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& Green**

# **Archaeological Desk-based Assessment**

Egmont Street, Mossley, Greater Manchester

Report Reference: BG23.283

September 2023



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# 1 Summary

- 1.1.1 Brindle & Green Ltd were commissioned by Bridgewater Land and Developments Ltd. to undertake an Archaeological Desk-based Assessment for the land next to AUT (Wheels and Castors) Co Ltd, Egmont Street, Mossley. The purpose of this assessment was to identify the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assess the impact on these remains by the proposed development. It also assesses for any impacts to designated heritage assets. This addresses the requirements of the National Planning Policy Framework, particularly paragraph 128. This report was prepared by Thomas Hough MSc, Head of Archaeology.
- 1.1.2 The site is approximately 0.55 hectares in extent and is located within Mossley, adjacent to the River Tame. This report summarises potential constraints in relation to the full planning application for two apartment blocks and associated landscaping. A site plan is presented in Appendix 6
- 1.1.3 This assessment establishes a potential for low value medieval and post-medieval remains, and medium value modern remains being located on site. The magnitude of change to these remains is anticipated to be moderate. As such, the resulting significance of impact to these remains should they be present, ranges from slight – moderate. In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however, it is recommended that most appropriate strategy should entail suitable archaeological field evaluation comprising trial trenching. The ground currently on site is not thought suitable for the purposes of a non-intrusive geophysical survey.



## 2 Introduction

- 2.1.1 Brindle & Green Ltd were commissioned by Bridgewater Land and Developments Ltd. to undertake an Archaeological Desk-based Assessment for the land next to AUT (Wheels and Castors) Co Ltd, Egmont Street, Mossley. This assessment identifies the potential for any archaeological remains on site, the significance of any potential archaeological remains, and assesses the impact on these remains by the proposed development. It also assesses for any impacts to designated heritage assets. This addresses the information requirements of Government's National Planning Policy Framework, particularly paragraph 128.
- 2.1.2 The site is approximately 0.55 hectares in extent and is located within Mossley, adjacent to the River Tame. This report summarises potential constraints in relation to the full planning application for two apartment blocks and associated landscaping. Detailed plans have not yet been generated.
- 2.1.3 The legislation relevant to the historic environment within the United Kingdom is summarised within Appendix 2.
- 2.1.4 Results and recommendations contained within this report have been prepared by an experienced archaeologist and are therefore the view of Brindle & Green Limited. The survey is based on information provided by our client, the development proposals, results of the desk study and our survey of the site. This report pertains to this information only.

## 3 Methodology

### 3.1 Development Plan Framework

- 3.1.1 In considering the implications of a planning proposal, the local authority will be guided by current legislation and frameworks set by government planning policy.
- 3.1.2 In 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment). The most recent version of the NPPF was published in 2021.
- 3.1.3 Section 16 – Conserving and Enhancing the Historic Environment – summarises the objectives of the NPPF in relation to the historic environment as:
- The delivery of sustainable development.
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment.
  - Conservation of England’s heritage assets in a manner appropriate to their significance
  - Recognition of the contribution that heritage assets make to our understanding of the past.
- 3.1.4 Section 12 also recognizes that managed change may sometimes be required if heritage assets are to be maintained in the long term.
- 3.1.5 A ‘heritage asset’ is defined in the NPPF as a building, monument, site, place, area or landscape, positively identified as having a degree of significance meriting consideration on planning decisions.
- 3.1.6 A ‘designated heritage asset’ can comprise a; World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 3.1.7 The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological or historic. This can be interpreted as follows:

- Archaeological Interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.1.8 Local planning policy was also consulted for the purposes of this report.

## 3.2 Information Sources

3.2.1 Information regarding heritage assets and archaeological investigations were requested for an area within a 1km of the site in order to meet the requirements of the assessment and are in line with the guidelines laid down by ClfA (2014). Table 1 lists organisations and/or resources consulted as part of the desk-based assessment. Data regarding the historic environment was requested from the following sources:

Table 1. Historical Data Resources

Consultant	Requested Data	Search Radius	Date Requested
GreaterManchester Historical Environment Record (HER)	Designated and undesignated heritage assets and historic landscape characterisation.	1km	14/09/2023
Historic England National Heritage List for England (NHLE)	Designated heritage assets.	1km	14/09/2023
Magic Maps	Designated heritage assets	1km	14/09/2023
National Library of Scotland	Historical maps	Site area	14/09/2023

## 3.3 Assessment of Impact

3.3.1 The potential of archaeological remains on site was assessed on a scale of low to high, summarised as follows:

- Low – Very unlikely to be encountered
- Moderate – Possible that features may be encountered on site
- High – Remains likely to be found on site.

3.3.2 There is no nationally recognised standard criteria for assessing significance of the impact of a development on archaeological remains. However, criteria found within the Highway Agency’s Design Manual for Roads and Bridges (2007), contains criteria that, although used in a different context, are considered appropriate for use in other environmental impact assessments.

3.3.3 The value of known and potential archaeological remains that may be affected by the development have been ranked as follows:

Table 2. Ranking of the value of archaeological sites and remains

<b>Value</b>	<b>Criteria</b>
Very High	World Heritage Sites and archaeological remains of international importance
High	Scheduled Ancient Monuments and undesignated archaeological remains of national importance
Medium	Undesignated archaeological remains of regional importance
Low	Undesignated archaeological remains of local importance
Negligible	Archaeological remains of little or no significance
Unknown	Archaeological remains whose importance has not yet been assessed.

3.3.4 The impact on archaeological remains by a proposed development can be ranked as follows:

Table 3. Ranking the impact of a development on archaeological remains

<b>Value</b>	<b>Criteria</b>
Major	Changes to archaeological remains, or their setting, so that the resource is totally altered
Moderate	Change to archaeological remains, or their setting, so that the resource is significantly modified.

Value	Criteria
Minor	Change to archaeological remains, or their setting, so that the resource is slightly altered.
Negligible	Change to archaeological remains, or their setting, so that the resource is barely affected
No Change	No change to archaeological remains, or their setting, so there is zero impact.

3.3.5 Therefore, combining both of these ranking criteria's, the following matrix can be deduced in order to assess the impact of a development on an archaeological resource.

Table 4. Significance of impact matrix of a development of archaeological remains

Value of Remains	Magnitude of Change				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Moderate/ Slight
Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight

3.3.6 These impact criteria are defined below within Table 5.

Table 5. Definitions of the criteria to determine the significance of impact

Impact Significance	Criteria
Very large	Assets of international or national importance which are partially damaged, or assets of a national or regional value which are almost or wholly damaged or destroyed. Mitigation will have a minimal effect in reducing impact.

Impact Significance	Criteria
Large	Effects which will damage cultural assets, their setting or context so that the integrity or understanding of such assets is severely compromised. Effects will conflict with national or regional policies. Mitigation will only be able to achieve a partial effect at reducing impact.
Moderate	Effects which damage cultural heritage assets, or their setting or context, so that the integrity or understanding of such assets is compromised but not destroyed. Effects will be at odds with national, regional or local policies. Adequate mitigation can be specified.
Slight	Proposals will damage cultural assets, or their setting, so that their integrity or understanding is diminished but not compromised. Adequate mitigation can be specified.
Negligible	No overall effects of heritage assets or the effects are negligible. No conflict with policies of any level.

### 3.4 Site Walkover Survey

3.4.1 A walkover of the site is undertaken, if required, as part of the site investigation in order to relate the findings of the desk-based study to the existing land use and in order to identify any evidence of identified structures or below-ground remains. A site walkover was not considered necessary for this assessment.

### 3.5 Limitations

3.5.1 There were no limitations to the compiling of this report.

## 4 Site Context

### 4.1 Geographical Context

4.1.1 The application site can be found at SD 97500 01746 and comprises an area of vacant land in the centre of Mossley. The River Tame is located adjacent to the north-eastern boundary, with the building complex of AUT (Wheels and Castors) located adjacent to the south. Areas of residential and commercial development are located to the east, north and west, with woodland along the River Tame located to the south.

### 4.2 Historical Context

4.2.1 Mossley is situated within the borough of Tameside, an area with abundant Mesolithic sites in the upland Pennine areas to the north-east of Mossley. Prior to the Roman conquest, the area was likely part of the territory of the Biringantes tribe. During the Roman era, the location of Mossley was located roughly equidistant from the forts of *Artodalia* (near Glossop, Derbyshire) to the south, *Mamucium* (Manchester) to the west, and Castleshaw (possibly *Rigodunum*) to the north-east.

4.2.2 After the Roman era, it is likely the area retained a Romano-British culture until at least the late 5<sup>th</sup> century, with British Kingdoms located to the east and north, though gradually the area shifted to an Anglo-Saxon culture. A six-mile earthwork called the Nico Ditch, was constructed sometime between the 5<sup>th</sup> and 11<sup>th</sup> centuries, possibly as a boundary marker between the Kingdoms of Mercia to the south, and Northumbria to the north. Mossley is located on the Northumbrian side. The line of this ditch is still visible on modern satellite mapping following the route of Old Hall Lane, Mathews Lane and Holmcroft Road, Levenshulme, though for the majority the remains have been lost with only small sections remaining and designated as Scheduled Monuments.

4.2.3 Mossley is not mentioned in the Domesday Book on 1086. The name first appears in 1319 as *Moselegh*, deriving from the Old English for 'bog in woodland clearing'. The Industrial Revolution resulted in the transition of rural farming communities such as Mossley into mill towns. Now located in Greater Manchester since its creation in 1974, Mossley was previously located at the boundary of Lancashire, Cheshire and the West Riding of Yorkshire, and local government wards and church parishes still reflect the historic boundaries. The site is located in the Lancashire part of Mossley.

### 4.3 Geology and Topography

4.3.1 The bedrock geology of the study site comprises Marsden Formation - Mudstone and siltstone. Sedimentary bedrock formed between 321.5 and 320 million years ago during the Carboniferous period. The elevation of ground within the study site is relatively uniform at around 137m above Ordinance Datum (aOD).

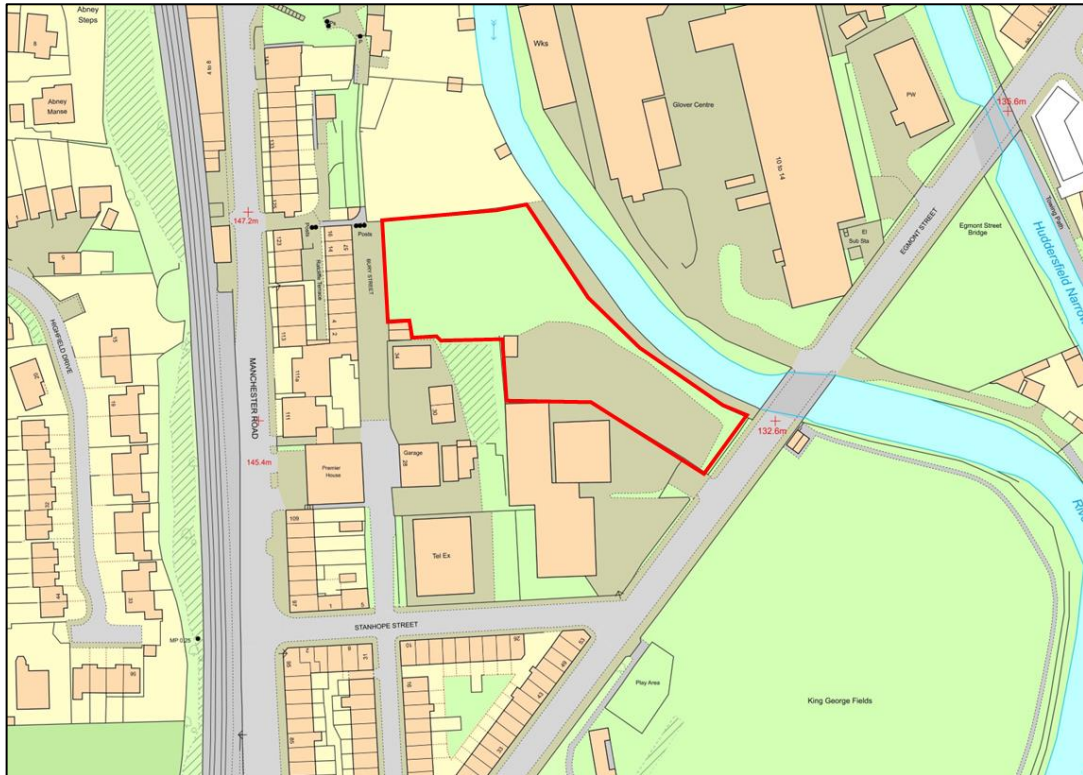


Figure 1: OS map of the project site and surrounding area. Red line boundary depicts application site.



## 5 Results

### 5.1 Desk Study

5.1.1 A study was compiled of the designated and non-designated heritage assets of the area within the site boundary and a 1km radius of the site, as well as a map regression exercise of the site. The definition of the timescales used in this section can be seen below in Table 7.

5.1.2 A summary of information obtained from the Greater Manchester Historic Environment Record (HER) is summarised below (Section 5.3). Some records can pertain to multiple periods of history; therefore, some records may be referred to more than once. A full dataset is available on request.

Table 6: Timescales used in this report.

Era	Timescale
<b>Prehistoric</b>	
Palaeolithic	450000 – 12000 BC
Mesolithic	12000 – 4000 BC
Neolithic	4000 – 1800 BC
Bronze Age	1800 – 600 BC
Iron Age	600 BC – AD 43
<b>Historic</b>	
Roman	AD 43 – 410
Anglo-Saxon/Early Medieval	AD 410 -1066
Medieval	AD 1066 – 1485
Post-medieval	AD 1485 - 1800
Modern	AD 1800 - Present

### 5.2 Designated Heritage Assets

5.2.1 There were no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the site or within 1km of the site (Appendix 3).

5.2.2 A single conservation area – the Carbrook Conservation Area, is located 0.9km to the south-east of the site.

5.2.3 There are 23 listed buildings or structures within 1km of the site (Appendix 3), all Grade II, though only 7 are located within 0.5km of the site. These are summarised below in Table 6.

Table 6. Details of Listed Buildings within 1km of the site

<b>Name</b>	<b>Date first listed</b>	<b>Location</b>	<b>Reason for designation</b>
Inglenook	06/02/1986	0.21km NE; <b>SD 97645</b> <b>01910</b>	2 houses, formerly several cottages. Late C17, early C18 and mid C18. Hammer-dressed stone with slate and asbestos slate roof. Long single-depth 2-storey range incorporating a barn in bay 1 (now part of the house).
War Memorial in Front of Former Town Hall	06/02/1986	0.32km NW; <b>SD 97300</b> <b>02050</b>	War memorial. c.1920. Marble statue on polished granite base. Robed female figure holding a book in one hand stands on a tapering square stone plinth.
Former Mossley Town Hall	22/11/1966	0.34km NW; <b>SD 97280</b> <b>02049</b>	Town hall, originally a private house and now disused. 1862. Ashlar with slate roof. Large asymmetrical plan of 8 bays and 2 storeys executed in an Italianate style.
Huddersfield Narrow Canal and Micklehurst Bridge and Lock No. W13	06/02/1986	0.44km S; <b>SD 97623</b> <b>02199</b>	ock and tail bridge. Between 1794 and 1797. Benjamin Outram engineer. Hammer-dressed stone. The lock which is grooved for stop planks has gate recesses (no gates) and has been largely filled in in C20.
71, 73, 75 and 77 Staley Road	06/02/1986	0.49km E; <b>SD 98041</b> <b>01640</b>	4 cottages. Hammer-dressed stone with slate roof. Double-depth, 3 storeys with 3 bays, and an additional 2 bays of 2 storeys.
Oakdene	06/02/1986	0.5km E; <b>SD 98052</b> <b>01629</b>	House. Watershot stone with graduated stone slate roof and rendered stacks. Double- depth 2-storey central-staircase plan. Projecting plinth.

## 5.3 Non-designated Heritage Assets

- 5.3.1 The dataset from the South Yorkshire HER provided records of the locations of archaeological features and find spots (monument records), as well as the details of archaeological previous investigations (event records) within the site and within 1km of the site.

Table 7. Summary of HER monument records detailed within this report

Period	Within Development Site	Within Search Area
Prehistoric	0	6
Roman	0	0
Early medieval	0	0
Medieval	0	4
Post-medieval	0	8
Modern	1	13
Undated	0	1

- 5.3.2 A map with all record locations can be found within Appendix 4. This section also includes evidence revealed by the map regression exercise. Maps referred to can be found within Appendix 5.

### Prehistoric

Table 8. Details of HER entries pertaining to the prehistoric period.

HER Reference	Location	Notes
479.1.0	0.47km SW; SD 9729 0129	Findspot of a late Neolithic / early Bronze Age stone hammer.
477.1.0 / 8222.1.0	0.91km SW; SD 9669 0119	Findspot of a Bronze Age stone axe and early Neolithic arrowhead.
13578.1.0	0.63km SW; SD 96871 01462	Findspot of a late Neolithic stone Axe.
8229.1.0	0.5km NW; SD 970 019	Findspot of Neolithic stone axe, precise location not known.
8232.1.0	0.98km SE; SD 9841 0123	Findspot of a flint scraper, late Neolithic to early Bronze Age.

## Roman

5.3.3 No records specific to the Roman era were present in the HER data.

## Early-medieval

5.3.4 No records specific to the early-medieval era were present in the HER data

## Medieval

Table 9. Details of HER entries pertaining to the Medieval period

HER Reference	Location	Notes
MGM19533	0.5km NW; SD 9700 0200	Findspot of a late medieval /early post medieval pilgrim badge. Copper alloy, depicting a robed figure. Exact location unsure, reported to Portable Antiquities Scheme.
3497.1.0	0.72km NW; SD 9695 0230	Record for the medieval village core of Mossley, which remained a small farming community until the industrial revolution.
3487.1.0	0.8km NW; SD 9670 0202	Record for Mossley Cross, named as such on OS mapping and located at a historic crossroads therefore a possible focal point for settlement.
3498.1.0	0.75km SW; SD 9688 0125	Record for the location of Luzley, a small settlement which remains a hamlet separate from Mossley. The name derived from the Old English for 'pig sty clearing'.

## Post-medieval

5.3.5 For both the post medieval era and modern era, the HER contained a large quantity of records, As such, only those within 0.5km of the site are detailed here. All records were taken into consideration for assessing the potential on site, with a map of the locations of all records presented in Appendix 4.

Table 10. Details of HER entries pertaining to the Post-medieval period

HER Reference	Location	Notes
11138.1.0	0.16km NW; SD 9733 0189	The site of Tumbling Bank Mill, a cotton mill present by 1793. Not present after 1850.
11142.1.0	0.16km N; SD 974 019	Site of a former a paper mill present by 1793. Demolished prior to 1889.

HER Reference	Location	Notes
1029.1.0	0.21km; SD 9764 0190	Inglenook Cottage, a Grade II listed building, first built in the 17 <sup>th</sup> century, with later additions.
5808.1.0	0.24km N; SD 9750 0202	The site of Bottoms Old Mill, a fulling mill and later a cotton mill, first mentioned in 1777.
6336.1.0	0.22km SE; SD 9767 0152	Site of Bottoms New Mill, a wool mill in the 19 <sup>th</sup> century, though possibly built in the late 18 <sup>th</sup> century.
8180.1.0	0.49km E; SD 9805 0171	The site of Spring Bank Farm, a farmstead known to have been present prior to 1700. No longer present.
1008.1.0	0.5km E; SD 9805 0162	Oakdene, a Grade II listed building built in the 18 <sup>th</sup> century.
1016.1.0	0.44km N; SD 9762 0219	Micklehurst Bridge and Lock No.W13, Huddersfield Narrow Canal, built in the late 18 <sup>th</sup> century, filled in in the 20 <sup>th</sup> century.

### Modern (including map regression analysis)

Table 1.1. Details of HER entries pertaining to the Modern period

HER Reference	Location	Notes
6345.1.0	On site.	The site of Albert Mill, a cotton mill present from 1860 – 1960.
5807.1.0	0.05km NE; SD 9754 0178	The site of South End Mills, a cotton mill present from 1859 – 1930.
3304.1.0	0.12km N; SD 9747 0189	The site of River Mill (South End No.3 Mill), built in the 1840's and demolished by the 1990's.
1007.1.0	0.31km NW; SD 9728 0204	Mossley Town Hall, originally a private house, now disused.
1006.1.0	0.31km NW; SD 9729 0205	War Memorial.
3307.1.0	0.37km N; SD 9736 0213	Brittania Mill, cotton mill built in the 1850's, the main mill building still present.
3306.1.0	0.27km N; SD 9743 0205	Longlands Mill, a cotton mill built in the 1870's. Main mill building still present.
3305.1.0	0.27km N; SD 9754 0205	Queen Street Mills, built in the early 20 <sup>th</sup> century. Still present but heavily modified.
3308.1.0	0.37km N; SD 9754 0214	Victoria Mills, cotton mill built in the 1850's, all now demolished.
636.1.0	0.29km NE;	Croft Mill, cotton mill built in the 1830's, now demolished.

HER Reference	Location	Notes
	SD 9766 0202	
644.1.0	0.35km NE; SD 9771 0206	Former railway station, closed in the 1960's
13764.1.0	0.45km NE; SD 97789 02117	All Saints Church, now residential.
6338.1.0	0.31km NE; SD 9776 0194	New Hollins / Victoria Mill, cotton mill built in the 1820's, demolished in the 1960's
3315.1.0	0.27km NE; SD 9780 0185	Brunswick Mill, built in the early 19 <sup>th</sup> century, now demolished.

5.3.6 The available OS maps for the site (Appendix 5) depict the area within the red-line boundary for the period 1786 – 1951 and allows a comparison to the modern day. The earliest of these maps, the Yates map of Lancashire (historic), depicts Mossley to its original extent prior to the onset of the Industrial Revolution, when it was a small village situated along what is now the A670. The maps from 1882 – 1951 depicts the development of the site and immediate area. By 1882, the site is partially occupied by Albert Mill, a former cotton mill. In 1882 this is a smaller building, which has expanded considerably by 1910. However, by 1951 this has all been demolished, with the site remaining vacant until the present day. The area south of the current red-line boundary has been redeveloped into a automotive company.

## Undated

Table 12. Details of undated HER entries

HER Reference	Location	Notes
12630.1.0	0.87km E; SD 98399 01440	Remains of a bank and ditch, possibly an ancient field boundary.

## Event records

5.3.7 The information provided by the HER also provides records of archaeological surveys, investigations and assessments that have occurred within 1km of the site (event records). Notable event records for within 1km of the site are detailed in Table 13.

Table 13. Detailed of event records

HER Reference	Location	Notes
EGM4652	0.08km W; Centred SD 9304 0410 (18028m by 11095m)	Scope of a desk-based assessment along the TransPennine railway.
EGM4472	0.24km N; Centred SD 9731 0208 (125m by 196m)	Scope of a heritage statement.
EGM3658	0.95km NW; Centred SD 96902 02661 (173m by 178m)	Desk-based assessment, identified the presence of former industrial buildings and a potential for remains.
EGM3503	0.7km SE; Centred SD 98975 01037 (1577m by 1352m)	Archaeological landscape survey focussed on Carrbrook. The most significant sites associated with the textile industry.
EGM4764	0.82km SW; Centred SD 9674 0104	Geophysical surveys to try and identify remaining sections of Roman road. None found.

### Historic Landscape Characterisation (HLC)

5.3.8 HLC data was provided from the Greater Manchester HER for the site and surrounding area (Appendix 4). The area within the red-line boundary is depicted as 'enclosed land'.

## 6 Evaluation and Impact

### 6.1 Designated Heritage Assets

- 6.1.1 No World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields were located within 1km of the development site.
- 6.1.2 The Carbrook Conservation Area is located 0.9km to the southwest of the site. This conservation area is designated due to it being an example of a Victorian designed village.
- 6.1.3 There are 23 listed buildings or structures within 1km of the site, the majority relating to the industrial heritage of Mossley.

### 6.2 Potential sub surface archaeological remains

- 6.2.1 The level of significance of sub-surface archaeological remains is based on several factors, including the date of the remains, the nature of the remains, the state of their preservation and their evidential value and potential value to add to research objectives.
- 6.2.2 Evidence of activity prior to the medieval era is limited. No records were present pertaining to the Roman and early-medieval eras. It is known that Roman forts were present in the wider landscape to the north, south and east, with a network of roads presumably connecting them. However, there is little evidence to suggest these passed through what is now Mossley. With no record of Mossley prior to the medieval era, evidence of settlement for the early medieval era is also negligible. Records pertaining to the prehistoric era were present within the HER though limited to scattered findspots of individual Neolithic and Bronze Age, with these located in upland areas to the west of the site. As such, the potential for archaeological remains prior to the medieval era is considered low.
- 6.2.3 Evidence suggests Mossley developed as a settlement in the medieval era, being first mentioned in the 14<sup>th</sup> century. Records for this era are limited, pertaining to the historic settlement cores of Mossley, Mossley Cross and Luzley. The original village of Mossley was situated along the A670, and will have remained a small village until the end of the post-medieval era and the onset of the industrial revolution. Also of note in the area is Buckton Castle, situated on a hilltop to the east of Mossley. The castle comprises the remains of one of the earliest stone castles in England, likely built and demolished in the 12<sup>th</sup> century. A record from 1360 mentions it as a 'ruined castle', and was probably abandoned due to it being located in a part of England of lower strategic



importance, being located away from major cities, borders on the coast. The likelihood of medieval remains on site is limited, though there is potential due to the site being located along the River Tame, which will have likely been used for a variety of purposes in this era. As such, it is considered there is a medium potential for low value medieval remains on site.

6.2.4 Records for the post-medieval and modern eras were the most abundant in the HER, which, aside from a few exceptions, all relate to former or existing industrial buildings and infrastructure within Mossley. The majority of these are cotton mills, one of which, Albert Mill was formerly partially located within the site boundaries. This Mill was originally constructed in the mid-19<sup>th</sup> century, and demolished by the 1960's, with remains from this building complex potentially still present on site. In addition, given the proximity of earlier mills constructed in the late 18<sup>th</sup> century, there also exists a potential for post-medieval remains, though to a lesser extent. As such, it is considered there is a medium potential for low value post-medieval remains, and a high potential for medium value modern remains. The basis of this medium value would be the value of any remains of Albert Mill to the understanding of the process of the Industrial Revolution to the history of the region.

### **6.3 Proposed development**

6.3.1 The site is approximately 0.55 hectares in extent and is located within Mossley, adjacent to the River Tame. This report summarises potential constraints in relation to the full planning application for two apartment blocks and associated landscaping.

### **6.4 Current land use**

6.4.1 The site currently comprises an area of vacant land.

### **6.5 Assessment of Impact**

6.5.1 Impacts to designated heritage assets lie outside of the scope of this report. However, taking into context the built-up nature of the area, impacts to the significance of listed buildings in the area would not be anticipated.

6.5.2 Any development is understood to be retained within the current red-line boundary. It is understood the proposed development will require below-ground works, which will likely include construction techniques common to modern developments which would result in it being improbable that if any archaeological remains lie within the site they will survive the development process. As such the magnitude change by the development is considered moderate. It is

considered that there is potential for low value medieval and post-medieval remains, and moderate value modern remains. Therefore, the resulting significance of impact to these remains by the development is summarised below in Table 14.

Table 14. Significance of the impact of archaeological resources by the development.

<b>Value of Archaeological Resources</b>	<b>Magnitude of Change</b>	<b>Significance of Impact.</b>
Low value medieval remains	Moderate	Slight
Low value post-medieval remains.	Moderate	Slight
Medium value modern remains.	Moderate	Moderate.

# 7 Conclusions and Recommendations

## 7.1 Conclusions

- 7.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, and topographic information in order to assess the heritage significance and impact by the proposed development. It addresses the requirements set out by the NPPF.
- 7.1.2 This assessment establishes a potential for low value medieval and post-medieval remains, and medium value modern remains being located on site. The magnitude of change to these remains is anticipated to be moderate. As such, the resulting significance o impact to these remains should they be present, ranges from slight – moderate.

## 7.2 Further recommendations

- 7.2.1 In light of the potential for the identified remains throughout the site it is likely that the local authority would request a precautionary approach should these features be present on site. The precise details of any such work will need to be determined by the Planning Archaeologist, however, it is recommended that most appropriate strategy should entail suitable archaeological field evaluation comprising trial trenching. The ground currently on site is not likely suitable for the purposes of a non-intrusive geophysical survey.

# Appendix 1. General References

BGS (2019) British Geological Survey website - <https://www.bgs.ac.uk/home.html>

Chartered Institute for Archaeologists. (2012) Standard Guidance for Archaeological Desk-based Assessment. Unpublished document.

Chartered Institute for Archaeologists. (2014) Standard and Guidance for Archaeological Field Evaluation. Unpublished document.

Greene, K and Moore T. (2010). Archaeology: An Introduction. Routledge.

Highways Agency (2007) Design Manual for Roads and Bridges Volume 11, Section 3, Part 2, Annex 5: Cultural Heritage Subtopic Guidance – Archaeological Remains. Unpublished document.

Historic England. (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon. Historic England.

Historic England. (2019) A Guide to Historic Environment Records (HERs) in England. Swindon. Historic England.

Historic England. (2015) Managing Significance in Decision-taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2. Swindon. Historic England.

National Library of Scotland (2020). Explore Georeferenced Maps. Available at: <https://maps.nls.uk/os/>

Ministry of Housing, Communities and Local Government. (2021) National Planning Policy Framework.

## Historic Maps

Yates (Lancashire), 1786

OS Six Inch, 1882

OS Six Inch, 1910

OS 1:25000, 1951

## **Appendix 2. Legislation and Guidance Sources**

Articles of International and British legislation and policy guidance are referred to. The articles of legislation are:

- Town and Country Planning Act 1990
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Ancient Monuments and Archaeological Areas Act 1979.
- Protection of Wrecks Act 1973
- Historic Buildings and Ancient Monuments Act 1953
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.

# Appendix 3. Designated Heritage Assets

Figure 2. Details of designated heritage assets and listed buildings within 1km of the site

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Site Check Report generated on Thu Sep 14 2023  
 You selected the location: Centroid Grid Ref: SD97500173  
 The following features have been found in your search area:

**Listed Buildings (England)**

<b>Name</b>	STAMFORD ARMS
<b>Reference</b>	1068012
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	398201
<b>Northing</b>	401365.36084392
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1068012">https://historicengland.org.uk/listing/the-list/list-entry/1068012</a>
<b>Name</b>	STABLE WING ADJOINING THE NORTH EAST OF MOORGATE HOUSE
<b>Reference</b>	1068019
<b>Grade</b>	II
<b>Date Listed</b>	01/10/1985
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	398378
<b>Northing</b>	401229.36084391
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1068019">https://historicengland.org.uk/listing/the-list/list-entry/1068019</a>
<b>Name</b>	9, 11 AND 13, ANTHONY STREET
<b>Reference</b>	1068031
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	396907
<b>Northing</b>	402298.36084391
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1068031">https://historicengland.org.uk/listing/the-list/list-entry/1068031</a>
<b>Name</b>	9, BROADCARR LANE
<b>Reference</b>	1068033
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	396608
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<b>Name</b>	HUDDERSFIELD NARROW CANAL WINTERFORD BRIDGE AND LOCK NUMBER W14
<b>Reference</b>	1068037
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	397703
<b>Northing</b>	402560.36084392
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1068037">https://historicengland.org.uk/listing/the-list/list-entry/1068037</a>
<b>Name</b>	71, 73, 75 AND 77, STALEY ROAD
<b>Reference</b>	1068043
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	398041
<b>Northing</b>	401640.36084392
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1068043">https://historicengland.org.uk/listing/the-list/list-entry/1068043</a>
<b>Name</b>	FORMER MOSSLEY TOWN HALL
<b>Reference</b>	1068044
<b>Grade</b>	II
<b>Date Listed</b>	22/11/1966
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<b>Northing</b>	402049.36084392
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1068044">https://historicengland.org.uk/listing/the-list/list-entry/1068044</a>
<b>Name</b>	CHURCH OF ST GEORGE
<b>Reference</b>	1068005
<b>Grade</b>	II
<b>Date Listed</b>	22/11/1966
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	396887

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<b>Northing</b>	402230.36084391
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<b>Name</b>	OAKDENE
<b>Reference</b>	1162864
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
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<b>Northing</b>	401629.36084392
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1162864">https://historicengland.org.uk/listing/the-list/list-entry/1162864</a>
<b>Name</b>	WAR MEMORIAL IN FRONT OF FORMER TOWN HALL
<b>Reference</b>	1162871
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
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<b>Northing</b>	402050.36084391
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<b>Name</b>	Huddersfield Narrow Canal Scout Tunnel, south entrance
<b>Reference</b>	1162961
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
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<b>Easting</b>	397340.010499954
<b>Northing</b>	401023.652151108
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<b>Name</b>	7, ANTHONY STREET
<b>Reference</b>	1162762
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	396906
<b>Northing</b>	402299.36084392
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1162762">https://historicengland.org.uk/listing/the-list/list-entry/1162762</a>
<b>Name</b>	17, ANTHONY STREET
<b>Reference</b>	1162765
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
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<b>Name</b>	INGLENOOK
<b>Reference</b>	1162773
<b>Grade</b>	II
<b>Date Listed</b>	06/02/1986
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	397645
<b>Northing</b>	401910.36084392
<b>Hyperlink</b>	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1162773">https://historicengland.org.uk/listing/the-list/list-entry/1162773</a>
<b>Name</b>	MOSSLEY CROSS AND ADJOINING BARN
<b>Reference</b>	1162819
<b>Grade</b>	II
<b>Date Listed</b>	01/10/1985
<b>Scale of Capture</b>	1:2500
<b>Easting</b>	396715
<b>Northing</b>	402008.36084392
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<b>Name</b>	WOODEND MILL
<b>Reference</b>	1268030
<b>Grade</b>	II
<b>Date Listed</b>	04/11/1996
<b>Scale of Capture</b>	1:2500
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<b>Northing</b>	402621.36084391
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**Name** NUMBERS 1, 2 AND 3 AND MOORGATE FARMHOUSE AND ADJOINING BARN AND SHIPPON  
**Reference** 1309369  
**Grade** II  
**Date Listed** 01/10/1985  
**Scale of Capture** 1:2500  
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**Northing** 401209.10625267  
**Hyperlink** <https://historicengland.org.uk/listing/the-list/list-entry/1309369>

**Name** HUDDERSFIELD NARROW CANAL SCOUT TUNNEL NORTH ENTRANCE  
**Reference** 1309457  
**Grade** II  
**Date Listed** 06/02/1986  
**Scale of Capture** 1:2500  
**Eastings** 397464.494199753  
**Northing** 401162.384401321  
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**Name** HUDDERSFIELD NARROW CANAL MICKLEHURST BRIDGE AND LOCK NUMBER W13  
**Reference** 1356441  
**Grade** II  
**Date Listed** 06/02/1986  
**Scale of Capture** 1:2500  
**Eastings** 397623  
**Northing** 402199.36084391  
**Hyperlink** <https://historicengland.org.uk/listing/the-list/list-entry/1356441>

**Name** LYCHGATE AT CHURCH OF ST GEORGE  
**Reference** 1356461  
**Grade** II  
**Date Listed** 06/02/1986  
**Scale of Capture** 1:2500  
**Eastings** 396874  
**Northing** 402304.36084392  
**Hyperlink** <https://historicengland.org.uk/listing/the-list/list-entry/1356461>

**Name** 574 AND 576, HUDDERSFIELD ROAD  
**Reference** 1356466  
**Grade** II  
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**Northing** 401036.36084391  
**Hyperlink** <https://historicengland.org.uk/listing/the-list/list-entry/1356466>

**Name** KERSHAW HEY FARMHOUSE  
**Reference** 1356468  
**Grade** II  
**Date Listed** 06/02/1986  
**Scale of Capture** 1:2500  
**Eastings** 397682  
**Northing** 401153.36084391  
**Hyperlink** <https://historicengland.org.uk/listing/the-list/list-entry/1356468>

**Name** Railway tunnel portal, MVL3/11 Scout Tunnel (south end)  
**Reference** 1452399  
**Grade** II  
**Date Listed** 23/03/2018  
**Scale of Capture** 1:1250  
**Eastings** 397290.915500641  
**Northing** 401240.073708505  
**Hyperlink** <https://historicengland.org.uk/listing/the-list/list-entry/1452399>

**Name** NUMBER 18 AND ADJOINING COTTAGES 1 AND 3, CARRHILL ROAD  
**Reference** 1162781  
**Grade** II  
**Date Listed** 06/02/1986  
**Scale of Capture** 1:2500  
**Eastings** 397240  
**Northing** 402718.36084392  
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**Scheduled Monuments (England)**  
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**World Heritage Sites (England) - points**  
No Features found

**World Heritage Sites (England)**  
No Features found

**Registered Battlefields (England) - points**  
No Features found

**Registered Battlefields (England)**  
No Features found

**Registered Parks and Gardens (England) - points**  
No Features found

**Registered Parks and Gardens (England)**  
No Features found

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# Appendix 4. Non-designated Heritage Assets

Figure 3. Monument records within 1km of the site for the prehistoric era





Figure 4. Monument records within 1km of the site for the medieval era

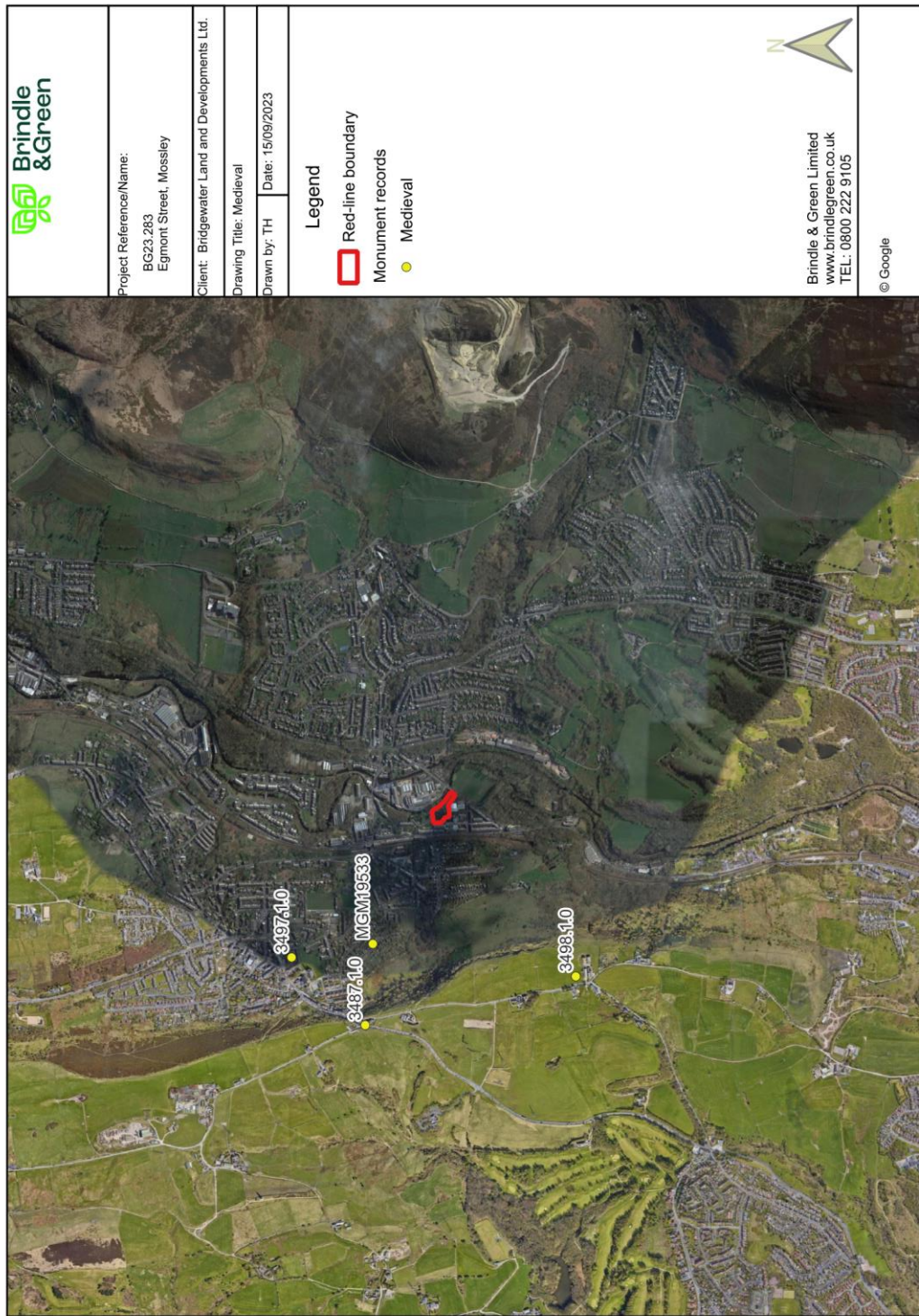




Figure 5. Monument records within 1km of the site for the post-medieval era

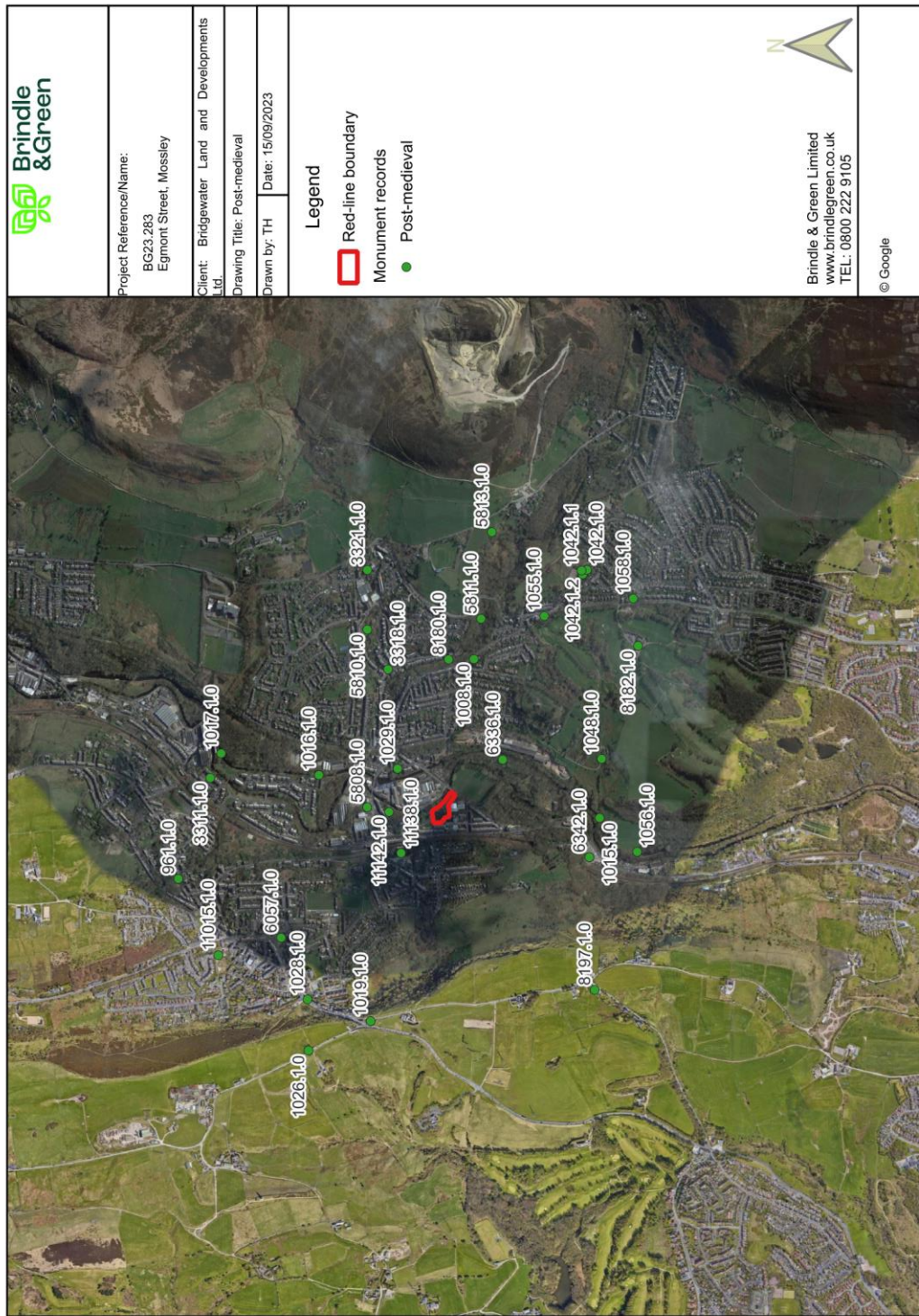




Figure 6. Monument records within 1km of the site for the modern era

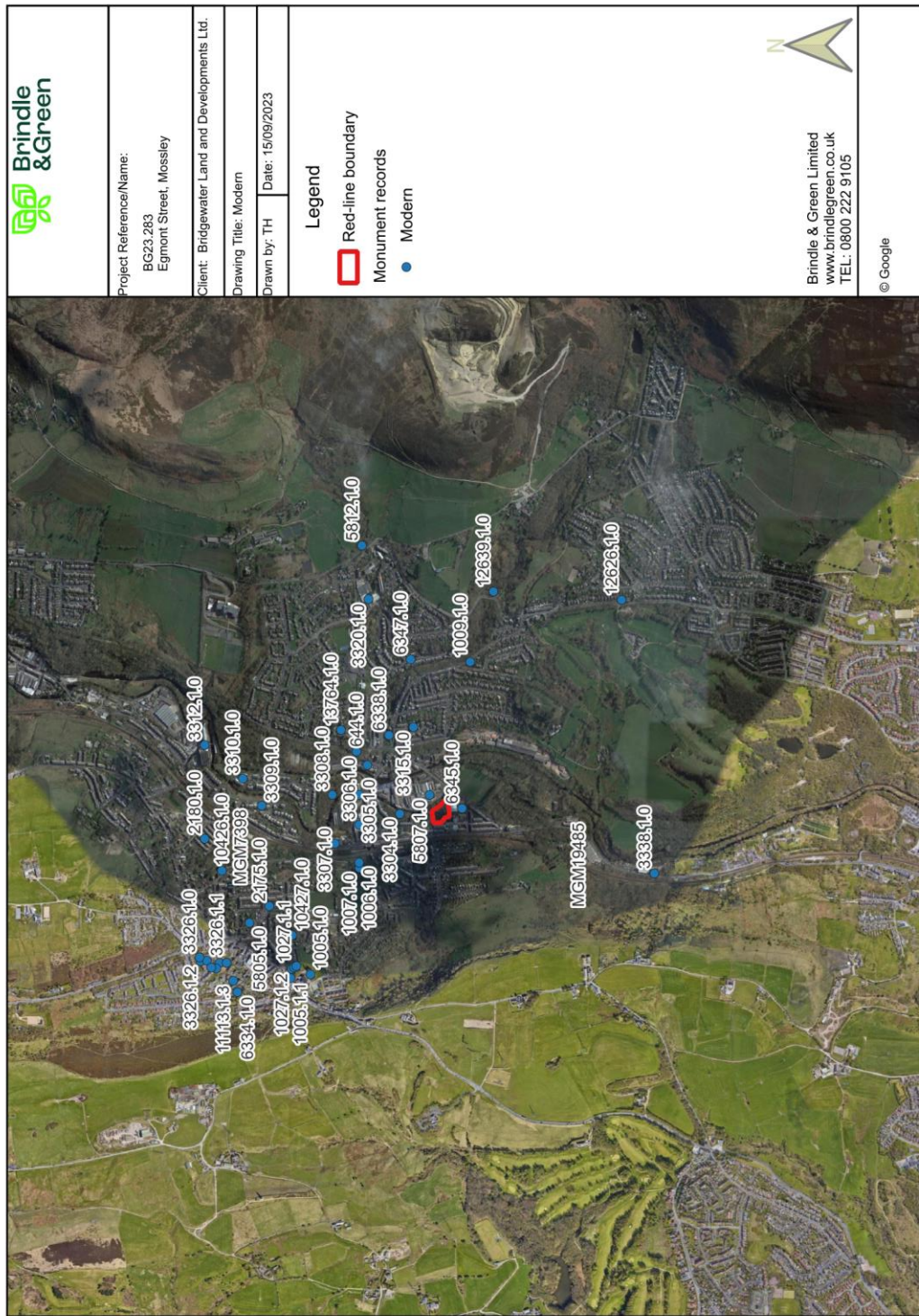


Figure 7. Event records within 1km of the site

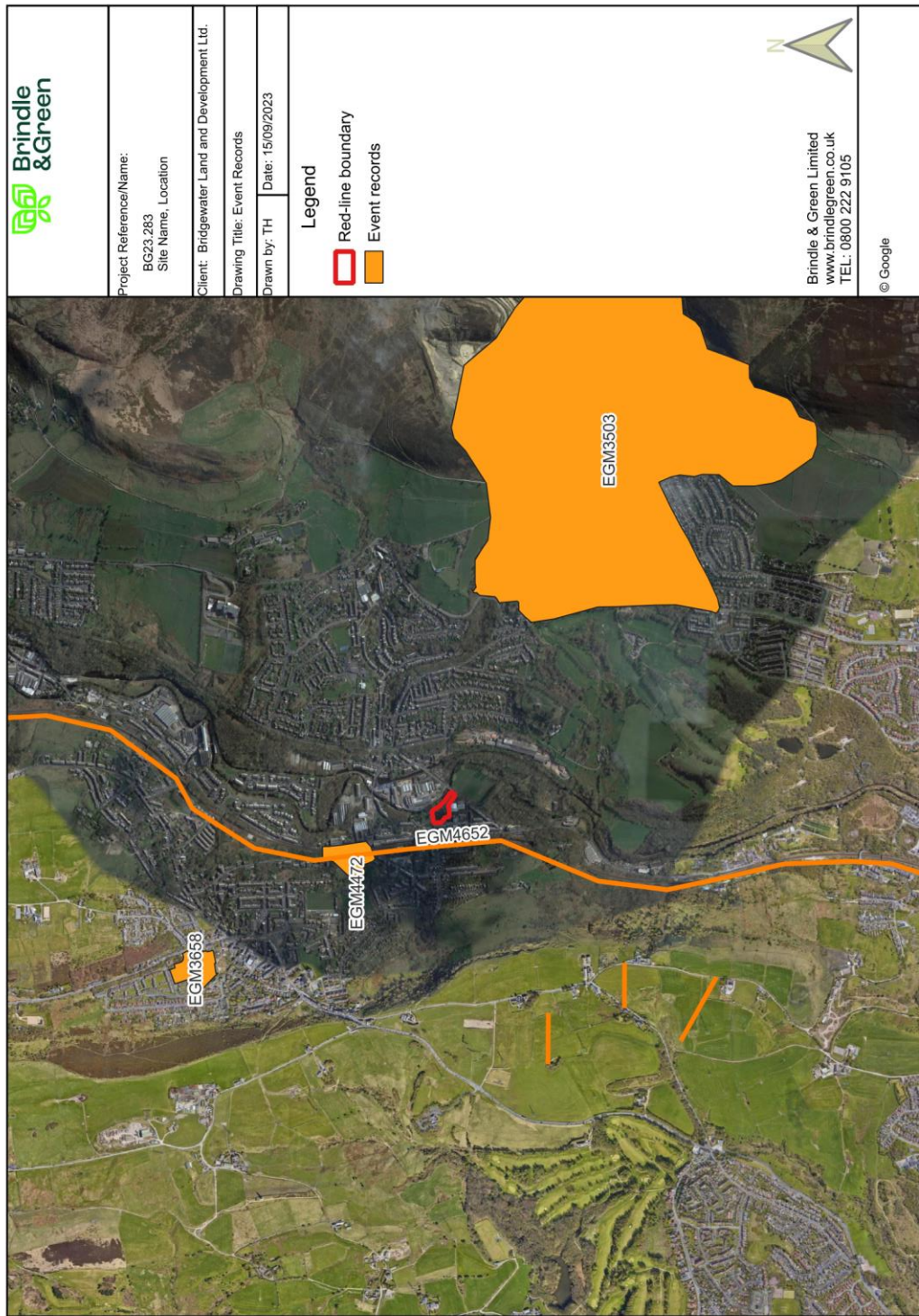
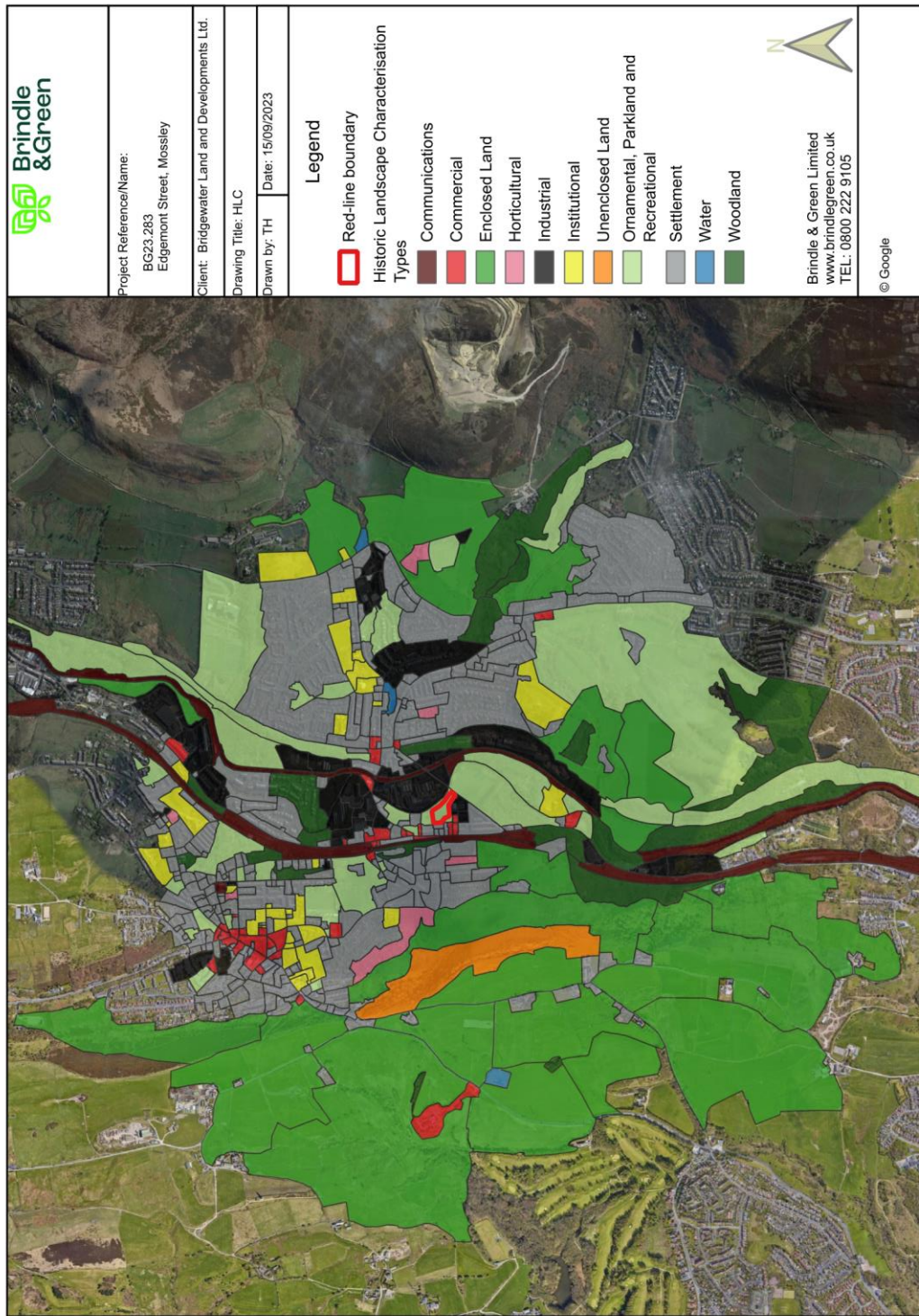




Figure 8. Historic landscape characterisation



## Appendix 5. Archive of Maps

For all maps the approximate extent of the proposed development boundary is depicted in red.

Figure 9. Section of the 1786 Yates map of Lancashire





Figure 10. Section of the 1882 OS Map

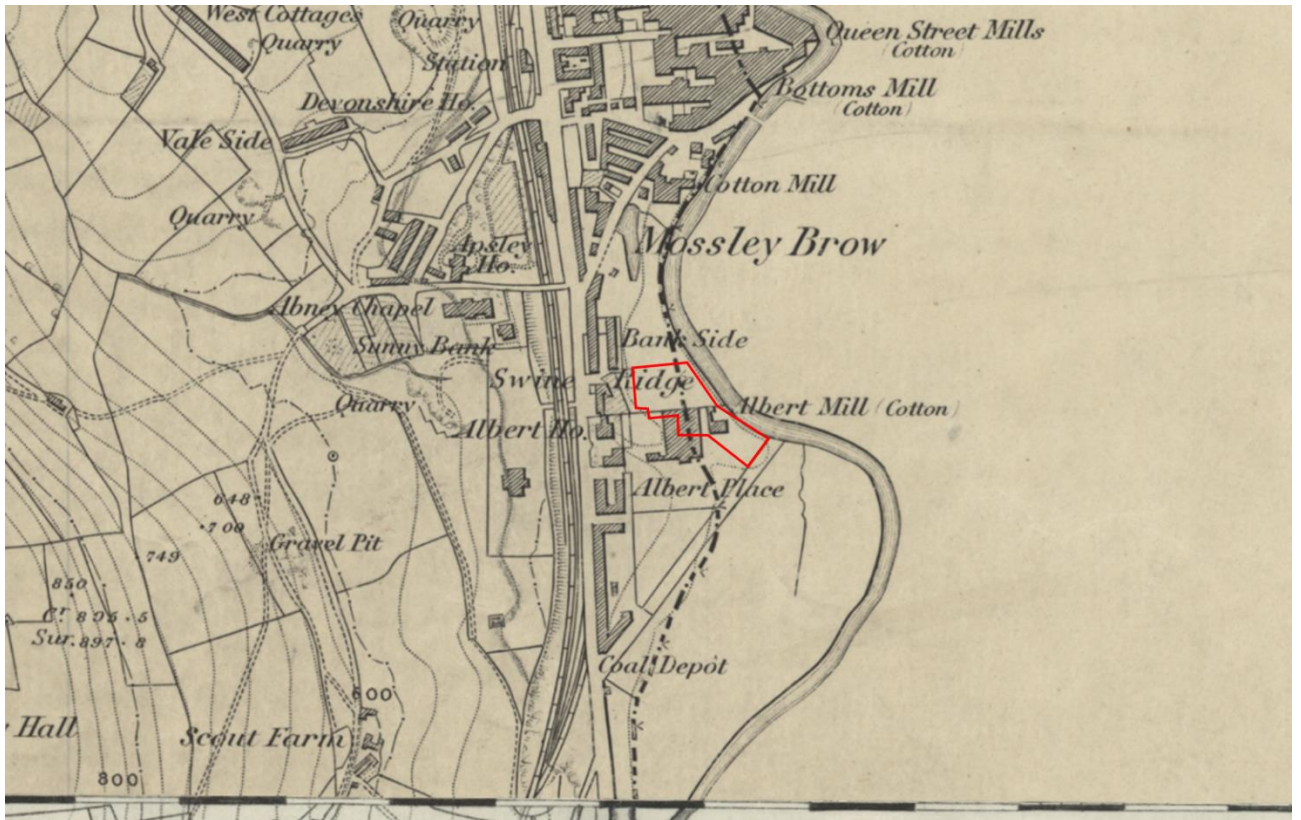


Figure 11. Section of the 1910 OS Map

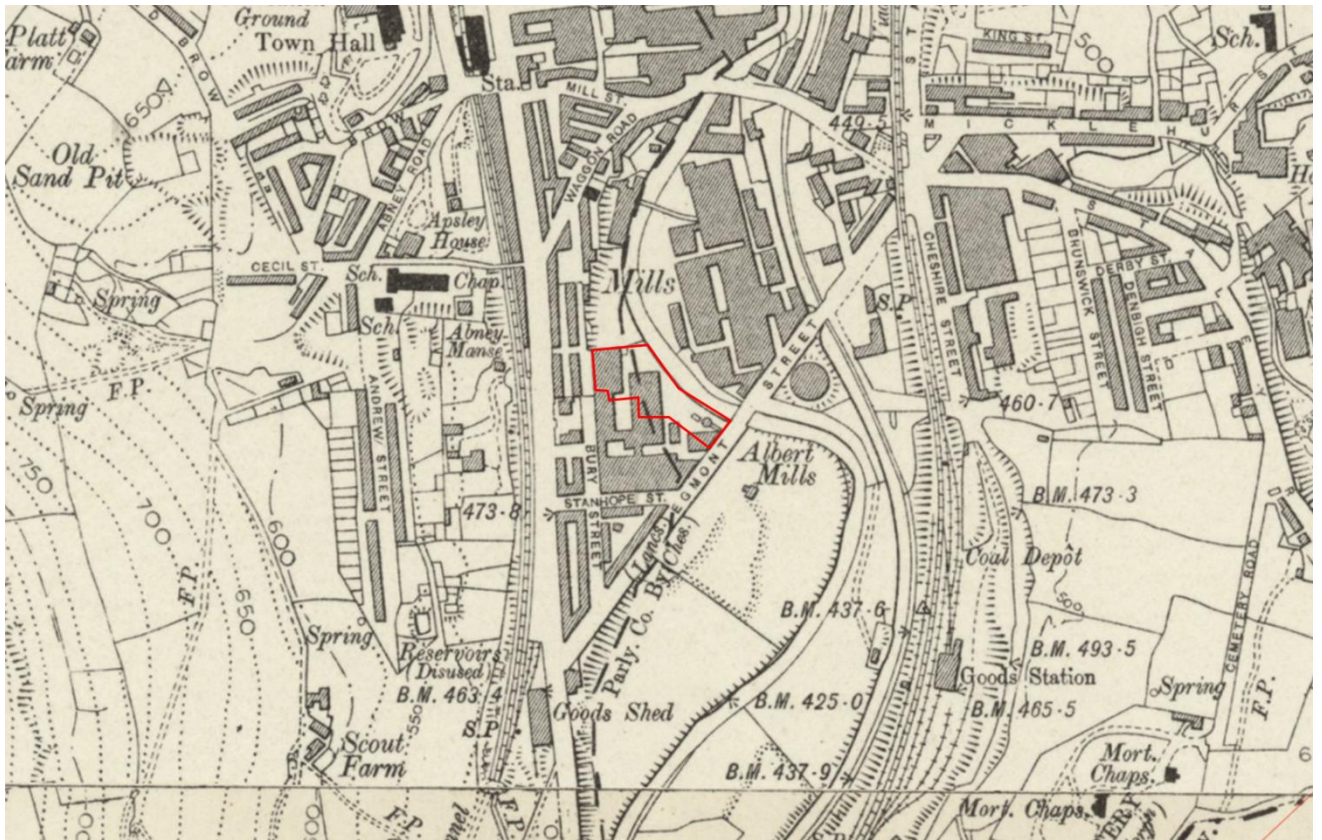




Figure 12. Section of the 1951 OS Map

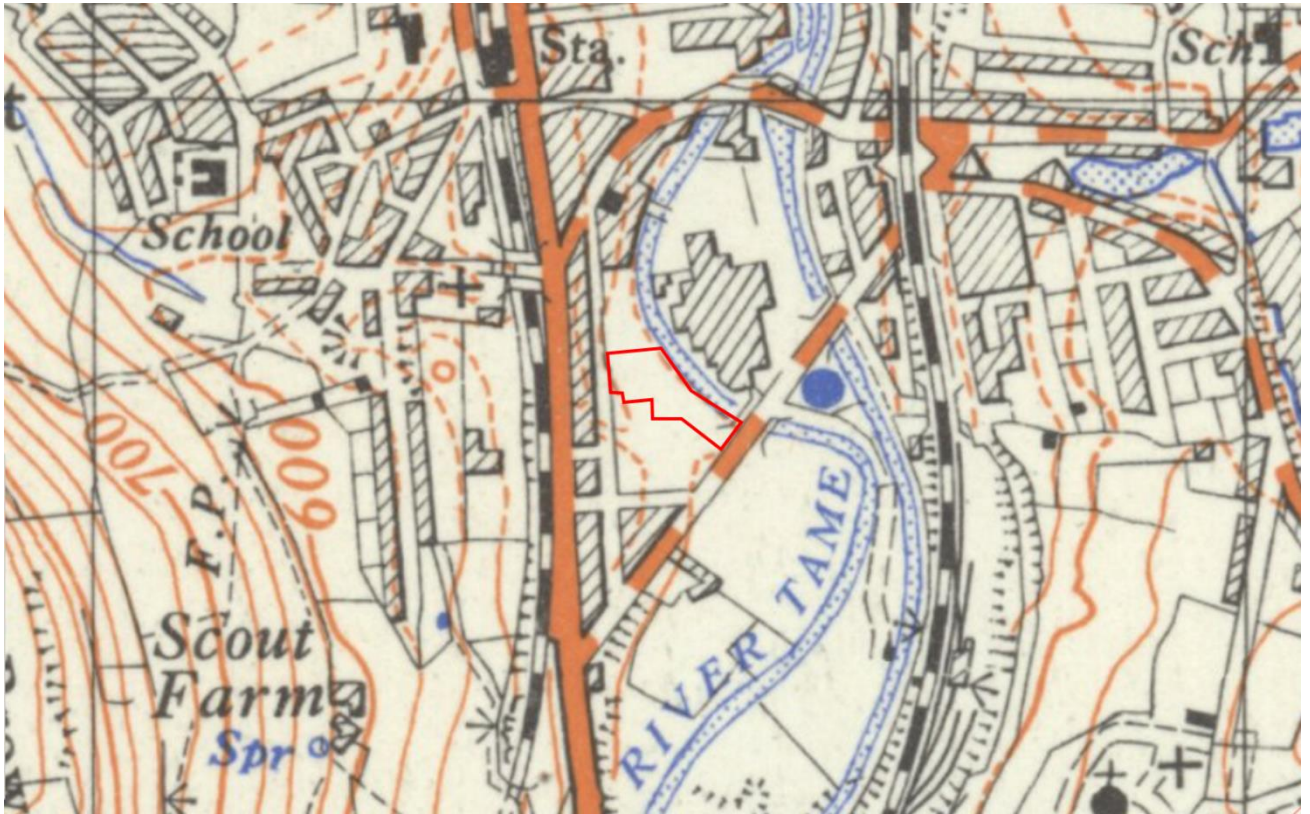


Figure 13. Modern satellite image



# Appendix 6. Proposed Plans



	Jigsaw Homes Group Ltd. Turner House, 56 King St, Leigh WN7 4LJ
	Drawing: Sketch proposed site plan Revision: Land at Egmont Street and adjacent to River Tame
Schedule of Accommodation: Block 1 - 3 storey 12No. 1bed @ 45sqm Block 2 - 3 storey 12No. 1bed @ 45sqm Block 3 - 3 storey 12No. 1bed @ 45sqm	