



GMAAS
Greater Manchester Archaeological Advisory Service

Greater Manchester Archaeological Advisory Service
Environment & Life Sciences
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University of Salford
Salford

Jennie Townsend
Bury Council
Town Hall
Knowsley Street
Bury
Lancashire
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Your Ref: 72821
Date: 23rd June 2026

Archaeological Consultation on Scoping Report, 72821 - Outline application for mixed use development for up to 350 dwellings (Use Class C3), up to 2,500 sqm employment/commercial uses (Use Classes E(c), E(d), E(e), E(f) and E(g)(ii) and E(g)(iii)), a local centre comprising up to 249 sqm of retail floorspace (Use Class E(a)), mobility hub, public open space and associated infrastructure (all matters reserved other than access) – Land of East of Walmersley Road, Bury BL9 5JX

Dear Jennie,

Thank you for consulting GMAAS with this request for comment on an EIA Scoping Report.

A Scoping Report for the proposed development has been compiled by SATPLAN Planning and Development (June 2026), which includes in Appendix 9 a Planning Statement (April 2026) that provides a summary of technical assessments already undertaken to support any forthcoming planning application for the site. Paragraphs 6.46 – 6.49 summarise the findings of an archaeological Desk-based Assessment (DBA) of the site compiled by CFA Archaeology. A DBA was requested by GMAAS in a pre-application consultation response submitted to Bury Council in July 2025. Whilst a Heritage Statement regarding built heritage concerns has been provided in full in Appendix 12 of the Scoping Report, the archaeological DBA has not been supplied in full.

The summary in Appendix 9 indicates the site has been substantially disturbed in some areas, particularly around the former reservoir (now in-filled) that the site borders, and that there is low and unknown potential in the eastern part of the site that slopes down to Walmersley Brook. Elsewhere, four non-designated heritage assets have been identified, including the remains of the 19th century Gin Hall farmstead and the remains of Stones Farm, but despite their poor survival and limited evidential value these assets would be at risk of impacts from the development.

Although brief, the summary of the DBA indicates that archaeological concerns within the site are of low significance and would not preclude development or warrant in-situ preservation. GMAAS therefore agrees with the Scoping Report in that archaeology does not represent an environmental topic that requires inclusion in an EIA. Decisions regarding appropriate archaeological evaluation and mitigation of the site can not be made at this time, though it is clear that archaeology could be controlled as a planning condition. The full DBA should be submitted in support of any forthcoming application to enable GMAAS to make fully informed decisions and provide appropriate recommendations.

Yours sincerely,



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