CHAPTER 10
CULTURAL HERITAGE



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INTRODUCTION

Background

10.1 GT Energy UK Limited (GTE) is seeking to develop a geothermal heat plant in the City of Manchester. The development would be one of the first of its type in the United Kingdom and would comprise the initial drilling of two deep exploration boreholes to an approximate depth of 3,200 metres (m) beneath a site on Devonshire Street, Ardwick. The site location is shown on Figure 1.1 and Figure 1.2.

10.2 Subject to positive results it is proposed that one of the wells would be used for the abstraction of geothermal water which would subsequently be passed through heat exchangers in the geothermal heat plant before it is re-injected via the second geothermal well. The renewable heat from the geothermal water would be harnessed via a heat exchanger in the energy centre. This heat can then be provided to end users for their heat and hot water requirements.

10.3 Having consulted with Manchester City Council (MCC), it was decided that planning permission would be sought for two vertical exploration boreholes in the first instance. Once planning permission is granted, GTE would then commence a series of borehole trajectory determination surveys, after which a planning application would be submitted for two deviated boreholes.

10.4 Subject to a successful exploration phase, permission will be sought to develop a district heating network (DHN) in order to supply heat and hot water to all connected end users.

10.5 In order to ensure that the direct, indirect and cumulative impacts of this project are assessed, the deviated boreholes and the district heating network are included in this EIA, even though the routes and trajectories cannot be defined at this point

10.6 This chapter describes the results of an impact assessment of the proposed geothermal heat plant on heritage assets at Devonshire Street, Manchester. The assessment includes a consideration of all known designated and non-designated heritage assets within 0.25km radius of the site, and describes the historic development of the area in order to predict the impact on any unknown archaeological remains within the site boundary.

Scope of Work

10.7 Data gathering has been undertaken to establish a baseline (including data from national and regional repositories, a site visit and published and unpublished literature) from which an assessment of the heritage assets and their settings has been produced. Based on this assessment the potential direct and indirect impacts on heritage assets and the degree of change to

the existing baseline have been stated, with recommendations and mitigation measures proposed where necessary.

Legislative Framework / Planning Policy

10.8 This Section describes the statutory and planning provisions associated with the historic environment and how they pertain to the proposed development.

Ancient Monuments and Archaeological Areas Act (1979)

10.9 This Act, building on previous legislation since 1882, provides statutory protection for monuments of national importance. Since there are no scheduled monuments within or immediately adjacent to the development site, it is not relevant for the current study.

10.10 The nearest scheduled monument is the early medieval Nico Ditch (List entry number 1015132) located 2.2km to the south of the development boundary.

Planning (Listed Buildings and Conservation Areas) Act 1990

10.11 This Act describes how buildings of special historic or architectural interest, or discrete areas (conservation areas) might be designated to afford them additional protection in the planning process. This includes both direct activities affecting buildings and also impacts on the setting of designated structures.

10.12 There are no listed buildings within the site boundary or immediate vicinity of the site. The nearest listed buildings to the development are a group associated with Ellen Wilkinson High School 170m north of the site fronting onto the A57 Hyde Road.

10.13 There are no conservation areas near to the current site or within the study area.

National Planning Policy Framework

10.14 National planning policy relating to the historic environment is set out in the National Planning Policy Framework (NPPF [Section 12], 2012). The core planning principle relating to cultural heritage stated in the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

10.15 Section 12 of the NPPF ('Conserving and enhancing the historic environment') describes principles and policies relating to cultural heritage. The historic environment is taken to include 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity whether visible, buried or submerged, and landscaped and planted or managed flora'.

10.16 Paragraph 128 states that in determining applications, local authorities should require the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.

10.17 Paragraphs 131-136 provide guidance for determining planning applications, with paragraphs 132-134 relating to impacts on designated heritage assets and 135 relating to the effects of an application on non-designated assets.

10.18 Paragraph 141 sets out the requirements for mitigation where heritage assets are to be lost as a result of development.

World Heritage Status

10.19 United Nations Education Scientific and Cultural Organization (UNESCO) designate sites as of international importance and inclusion on the list of World Heritage Sites. This measure does not carry legislative weight, but requires local authorities to draw up heritage management plans for sites and their environs. Failure by local authorities to implement such plans may lead to the removal of sites from the list, as recently happened in Dresden.

10.20 The site under examination here is not subject to any of the planning and development provisions of a management plan for any World Heritage Site. The nearest World Heritage sites are Liverpool – Maritime Mercantile City, located 50km to the west (,http://www.culture.gov.uk/what_we_do/historic_environment/7373.aspx accessed 12.01.11); and Saltaire, 50km to the north east. Manchester has been the subject of an English Heritage-sponsored research study in preparation of an unsuccessful application for World Heritage Status, which informs much recent work in Manchester's development (McNeil and George 2002, cited in. Nevell 2008).

Local Plan Policies on Archaeology in Greater Manchester

10.21 The site is located within the administrative area of Manchester City Council which has a suite of polices pertaining to the historic environment for consideration with planning applications. These are defined in the Manchester Unitary Development Plan, adopted in 1995. Many of these provisions have been retained since 2007, as the Local Development Framework is currently in preparation. The retained policies relating to the historic environment in the Environmental Improvement and Protection are reproduced here:

E2.7 The Council wishes to ensure that buildings and areas of special architectural or historic interest are retained, maintained and, where necessary, restored. It will seek to preserve and enhance the setting of such buildings and areas by appropriate control over the design of new development in their vicinity, control over the use of adjacent land and, where appropriate, by the preservation of trees and landscape features.

Objective: To safeguard the City's environment.

Reason: The protection of the City's architectural and historic heritage is vital to the retention of the City's character. This comprises both buildings and areas. This is an important element in promoting tourism and further economic investment in the City and in ensuring that the City is an attractive place in which to live.

E2.8 The Council will ensure that development does not adversely affect scheduled monuments and sites of archaeological interest or their setting. It will encourage the realisation of the educational, recreational and tourist potential of archaeological sites and monuments for the benefit of the City's residents and visitors.

Objective: To safeguard the City's environment.

Reason: Ancient Monuments and sites of archaeological interest are valuable as part of Manchester's heritage and there is a presumption for their retention and against any damage occurring to them. Where damage is inevitable the Council will seek to gain full and proper recording of the site through early consultations between the developer, the Council and the archaeologists. Archaeological sites and monuments represent an educational, recreational and tourist potential which, properly managed and correctly interpreted, will provide further enrichment to the city's residents and visitors. The basic source of up-to-date information will be the Sites and Monuments Records."

10.22 Conservation areas, listed buildings and archaeological remains are also referenced in other parts of the UDP, specifically Policies 18-20 of the City Wide Development Control Policies, and also within policy 28 concerning Mineral extraction.

Consultations

10.23 A scoping report was submitted to the local authority describing the scope of this assessment. The local authority's archaeological advisors Greater Manchester Archaeology Advisory Service (GMAAS) were consulted in person on 15th October 2012. The Greater Manchester Historic Environment Record (HER) which is held by GMAAS was consulted separately and data obtained on 8th October 2012.

10.24 All relevant consultees have responded to this chapter with comments and/or requests for information (RFI's), as part of the previous planning application's consultation process.

10.25 GTE's responses to these consultee RFI's have been reviewed to the satisfaction of MCC

10.26 GTE have imbedded these RFI responses in the appropriate paragraphs of this chapter.

RECEIVING ENVIRONMENT

Baseline Study Methodology

Study Area

10.27 For this assessment the study area has been defined as the development site boundary and a surrounding 250m buffer within which data has been collected to understand the historic development of the site and local archaeological issues. Heritage assets within this zone are considered and any impact upon them resulting from the development considered.

10.28 Data from the wider region has also been gathered as contextual background information.

10.29 Due to the depth of drilling below the Devonshire Street site before deviation (>500m), the wider area for deeper directional drilling does not form part of the study area for this chapter (See Chapter 2 for development description).

10.30 It is proposed that the route of the district heating network (DHN) will follow existing roads and footpaths and therefore is not considered as part of the study area as it would have no impact on Cultural Heritage.

Sources of Information

10.31 Sources consulted in the preparation of this assessment include:

- undesignated asset and historic landscape characterisation data held by the Greater Manchester Historic Environment Record;
- data held by the National Monuments Record 'Pastscape';
- records of designated assets (listed buildings, scheduled monuments, registered parks and gardens, historic battlefields and world heritage sites) held by the National Heritage List for England;
- historic mapping;
- geological data;
- borehole records and geotechnical/land quality data;
- visual inspection by means of a site walkover;
- published and unpublished archaeological books and reports.

Field Monitoring / Inspection

10.32 A site visit was undertaken on Wednesday 3rd October 2012. The site and surroundings were inspected to assess ground conditions, local area character and intervisibility with local listed buildings.

Structure of the Assessment

10.33 The baseline presented below is broken down into an initial summary of the heritage resource, followed by a chronological discussion of the development of the local area.

10.34 Assets described in the text are referred to by their HER record number.

Baseline (development)

10.35 The site, located in the Ardwick area of Manchester, comprises an irregular plot of land approximately 0.8ha in size and is relatively flat at 43m AOD.

10.36 The site is bounded to the west by Devonshire Street (A665) and to the south by Stockport Road (A6), a Roman road. The northern limit of the site is defined by Coverdale Crescent and the eastern boundary formed by the walls and boundary divisions of houses and gardens within Polebrook Avenue, Rockingham Close and Aked Close beyond.

10.37 No surface features of heritage significance were noted during the site walkover. There are no known archaeological remains within the site.

10.38 Four Listed Buildings are located within 0.25km of the development site. These comprise Ellen Wilkinson High School (grade II*), the Benjamin Nicholls Memorial, John Nicholls Memorial and school forecourt walls, gates and gate piers (all grade II).

10.39 Three further undesignated heritage assets are located within the study area, comprising the A6 Roman road, and a second Roman road and the sites of a 19th century church, gatekeeper's lodge and weighbridge.

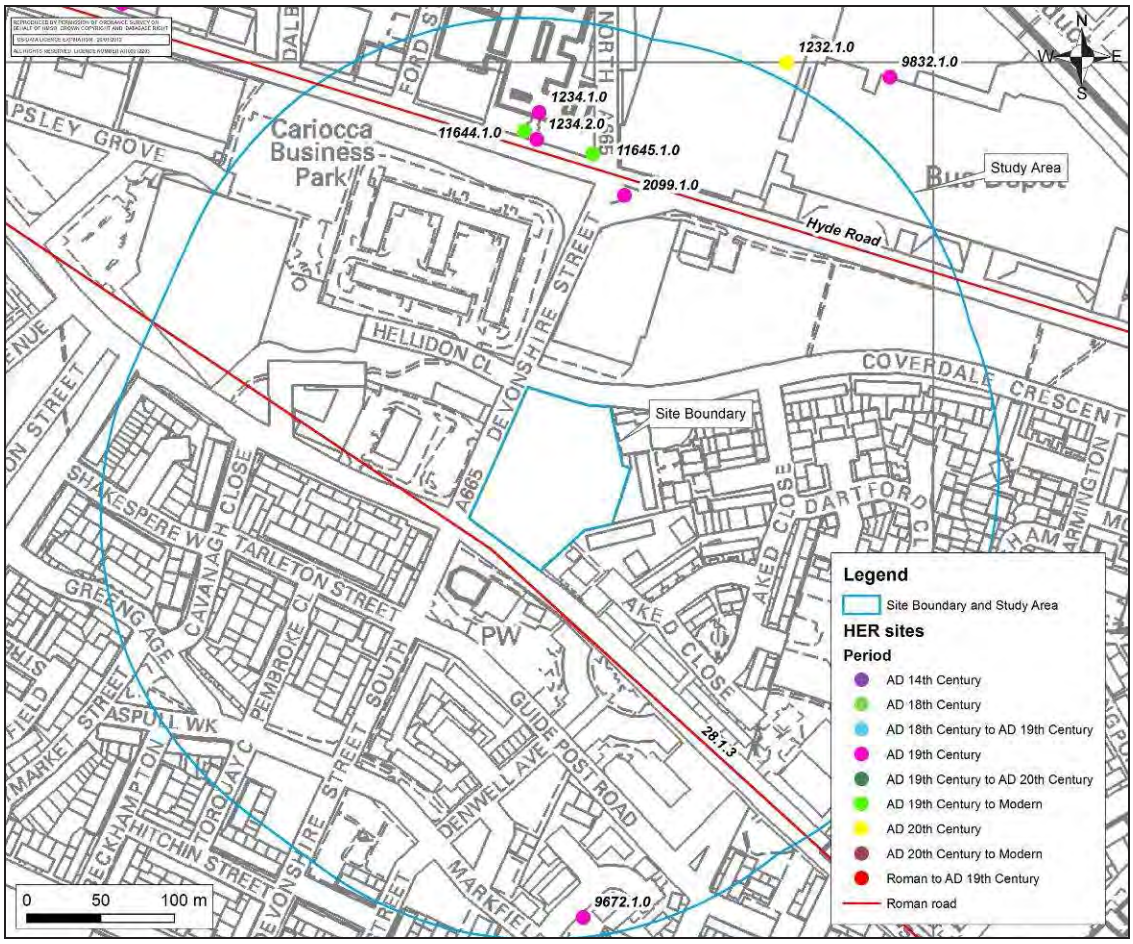
10.40 There are no Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, Historic Battlefields or World Heritage Sites within the study area.

10.41 The assets are described in Table 10-1 below. Their locations are given in Figure 10-1.

Table 10-1
Gazetteer of Heritage Assets within Study Area

HER Number	Listed Building Number	Name	Period	Coordinates
28.1.3	-	Manchester to Buxton Roman Road	Roman	383400 394720
9672.1.0	-	Site of Church	19th century	385762 396421
2099.1.0	-	Lodge and weighbridge	19th century	385790 396910
1234.1.0	1291812	Ellen Wilkinson High School	19th Century	385732 396966
1234.2.0	1291792	Forecourt walls, gatepiers and gates to Ellen Wilkinson High School	19th Century	385731 396948
11644.1.0	1200818	Benjamin Nicholls Memorial	19th century-Modern	385723 396953
11645.1.0	1291781	John Nicholls Memorial	19th century-Modern	385774 396943

Figure 10-1
Location of Heritage Assets within Study Area



Baseline (Detail)

Prehistoric Periods (250,000 BC – 70 AD)

10.42 There are no known Palaeolithic (c 250,000 BC – c 8300 BC), Mesolithic (8300 – 4000 BC), Neolithic (c 4000 – 2000 BC), Bronze Age (c 2000 BC – 800 BC) or Iron Age (c 800 BC – 70 AD) archaeological remains within the development site boundary or study area.

10.43 The evidence for prehistoric settlement in Manchester's urban area is limited, with stray finds of Mesolithic and Bronze Age stone tools and Iron Age pottery recovered around two similar locations; Castlefield 2.5km west-north west at the confluence of the River Medlock and River Irwell, and Hanging Ditch 2.7km to the north west at the confluence of the River Irk and River Irwell (Nevell 2008: 11- 16).

10.44 Prehistoric settlement is likely to have been centred on these known locations, and while in later prehistory the area of the current site may have been managed as agricultural land or woodland (known sites beyond the city

limits reflect permanent settlement and farming; *ibid* 15), the potential for archaeological features of this period, such as boundary ditches or markers, to have survived later disturbance is considered to be low or negligible.

Romano-British Period (70 – 410 AD)

10.45 There are no known assets of Romano-British date within the construction site boundary.

10.46 Within the immediate study area there are two Roman roads. The southern site boundary is defined by the Manchester-Buxton road (HER 28.1.3) which ran from the Roman fort at Castlefield, 2.5km to the north west, through Stockport and is now followed by the line of the modern A6. The route was identified in Margary's Roman Roads in Britain (Route no 71b, Margary 1973, 97).

10.47 The Hyde Road (A57) which passes the site approximately 140 m to the north is supposed to have connected Manchester to the Roman fort at Melandra near Glossop. The road is represented by a single point in the HER (HER 29.1.3) which falls outside the study area. This equates with Margary's road 711 (Margary 1973, 359- 365).

10.48 The site is located outside the limit of Manchester's Roman vicus (extra-mural settlement). Roadside activity may have continued for a short distance along the roads leading out from the vicus, however it is unlikely that such activity (for example outlying structures, waste pits or burials) would extend as far south and east as the current site, and any archaeological remains of this period are likely to be confined to ephemeral boundaries marking out road alignments or adjacent fields. The potential for the presence or subsequent survival of remains dating to this period is low.

Early Medieval (410 AD – 1066)

10.49 There is no evidence of any archaeological remains from the early medieval period within the site boundary or wider study area.

10.50 It is likely that the focus of settlement in Manchester shifted from the fort at Castlefield to the spur of land formed at the confluence of the Rivers Irk and Irwell, a position naturally defended by the ditch of a former palaeochannel known as Hanging Ditch. A Saxon burh (fortified town) at Manchester is documented in the Anglo Saxon Chronicle in 919.

10.51 During this period, the pre-existing road network would have continued in use. Any archaeological remains adjacent to the Stockport Road are likely to be confined to boundary ditches and pits associated with agriculture or land management beyond the limits of the town. There is a low potential for such remains to survive subsequent development on the site.

Medieval (1066 – 1500AD)

10.52 There is no evidence for any archaeological remains from the medieval period within the site boundary or wider study area.

10.53 Beyond the study area, the nearest known medieval asset is the site of Ardwick Manor House 0.3km to the north. A manor house is recorded at the location from as early as 1357, and was rebuilt in 1728 but is now destroyed (HER 1361.1.0).

10.54 It is probable that during this period the site lay within open fields associated with Ardwick Manor, beyond the limits of the medieval centre of Manchester. Any archaeological remains are likely to be confined to agricultural features such as field boundaries, isolated pits or post holes. The potential for such remains to have survived subsequent development on the site is low.

Post-Medieval (1500 – 1800)

10.55 There are no recorded assets of post medieval date within the site or study area.

10.56 Despite the considerable expansion of Manchester and growth of industry during the later part of this period, the current site lay beyond the city limits and is likely to have remained in agricultural usage until the early part of the 19th century. The potential for remains of this period being present at the site is low.

19th Century (1800-1900)

10.57 There are no recorded assets of 19th century date within the site boundary. Six assets are recorded in the study area, including four listed buildings. Buried remains associated with mid-late 19th century terraced housing are likely to survive within the site boundary.

10.58 Johnson's map development of 1819 indicates that during the early part of the 19th century the area of the site and its immediate surroundings was dominated by fields. Houses were located along the Stockport Road to the south, including Ardwick Place and 'The Poingon'. At that time, Devonshire Street, forming the western site boundary, did not exist, however a row of trees is indicated along the south east boundary of the site which later became Ardwick Terrace. A year prior to the map's production the Hyde Road to the north was turnpiked by the Manchester, Hyde and Mottram Trust Act of 1818 (HER 29.1.3).

10.59 The turnpike is indicated on the Ordnance Survey 1851 town plan (1:500) (Figure 10-2), with a small gatehouse and weighbridge labelled "Ardwick T. P" (HER 2099.1.0). This map illustrates the expansion of settlement and light industry along the Stockport and Hyde roads by the mid 19th century. The majority of the site was occupied by a single open field flanked by Devonshire Street to the west and the Stockport and London Road to the south. In the south east corner of the site were formal gardens and a large house (unnamed), with a street running north east to Ardwick Terrace. A property and gardens also occupied the western side of the site, fronting onto Devonshire Street. Rectilinear fields extended to the north of the site, with terraced streets under construction at Tiverton Street and Back Tiverton Street. On the west side of Devonshire Street were large houses and

gardens, including Hope Place (later the Devonshire Hotel pub), Ardwick Lodge and Ardwick Place. Further to the north east the Manchester and Birmingham Section of the London and North Western Railway passed on a south-east alignment. Ardwick cemetery lay to the north.

10.60 The Ordnance Survey 1891 town plan (1:500) (Figure 10-3) clearly illustrates the scale of housing expansion in the area in the second half of the 19th century, with an extensive zone of terraced housing covering the site and surrounding area. The site was crossed east-west by three rows of terraces fronting Hampden Street and Craig Street. Houses are indicated as rows of terraces with bays to front and outhouses to rear, with yards divided by alleyways. To the west of Devonshire Street, Hope Place had been renamed the Devonshire Hotel. Tram lines are shown on the Stockport Road south of the site, and some industrial works to the south west, including Ardwick Place Brewery.

10.61 The 1891 map shows Nicholls Hospital to the north of Hyde Road with terraces and St Matthew's Church to the south. Nicholls Hospital was founded in 1879 by bequest of Benjamin Nicholls in memory of his son John who died in 1859. The four listed buildings within the study area relate to this, including the main hospital building (grade II* listed) walls and gates, a memorial to Benjamin Nicholls who died in 1877, and a memorial to his son John Nicholls erected in 1904 (all grade II listed).

10.62 There are likely to be surviving foundations, drains and other structural components of the 19th century terraced housing surviving within the site boundary. The significance of these remains is low, and in building houses on the site it is also likely that any earlier features such as ditches or other boundary features will have been damaged.

Figure 10-2
1851 Ordnance Survey Map (1:500)

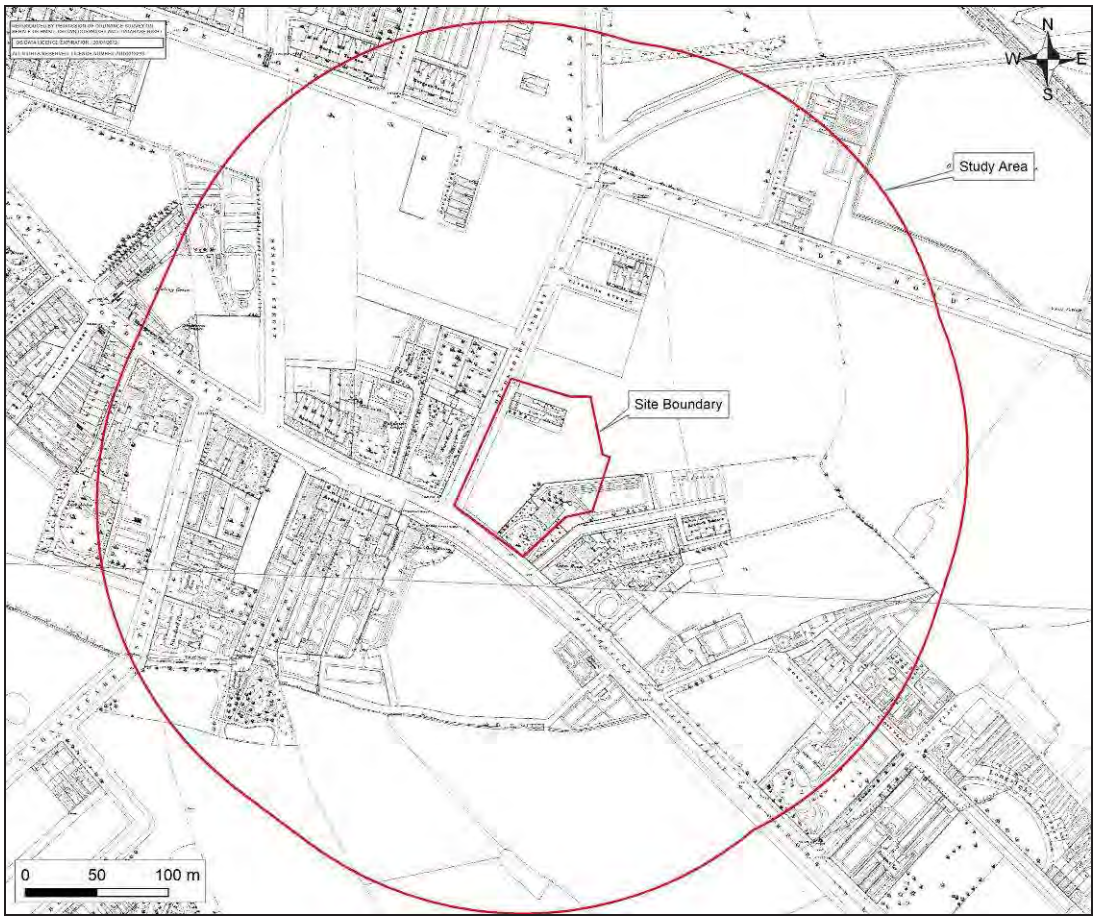
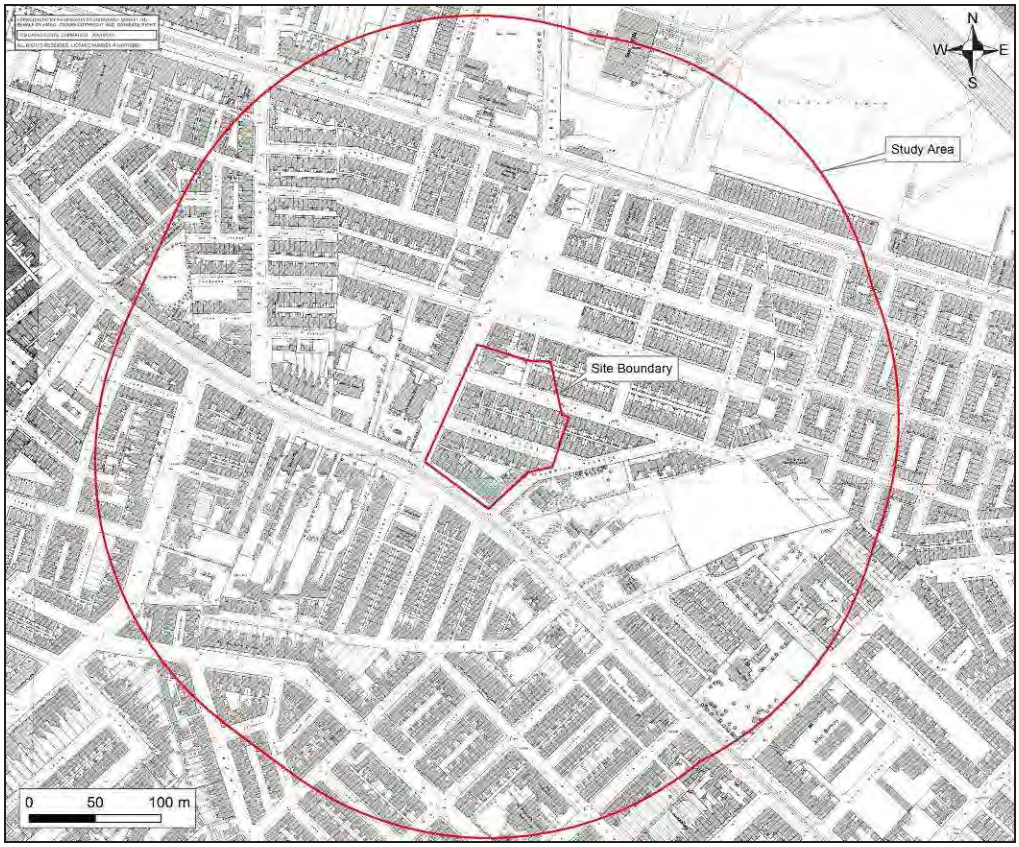


Figure 10-3
1891 Ordnance Survey Map (1:500)



Modern (20th Century)

10.63 There are no recorded assets of modern date within the development site boundary or study area. Footings and structures associated with late 20th century housing are likely to survive within the site.

10.64 The 1908 Ordnance Survey map (1:2500) (Figure 10-4) shows that in the early 20th century the street pattern and buildings within the site remained unchanged from the late 19th century. The Devonshire Hotel to the west of Devonshire Street was labelled as a public house, and a new school shown to the north of the site at the end of Exeter Street. Tram lines ran along Devonshire Street, with a large tramway depot shown adjacent to Nicholls Hospital.

10.65 By 1948 (Ordnance Survey 1:1250 edition) (Figure 10-5) one building had been demolished in the far north west corner of development site, and on both the 1951 and 1960-65 maps there was little change within the site boundary.

10.66 The 1976-77 Ordnance Survey map (not reproduced) shows that the site was cleared of terraced housing, to be replaced with three ranges of tenement buildings (Anglia House, Avon House and Buckingham House) arranged around a central courtyard (Gardenia Square) with a playground at its centre. The northern boundary of the site was formed by Coverdale Crescent.

Further tenements were located to the east (Berkshire House, Cumbria House), while the Devonshire Public house lay to the west of Devonshire Street backed by a works and PO sorting office. Some 19th century terraces were still located to the south of Stockport Road, but many had been cleared and a new church (St Lukes) built. Further clearance of terraced housing had taken place north of the works on the western side of Devonshire Street opening up the area north to Nicholls Ardwick High School and Hyde Road.

10.67 Between 1991-92 and 1995 the tenement buildings were cleared from the site and Polebrook Close built immediately to the east resulting in the prevailing open site conditions.

Figure 10-4
1908 Ordnance Survey Map (1:2,500)

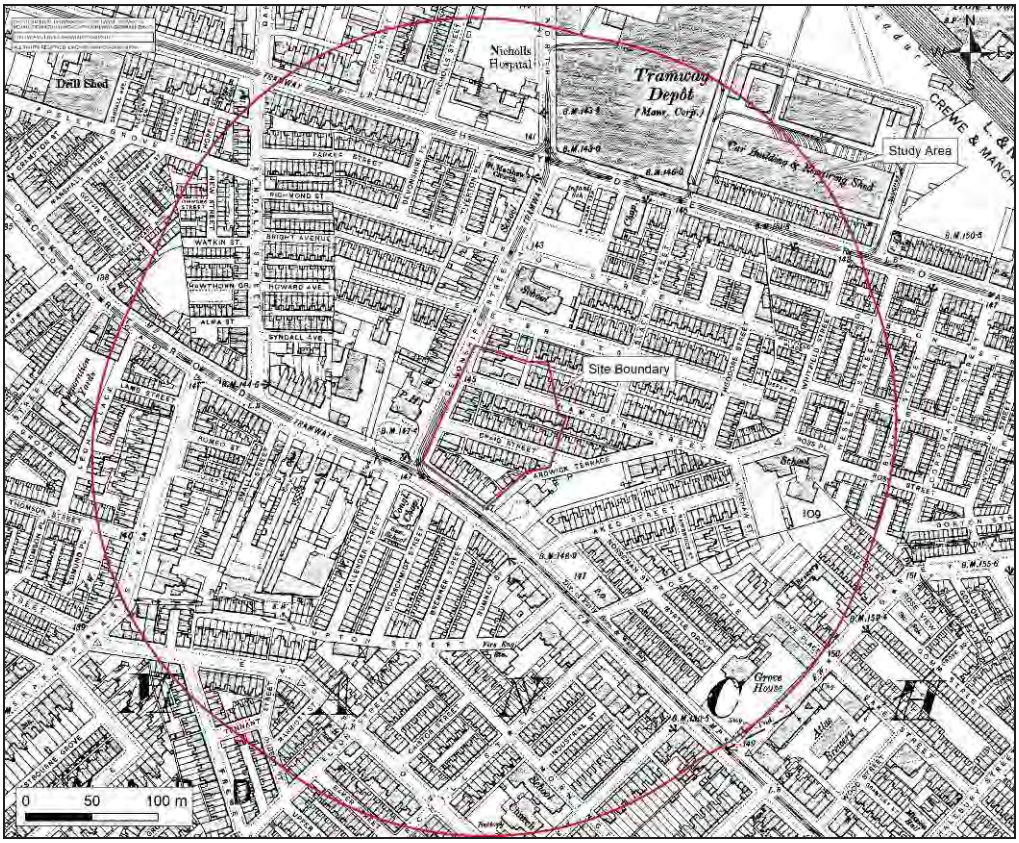
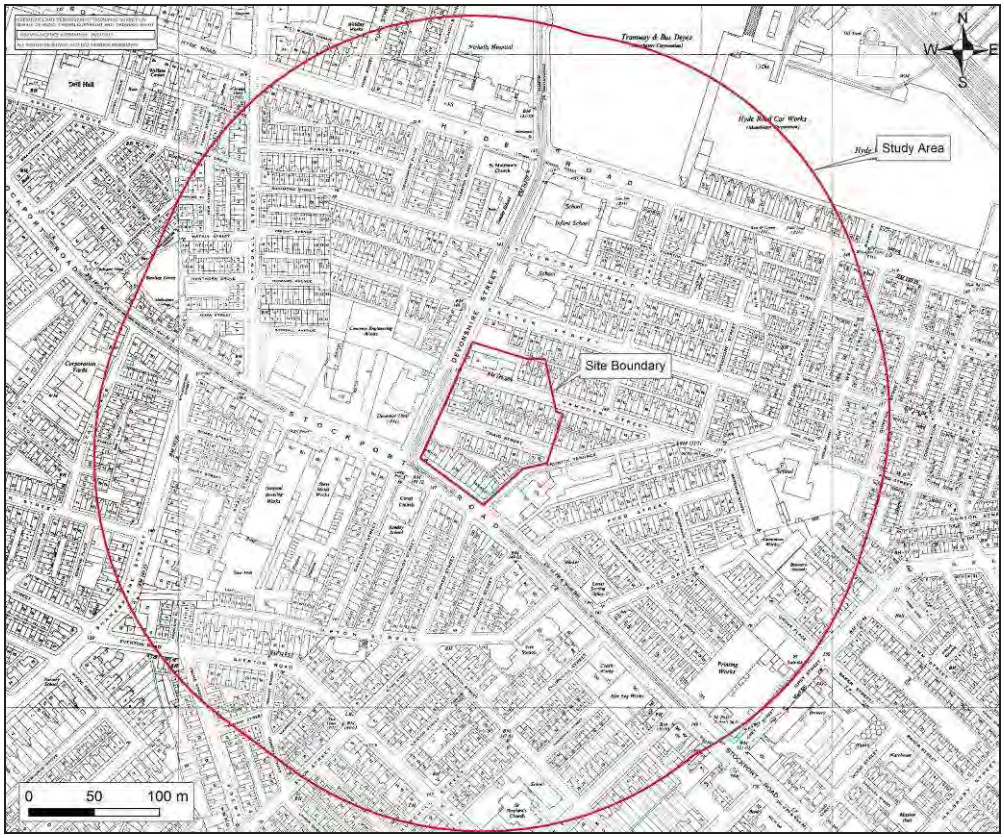


Figure 10-5
1948 Ordnance Survey Map (1:1250)



Site Investigations

10.68 There have been no previous archaeological investigations at the site.

10.69 As part of the current application a site investigation has been undertaken for land quality purposes which entailed the excavation of eight test pits within the northern half of the site.

10.70 The logs from the trial pits indicate that natural boulder clay is present beneath the site at depths ranging from 0.9m - 2m below the existing ground level. There is an apparent truncation horizon at the top of the boulder clay, with all test pits recording disturbed made ground directly overlying the upper surface of the clay. These deposits include layers of sand and mixed concrete, redeposited clinker and soils containing frequent brick and concrete, sand, wire and building blocks.

Conclusion to the Baseline

10.71 Overall there is considered to be a low potential for significant archaeological remains of any period to be present within the site boundary. During the later prehistoric period the local area is likely to have been farmed or managed. Following the establishment of the Roman fort at Castlefield the site lay

between the Hyde and Buxton Roman roads which continued in use through to the present day. Located beyond the limits of Manchester's urban area up until the 19th century, the site is likely to have seen a continuity of agricultural usage, and any potential archaeological remains may reflect this. During the early 19th century the land comprised open fields flanked by a tree line to the south west.

10.72 Housing expansion in the mid 19th century led to the creation of Devonshire Street, forming the western site boundary, and Ardwick Terrace forming the south east boundary. In the second half of the 19th century the entire site was built over with terraced housing subdivided by two streets. This situation remained almost unchanged until the 1970s when housing clearances in the local area was followed by the construction of tenement buildings on the site surrounding an open garden/playground. Between 1991 and 1995 the tenements were removed and the site lay derelict.

10.73 The progression of land use from agriculture through to construction, demolition and clearance of terraced housing and streets from the site in the 1970s, and subsequent construction of tenements, landscaping and re-clearance will have caused significant truncation of any earlier deposits at the site including ploughsoil and cut features below the level of the ploughsoil. The archaeological potential of the site is therefore considered to be negligible.

IMPACT ASSESSMENT

Evaluation Methodology

10.74 Assessment of the impact of the proposed development on heritage assets is presented in terms of direct and indirect impacts, adverse or beneficial, and short or long-term. Any impact is quantified in terms of its impact significance, a combination of the heritage significance of the affected heritage asset or assets, and the impact magnitude on that heritage significance.

10.75 Direct impacts include any predicted physical impacts on below ground or standing heritage assets resulting from the development.

10.76 Indirect impacts on the settings of heritage assets have been considered within the study area. Conservation Principles (English Heritage 2008) defines setting as follows: "the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape" (*Ibid*, 72).

10.77 English Heritage's document The Setting of Heritage Assets (EH Settings) sets out guidance on the qualitative assessment of both the contribution made by setting to the heritage significance of heritage assets, and the implications of change on that setting and those assets. Elements of the setting will make a beneficial, an adverse, or a neutral contribution to the heritage significance of the heritage asset. To be relevant to the assessment presented in this chapter, an indirect impact would need to affect an aspect

of the setting of an asset which contributes either beneficially or adversely to its heritage significance. For potential impacts on settings, consideration has been given to visual change including change affecting views and intervisibility, designed settings, change over time, and invisible assets such as noise, dust and vibration.

10.78 The detailed methodology for assessing heritage significance, impact magnitude and overall impact significance is set out in Appendix 10/A.

Construction Stage Impacts

Direct Impacts

10.79 Direct impacts on archaeological remains may result from any activities associated with construction of the plant where below-ground disturbance occurs within the superficial deposits (boulder clay surface and made ground profile).

10.80 Although deeper excavation for underground plant would be confined to the northern, permanent operational portion of the site, peripheral construction activities requiring excavation across the remainder of the site have the potential to affect unknown archaeological remains. Potential sources of impact include:

- overburden stripping for the creation of storage areas, office accommodation, car parking;
- excavation for tank footings;
- footings for drill rig;
- installation of services; and
- landscaping

10.81 The magnitude of such impacts would be considered to be high (i.e. a direct and permanent impact leading to the loss of historic assets). The impact would not be reversible.

10.82 As discussed in the baseline section the potential for archaeological remains to be present at the site is considered to be negligible, therefore overall the significance of the impact would be neutral.

Indirect Impacts

10.83 The current configuration of buildings and position of the site relative to the grade II* listed Ellen Wilkinson High School suggests that for the duration of the construction (drilling) phase, the (up to) 40m high drilling rig would be visible from the school building. The grade II* status means the building is considered to be of national importance (high importance).

Plate 10-1
View to north from site boundary of Ellen Wilkinson High School



10.84 The setting of the building comprises its Hyde Road frontage, the school curtilage, associated monuments (including the grade II listed memorials which provide an evidential link with the founder of the school and group value with the associated walls and gates), and wider associated sites such as Ardwick Cemetery. Appreciation of the asset is derived from its relevance to Ardwick's social history, its association with notable figures, its appearance (primarily views of the frontage facing north from Hyde Road) and its continued use as a school.

10.85 Views from the school do not form a component of its setting that contributes positively to its heritage significance. Temporary visibility of the rig from the school would not therefore affect the overall heritage value of the asset. The significance of impact would be neutral.

Other Impacts

10.86 With regard to cultural heritage there would be no additional impacts at the operational or decommissioning stages.

Do-nothing Scenario

10.87 Due to the previous documented disturbance of the site, the do-nothing scenario would not lead to further deterioration of any heritage assets.

MITIGATION MEASURES

10.88 No mitigation is deemed necessary to offset the impact of development, and therefore the residual impact would be neutral.

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