you for consulting GMAAS regarding the above hybrid application.

The application site does not contain any designated heritage assets but is located between two conservation areas and is of some historical and archaeological interest, not least for having been a centre for the cottage-based silk handloom-weaving industry during the 17th and early 18th centuries. The earlier history of the application site is not well understood, although the projected line of the Roman road between the forts at Manchester and Ribchester is thought to follow the approximate line of Bury New Road whilst St Mary's Church, founded in 1231 and situated some 200m to the south-west of the Longfield Centre, is known to have been a focus for medieval activity in the area. Any surviving remains of the medieval and / or post-medieval landscape would be of some archaeological interest and establishing the potential for any such remains to survive warrants further investigation.



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The application is supported by an archaeological desk-based assessment 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 allows a clear understanding of the potential archaeological interests and their significance, setting out an appropriate strategy to mitigate the harm of development on the archaeological resource, in accordance with Policy 200 of the National Planning Policy Framework.

The archaeological assessment identified a high potential for the application site to retain archaeological remains deriving from the 18th- and 19th-century development of the area, including workers' housing, various industrial buildings and a police station, together with a lower potential for remains deriving from the Roman and medieval periods. The report concludes that it would be appropriate to undertake further investigation of the application site in advance of construction work. GMAAS concurs with this conclusion.

The archaeological investigation should comprise an initial phase of evaluation trenching that will aim to establish whether any buried remains of archaeological interest survive intact. 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 211 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'. In the event of the archaeological investigation progressing to a second stage of excavation, GMAAS will be keen to see a mechanism for providing opportunities for the local community to be involved, either through participation in the fieldwork or public open days.

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 (excluding demolition) 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 211 - 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

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