Heritage Statement

Co-op, 135-141 Withington Road, Whalley Range

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Appendices

Appendix A Legislative and Planning Framework

1 Introduction

1.1 Purpose

1.1.1 Stantec has been instructed by Co-operative Group ('Co-op'), to prepare a Heritage Statement to accompany the submission of a planning application regarding the downsizing of the Co-op convenience store, which is situated within the Whalley range conservation area, to create two new commercial unit (Use Class E) at 135-141 Withington Road, Whalley Range, M16 8EE (hereafter 'the Site').

1.1.2 Paragraph 207 of the National Planning Policy Framework (NPPF 2024) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this Heritage Statement.

1.2 Outcome

1.2.1 The outcome of this Heritage Statement is to assess the impact of the proposals and to provide recommendations to mitigate any adverse effects, if required. The outcome is achieved through the following objectives:

- Identify the presence of heritage assets focusing on the built environment (including Whalley Range Conservation Area) that may be affected by the proposals;
- Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF; 2024);
- Assess the likely impacts upon the significance, including setting of the assets arising from the proposed redevelopment or other land-use changes; and

1.3 Methodology

Guidance

1.3.1 This Statement has been prepared in accordance with the NPPF and guidance issued by Historic England, including Good Practice Advice (GPA) and Advice Notes (HEANs). These are listed in full in the References section of this Statement. An assessment of buried archaeological potential is beyond the scope of this Statement.

Study Area and Sources

1.3.2 A study area comprising the land within the Site and a 500m radius from the Site boundary will be used to assess the potential impact arising from the proposals. This is considered an appropriate and proportionate study area in response to the scale and nature of the proposed development, the Site, and its surroundings and is consistent with best practice guidance.

1.3.3 To determine the historic environment potential of the Site, a broad range of sources were considered including the National Heritage List for England (NHLE) for designated heritage assets, Local Planning Authority (LPA) for non-designated heritage assets and information relating to Whalley Range Conservation Area, aerial photography available online and online cartographic and documentary material.

1.3.4 This Statement is compiled using secondary information derived from a variety of sources. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.

1.3.5 Archival material relating to the Site and study area was not consulted in person at the Manchester City Council Archives. An initial review of the online catalogue did not reveal any further relevant information, to what could be obtained online, that would inform our understanding of the Site and its historic development. Whilst there may be other material held in private collections, local repositories and the National Archives, it was not possible to view these as part of the assessment and this is not considered to be proportionate for the proposed development.

Policy and Legislation

1.3.6 **Appendix A** sets out the full legislative and planning framework in relation to the proposals along with the assessment methodology.

Definitions

1.3.7 Annex 2: Glossary of the NPPF defines a heritage asset as:

> *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated and assets identified by the local planning authority (including local listing)."*

1.3.8 Heritage significance is defined in Annex 2 of the NPPF (2024) as:

> *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

1.3.9 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic, or historic. The definitions are provided in the updated Planning Practice Guidance (PPG).

1.3.10 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is described in Annex 2 of the NPPF as:

> *"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance may be neutral."*

1.3.11 Setting is the way in which the asset is understood and experienced. It is not an asset in itself and differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

Assessment of Significance

1.3.12 The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated PPG. The assessment of significance is also informed by Historic England's GPA2 (2015) and HEAN12 (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.

1.3.13 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

1.3.14 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 209 of the NPPF.

1.3.15 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's GPA3 (2017). These stages are:

- **Step 1:** Asset Identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e., designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.

- **Step 2:** Assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.

- **Step 3:** Assess Change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).

- **Step 4:** Mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e., embedded design mitigation).

- **Step 5:** Reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.

Assessment of Harm

1.3.16 Professional judgement is used to consider the impact of development on the significance a known heritage assets. When assessing harm, it is the degree of harm to the asset's significance that is to be assessed, rather than the scale of development. Harm can arise as a result of direct and indirect impacts to heritage assets, for example through physical alterations or through development within their setting. Harm is assessed in NPPF terms as 'no harm,' 'less than substantial harm', 'substantial harm' or 'total loss of significance.'

1.4 Pre-Application Advice

1.4.1 Pre-application advice was sought from Manchester City Council by Stantec in 2024. Within an email response dated 20th December 2024 officers stated:

> In terms of proposed external works to the building including design and heritage the proposed scheme "*looks acceptable however a full material specification would be ideal. It is in a conservation area so a heritage statement would be likely be needed. I think it would be easy to argue that the redevelopment of the unit would be to the betterment of that part of the conservation area.*"

2 Site Analysis

2.1 Site Description

2.1.1 The Site (***Figure 1***; National Grid Reference (NGR): 83009 95051) forms part of the townscape of Whalley Range located to the south of the Manchester City Centre. The Site lies within the borough of the Manchester City Council.

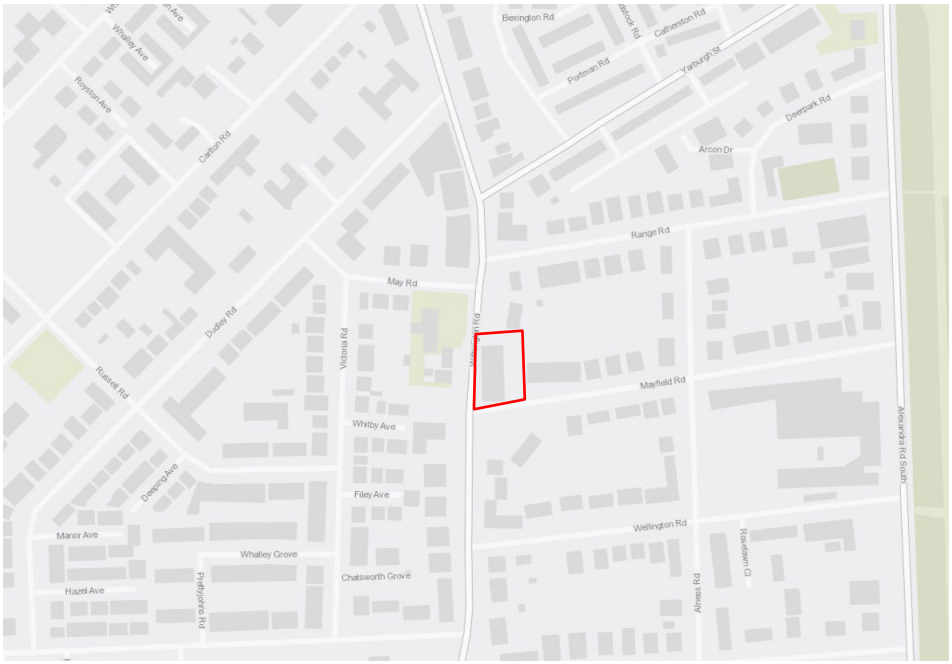


Figure 1. Site Location Plan, with Site outlined in red

2.1.2 The Site comprises a large rectangular storey red brick building with a pitched tile roof housing the Co-op shop on the corner plot of Mayfield Road. The customer entrance is to the south of the building fronting onto Withington Road. The Site is surrounded by residential development, a garage and shops and cafes.

2.2 Historic Baseline

2.2.1 Whalley Range is a suburb of Manchester which grew as a result of the rapid industrialisation of the City in the 19th century. For much of its History, the Site and Whalley Range was in an area of open agricultural land south of the city of Manchester. The growth of factories led to the increase of dwellings with poor sanitation due to the absence of health or building regulations. The poor conditions within the city centre led to the emerging middle and upper classes to look to relocated to the country suburbs.

2.2.2 Whalley Range was a designed estate by the Bank owner Samuel Brooks, who termed the development "a desirable estate for gentlemen and their families"[1]. The development was designed similar to those of London for Middle Classes on previously undeveloped farmland which was purchased by Brook's in 1834 (Figure 2). The estate was laid out between tow farm tracks, now Withington Road and Upper Chorlton Road. The roads were laid out and building plots were sold with conditions to ensure that development was in character with Brook's vision.

[1] https://www.manchester.gov.uk/info/511/conservation_areas/1226/whalley_range_conservation_area/2

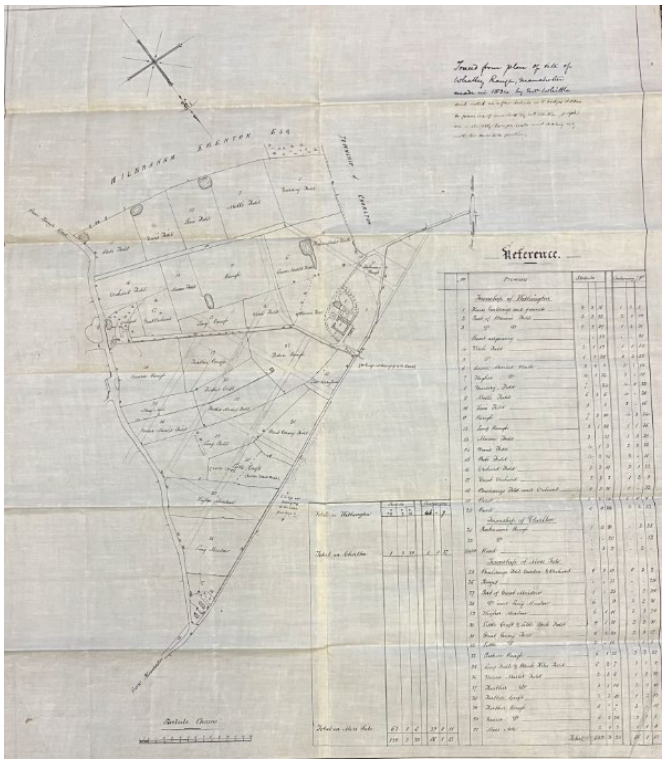


Figure 2. Traced from Plan of site of Whalley Range 1834 by W Whittle[2]

2.2.3 The 1893 Withington Large Scale Town Plan (not reproduced) depicts the Site as comprising four large terraced townhouses set within large rectangular plots on the corner of Mayfield and Whitington Road. Within the wider area the plots have been developed with large semi-detached townhouses. It is apparent that Mayfield Road has been laid out as an avenue with trees lining the street.

2.2.4 The area also had an early example of an aquarium, St Bedes College and Alexandra Park. These features contributed to the attraction of the area to the middle classes with Alexandra Park provided a green haven within the urban landscape of Manchester. The area developed throughout the late 19th century and early 20th century with continual building to the specification of Samuel Brooks. This lead to the area appearing somewhat detached from other growing suburbs.

2.2.5 Throughout the mid-20th century, the area saw the infilling of undeveloped parcels of land and after the Second World War. The area went into decline with wealthy families leaving the large houses and multiple poor families moving in. Limited maintenance took place (due to the large nature of the buildings) and many properties were converted into flats for multiple occupation.

2.2.6 The 1973 OS mapping (not reproduced) depicts the area as much the same as on the 1893 mapping. The Site remains as a terrace of 4 large houses with a small out building located to the rear of 141, fronting onto Mayfield Road. To the north, two villas have been demolished and on the plot, there is now a laundry, Garage and Ice-cream factory, which denotes to the changing character of the area. The wider areas still consist of semi-detached large Victorian villas.

2.2.7 Analysis of the historic planning history suggests that by the 1980s, the terrace of housing at the Site was under the same ownership and was in use as a hotel known as the Glengarry Hotel and then subsequently a nursing home. It is unclear when the terrace was demolished,

[2] Accessed: https://manchesterarchiveplus.wordpress.com/2023/05/16/whalley-range-the-history-of-your-area/

however, by 1991, an application was approved (ref: 040052) for the erection of a single story retail unit and associated carpark at the Site, the current Co-op building.

2.3 Heritage Designations

Designated Heritage Assets

2.3.1 Designated heritage assets include Listed Buildings, Scheduled Monuments, Conservation Areas, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites.

2.3.2 An initial assessment utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List for England, as well as the Historic Environment Record to identify which designated heritage assets lie within the study area may be affected by development within their setting.

2.3.3 In accordance with Step 1 of the methodology recommended by GPA3, the majority of designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the proposed development, in terms of material changes to their fabric or changes to their setting that would affect their heritage significance.

Scoping

2.3.4 The designated heritage assets listed below have been identified as having the potential to be effected by the proposed development.

- Whalley Range Conservation Area
- St Bedses College (NHLE 1207517)
- Church of St Edmund (NHLE 197826)
- Alexander Park, Mancheter (NHLE 1001330)

2.3.5 In line with paragraph 207 of the NPPF the heritage assets within the study area have been scoped to ensure that this assessment is proportionate to the assets' importance and no more than is sufficient to understand the potential impact. Given that the proposed works are largely cosmetic in nature, it is considered that the only potential for change is within the Whalley Range Conservation Area itself. Therefore, only the Whalley Range Conservation Area has been taken forward for assessment.

3 Statement of Significance

3.1 Introduction

3.1.1 The following section outlines the heritage significance of those heritage assets identified in Section 2 as potential receptors to the proposed development. The assessment of significance has been undertaken in accordance with Step 2 of GPA3 (Historic England 2017).

3.1.2 The level of detail provided is considered proportionate to the assets impact and no more than is sufficient to inform the understanding of the potential impact of the proposals on their setting, provided in Section 4 of this Statement. This accords with paragraph 207 of the NPPF (2024).

3.1.3 Given that the Site lies within Whalley Range Conservation Area, a greater detail of information is provided to understand how the Site contributes to the historic environment and subsequently any direct and indirect impacts. The level of information provided relating to the significance of the Whalley Range Conservation Area is sufficient to understand how the Site contributes to the setting.

3.2 Whalley Range Conservation Area

3.2.1 The Whalley Range Conservation Area was designated in October 1991 and is located two miles south of Manchester City Centre. The designated area comprises predominantly residential plots contained within 62 acres. The land was first purchased for development by Samuel Brooks in 1832. The conservation area was initially designated in an attempt to stop the demolition of the Victorian townhouses and villas which had fallen into disrepair after the movement of the wealthy middle classes from the area after the Second World War.

3.2.2 The Whalley Range Conservation Area has a defined street pattern as a result of its designed evolution with avenues of large Victorian housing lined with mature trees. Most of the vacant sites have been built upon with intersecting modern development filling gaps between original residential development.

3.2.3 The conservation area appraisal notes a number of buildings including Lancashire Independent College, St Bede's College, St Edmund's Church and The Church of St Margaret as buildings that stand out amongst the ‘houses of a high quality’ due to their highly ornate and differing designs and reflect the Whalley Range development growth, supported by the affluence of the emerging middle classes and their needed amenities.

3.2.4 It is noted that the original buildings within the conservation area are highly decorative, for example the number of town houses constructed of red and orange brick and some have buff brick. Further decorative brick patterning is evident on a number of residential buildings, particularly at eaves or gables, either polychromatic or in the form of corbelled brackets. The significance of the Whalley Range Conservation Area can be summarised as a compact historic suburb with a green character which has been preserved despite the expansion of the city.

3.2.5 The setting of the Whalley Range Conservation Area is the residential development of Firswood, Moss Side, Chorltonville and Rusholme. The surrounding residential areas were predominantly developed within the 20th century and consist largely of low-rise terrace housing. Much of the surrounding development is in a gridiron street pattern in a uniform suburban character. Alexandra Park to the east positively contributes to the significance (via its setting) and wider green character. The wider setting of the conservation area consists of dense urban character.

3.2.6 The brick building which constitutes the Site is modern, and currently makes a negative contribution to the conservation area taking into account overall style, materials and massing of the building.

4 Impact Assessment and Conclusion

4.1 Introduction

4.1.1 The management and mitigation of change to the historic environment resulting from development are based on the recognition within Government planning objectives that "…heritage assets are an irreplaceable resource…" (see NPPF Section 16).

4.1.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.

4.1.3 Professional judgement is used to consider the impact of future development on the significance of the identified heritage assets. This will be assessed in NPPF terms as 'no harm', 'less than substantial harm', or 'substantial harm'.

4.1.4 In examining the potential impact to significance, consideration is given to the scale, massing, design, materials, location, and topography of the Site, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

4.2 Description of Proposals

4.2.1 The following section should be read in conjunction with the submitted plans, prepared by Bowman Riley.

4.2.2 The proposed works include:

- Removal of a section of masonry wall and door on the principal elevation and the installation of a glazed shopfront for the Co-op store.
- Installation of ATM in the Co-op shopfront.
- Installation of 18no. bollards to the front of the Co-op store.
- Redecoration of existing shopfront for the sublet unit.
- Installation of a parcel service locker to the rear of the building.
- New door opening in the northern elevation.
- Replacement plant with enclosure to the rear of the Co-op store.
- Opening to be blocked up and door to be installed on the western elevation.
- Brick wall to be constructed with existing brick along the northern boundary.
- Existing gate between the Site and 54 Mayfield Road to be reinstalled.
- Section of 1.1m high hit and miss timber fence to be installed along the northern boundary.
- Tree to be removed along the northern boundary.
- Remarking of the customer car park.

4.3 Impact Assessment

Whalley Range Conservation Area

4.3.1 The proposals comprise external works to facilitate the downsizing and division of the current food store to create another unit (Use Class E) to be sublet. These proposals will alter the streetscape of Withington Road with the addition of new shopfront glazing and entrance. The proposals also seek to refurbish the current shop front which currently has a negative contribution on the conservation area as a whole.

4.3.2 The proposals seek to instal 18no. bollards to the front of the Co-op store. Proposals consist of Installation of ATM in the Co-op shopfront and a parcel service locker to the rear of the building. Works will also consist of the redecoration of the existing shopfront and new door opening in the northern elevation to match the two existing external doors. The new plant infrastructure will be enclosed by a new fence and gate, which will match the new boundary treatments. The new boundary treatment consist of 1.1m timber fencing with bricks reused to build boundary walls to match existing and the reinstallation of the existing gate between the Site and 54 Mayfield Road. These features are considered to be small in scale and neutral within the setting of the conservation area.

4.3.3 As set out in paragraph 220 of the NPPF, not all elements of a Conservation Area contribute to its significance. The application will cause change to the built form within the Whalley Range Conservation Area.

4.3.4 However, it is judged that the building which comprises the Site (and the proposed development), makes no meaningful contribution to the appreciation and setting of the of Conservation Area which is best appreciated from within the residential streets. Moreover, the proposals would represent aesthetic improvement to the building and therefore will result in an enhancement to the overall appearance of the Whalley Range Conservation Area.

4.4 Conclusion

4.4.1 Overall, the proposed alterations to the Co-op building are limited in scale. Overall, the proposed works have been designed to avoid any negative impact on the Whalley Range Conservation Area thereby ensuring that the proposals are in keeping with the character and appearance of the surrounding historic environment.

4.4.2 The Site itself does not make any meaningful contribution to the wider significance of any of the identified heritage assets (in particular the Whalley Range Conservation Area). The proposals are minor in scale and will preserve the significance of the identified assets. Therefore, it is considered that no harm will arise from these development proposals.

4.4.3 The proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF and local planning policy contained within the Manchester City Council Core Strategy (Policy CC 9, EN3,) and the Places for Everyone joint development plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (Policy JP-P2: Heritage).

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Planning (Listed Buildings and Conservation Areas) Act. (1990). Act of UK Parliament.

Appendix A Legislative and Planning Framework

A.1 Planning (Listed Buildings and Conservation Areas) Act 1990

A.1.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

A.1.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

A.2 National Planning Policy Framework

A.2.1 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

A.2.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 207).

A.2.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 203/210).

A.2.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 212).

A.2.5 Paragraphs 212 to 215 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 208 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

A.2.6 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 216).

A.2.7 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance

and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 218).

A.2.8 Paragraph 219 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to better reveal the significance of the asset should be treated favourably.

A.2.9 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

A.3 Local Planning Policy

5.1.1 The Site lies within the unitary authority of the Manchester City Council Core Strategy area. Relevant plans and policies for this Statement comprise:

> **Policy CC 9** Design and Heritage Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
>
> **Policy EN 3** Heritage Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

5.1.2 The Site lies within the unitary authority of the the Places for Everyone joint development plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salforf, Tameside, Trafford and Wigan. Relevant plans and policies for this Statement comprise:

> **Policy JP-P2** Heritage We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.
>
> Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:
>
> 1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
>
> 2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester’s heritage at risk will be supported in principle,Designation Entries provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.