



10 June 2024

Trinity Islands Site: Technical Note – Built Heritage

1. Background

The following Technical Note has been prepared by Heritage Architecture Ltd (HA) in relation to the 'Trinity Islands Site', which is located in Manchester City Centre and bound by the River Irwell to the north and west, Regent Road to the south and Trinity Way to the east (referred to within Planning Submission at 'Site D').

In May 2022, Planning Permission was approved for the erection of four towers ranging from 39, 48, 55 and 60 storeys to form a mixed use development (residential and commercial), complete with public realm improvements and highway works (Ref: 132429/FO/2021). This permission was latterly superseded by a Section 73 Permission (Ref: 134039/JO/2022). The development is currently under construction.

The applicant is seeking to remove an additional 10no. trees which are currently contained within the western aspect of the 'Site D' site boundary.

As the Trinity Islands site is located within the boundary of the Castlefield Conservation Area, there is a requirement to assess the potential impact (both direct and indirect) the loss of these trees would have upon the character and appearance of the designated area, in line with the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and paras 200 and 205 of the National Planning Policy Framework (NPPF, 2023).

The following note should be read in conjunction with the NMA drawings provided by the Landscape Architect and the Planning note provided by Deloitte.

2. Contribution of Existing Trees to Castlefield Conservation Area

Conservation Areas are designated areas that are deemed to have special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Section 72 of the 1990 Act stipulates that local authorities should ensure while carrying out their planning function that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.

However, as stressed in para.213 of the NPPF, *“not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance”*. It is therefore necessary to identify the significance of the area as a whole and qualify aspects of the area which are considered positive, negative or neutral contributors.

The submitted Heritage Statement (HA, October 2021) provided a detailed breakdown of the historical development, and significance of the Castlefield Conservation Area, including an analysis of the various character areas contained within in it. As stated within the 2021 report, the focus of the Conservation Area is around Castlefield Basin/ Potato Wharf and Liverpool Road as these areas contain a large number of listed buildings which best represent the development of the railways and industry in this part of the city.

The character area in which the Site lies is dominated by the road network, cleared sites and contains no historic built form. There are no buildings of architectural or historic remaining within the defined Site area. It will be clear, therefore, that there is scope to develop the currently dilapidated Site and enhance the character and appearance of the Conservation Area.

The trees identified for removal are not protected by TPO status and are incidental, self-seeded trees, as opposed to highly significant mature trees. They are considered to make a **neutral contribution** to the character and appearance of the Castlefield Conservation area.

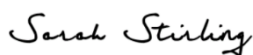
3. Impact Assessment and Conclusions.

As stated above, the 10no. trees proposed for removal are situated to the western boundary of the site, and appear to be self-seeded, incidental trees which are not of any significant age or maturity.

Their presence does not enhance, nor detract from the Castlefield Conservation Area.

The removal of the trees would be considered to have a **neutral impact** upon the designated area (i.e. no harm) and would therefore comply with the requirements of the NPPF (2023) and Section 72 of the 1990 Act.

Yours sincerely,



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For and on behalf of:
Heritage Architecture Ltd