

Supplementary Heritage Statement

Land adjoining Atlas Business Park, Manchester

October 2023

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1. Introduction

1.1 A full planning application for redevelopment ('the Proposed Development') of land adjoining Atlas Business Park in Manchester ('the Site') was validated by Manchester City Council (MCC) on 02 February 2023 (LPA ref. 135952/FO/2023).

1.2 The formal description of development is as follows:

"Application for full planning permission for the proposed construction of five units (general industrial (Use Class B2) and/or storage or distribution (Use Class B8), together with ancillary offices (Use Class E(g)(i)) and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway."

1.3 The application was accompanied by a Heritage Statement, dated December 2022. This Statement ('the Heritage Statement'), identified heritage assets with potential to be affected by the Proposed Development, assessed the significance and setting of those assets (including the contribution made by the Site), and culminated with an assessment of the impact of the development, prepared to address relevant legislation and in accordance with the National Planning Policy Framework (NPPF) and Historic England guidance. It concluded the following:

"Based on an assessment of the significance and setting of heritage assets near the site with potential to be affected by the Proposed Scheme, consideration of the contribution made by the site to the significance of these assets and the likely impact of the Proposed Scheme, it is concluded that harm to Chamber Hall and Barn would be low and less than substantial. Paragraph 202 of the NPPF is therefore engaged which states the following:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use."

PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives, as described in the NPPF. A review of the public benefits of the Proposed Scheme and the balancing of the identified heritage harm with those benefits, as required by paragraph 202 of the NPPF, is undertaken in the accompanying planning statement prepared by Turley, bearing in mind and having regard to the considerable importance and weight that must be given to S.66 of the Planning (Listed Building and Conservation Areas) Act 1990.

The Proposed Scheme will not harm any of the identified non-designated heritage assets and Paragraph 203 of the NPPF is not engaged."

1.4 Since submission of the application, scheme amendments have been made. These are set out in full within a Planning Statement Addendum (dated October 2023), and are summarised as follows:

- Reduction in the Gross External Area of Unit 5 from 15,830m² to 13,000m² (reduction of 2,830m² total) to enable the retention of existing trees which have recently been covered by a Tree Preservation Order¹. The revised layout is shown on the updated Proposed Site Plan (drawing ref. 20071-PL-201 Rev K);
 - Removal of sedum roof features in response to advice from Manchester Airport Group to mitigate potential bird strike risk for aircraft; and
 - Minor internal layout amendments to the proposed units.
- 1.5 Two verified views have also been prepared to provide a more thorough understanding of how visible the Proposed Development would be from the setting of the grade II listed Chamber Hall and the separately grade II listed Chamber Hall Barn. These are included at **Appendix 1**, entitled 'Atlas Business Park, Manchester, Verified Views, September 2023 v1.0', and are supported by an explanation of the methodology applied to the creation of the visualisations.
- 1.6 This purpose of this Supplementary Heritage Statement is to provide an updated assessment of impact, in light of scheme amendments and the additional information that has been prepared.

¹ The Manchester City Council (Land at Atlas Business Park, Woodhouse) Tree Preservation Order 2023 (dated 17 February 2023).

2. Impact Assessment

- 2.1 In determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty, under s.66 of the Planning (Listed Building and Conservation Areas) Act 1990 ('the Act') to have special regard to the desirability of preserving the special interest and setting of listed buildings.
- 2.2 Case law has confirmed that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm.'
- 2.3 Paragraph 197 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.4 Paragraph 199 requires, when considering the impact of development on the significance of a designated heritage asset, that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'
- 2.5 Paragraphs 201 and 202 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
- 2.6 Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.7 Paragraph 206 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 2.8 In light of legislation and national planning policy, the key heritage issue to be taken into consideration in assessing the Proposed Development is the impact of development on the significance and setting of listed buildings and non-designated heritage assets, as a result of development within their setting.

Summary of previous Impact Assessment

- 2.9 The significance and setting of Chamber Hall and Chamber Hall Barn was assessed in the Heritage Statement. It identified that both buildings historically formed part of a

much wider area of agricultural land, the remnants of which remain. It observed that the Site does not form part of this remnant agrarian landscape, that any former resonance or relationship between it and listed buildings is no longer legible and the farm complex is heavily screened and hidden. As found today, the Site is expressed as an area of land with a modern access and defined boundaries, comprised of a combination of planting and fencing. It neither contributes to nor detracts from the significance of Chamber Hall or the Barn and is neutral in its relationship with the assets.

- 2.10 It was identified in the Heritage Statement that views of the Proposed Development were likely to be heavily restricted from the listed buildings and the associated farmyard. It was however identified that the upper stages of the proposed units could be visible above existing screen planting. Filtered views of the Proposed Development were expected from land to the west of the farm complex and that the Proposed Development would be partially visible but filtered by existing and proposed planting. Visibility was also expected from the north, from the area around Gatley Brook and in views southwards from Lomond Road, whilst also recognising that the listed buildings are heavily screened in these views.
- 2.11 On that basis, and although not affecting the architectural interest or legibility of the historic interest of the buildings themselves, or appreciation of their association and group value, it was identified that there would be a reduction in the ability to appreciate the rural characteristics of the buildings, whilst acknowledging their setting is already mixed and influenced by modern development. Based on the level of existing screening and the character of their setting, any harm was identified to be less than substantial, and at a low level.

Updated Assessment of Impact

- 2.12 Two verified wireline views have been prepared to test the extent to which the Proposed Development would be visible from the setting of Chamber Hall and Chamber Hall Barn and these are included at **Appendix 1**.
- 2.13 These demonstrate that the Proposed Development would not be visible in views southwards from the area of farmstead to the east of the two listed buildings (viewpoint 7.0). They also demonstrate that in a view further north, from Lomond Road (viewpoint 6.1), only the uppermost stages of the proposed units would be visible, heavily filtered and largely obscured by existing trees. It is expected that there would be increased levels of visibility when the trees are not in leaf, however given the presence of evergreen planting to the south of the farm complex and the fact that the listed buildings are not clearly appreciable in views from Lomond Road, it is not expected that seasonal variations would result in additional visual impact.
- 2.14 This new information confirms that there would be no erosion or reduction in the ability to appreciate the rural characteristics of Chamber Hall or Chamber Hall Barn. The significance of the two listed buildings, invested in their historic and architectural interest, the legibility of their former functions, their group value and the relationship they have within a recognisable farmstead, would be sustained.

- 2.15 Based on this updated assessment, supported by verified visualisations at **Appendix 1**, it is concluded that there would be no harm to Chamber Hall or Chamber Hall Barn. The Proposed Development will meet the objectives of Paragraphs 197, 199 and 206 of the NPPF and the requirement of s.66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.
- 2.16 There is no change to previous judgements made in connection with non-designated heritage assets near the Site. The Proposed Development will not harm any of the identified non-designated heritage assets and Paragraph 203 of the NPPF is not engaged.

**Appendix 1: Atlas Business Park, Manchester,
Verified Views, September 2023
v1.0**

Verified View Methodology

Type 4 | AVR Level 1

Overview

This document has been prepared to explain the process of generating verified views (also referred to as accurate visual representations (AVR)) for the proposed development at Atlas Business Park, Manchester.

Rob Lockhart Studios use a methodology that is compliant with relevant sections of The Landscape Institute/IEMA Guidelines for Landscape and Visual Impact Assessment and the Landscape Institute Technical Guidance Note 06/19 (Visual Representation of Development Proposals).

High quality digital photographs were taken from the agreed locations. A number of up to twenty visible features were surveyed per view along with the precise location of each camera. Development 3D models were imported to correct geographical co-ordinates. With a known camera position, orientation and surveyed visible features the development 3D models were accurately aligned to the photograph.

Photography

Prior to visiting the site virtual cameras were placed into the 3D model to assess and plan the required viewpoints. It was clear that to capture the proposed site and heritage context from viewpoint 7.0, it was necessary to take the photo with a 24mm lens. For each agreed photo viewpoint location, photographs were taken with a high resolution full frame digital SLR camera. The locations at which the photographs were taken were marked by a survey nail or marker paint. The surveyor was present at the same time as the photographer and the points required for the survey were identified on site. The camera was mounted on a tripod with a pano head and levelled horizontally and laterally by means of integrated and additional spirit levels. The camera height from ground level was measured and recorded. Panoramic photos were required by the client. A sufficient overlap of shots was used for the panoramic photography which were centred by a number of principal shots to capture the development for individual photomontage images.

- Equipment Used for Photography:
- Nikon Z6ii Digital SLR
 - Nikkor Z S-Line 50mm Lens
 - Nikkor Z S-Line 24mm Lens
 - Tripod with indexed pano head and adjustable nodal slider
 - Remote shutter release
 - Spirit levels
 - Leica DISTO D210
 - Plumb line
 - Survey nails and ground paint
 - 2nd camera to record position and setup of equipment

Post Production

Each photo viewpoint photograph was processed from a RAW data file in 16bit colour space using Adobe Camera Raw. The individual shots were stitched together using a method of cylindrical projection to form a panorama. Standard (digital) photographic post production techniques were used to create a corrected final 16bit file to be used as the basis for each photomontage.

Survey

The surveyor was present at the same time as the photographer and the points required for the survey were identified on site referencing what could be seen in the photographs. The surveyor was instructed to record a range of up to 20 reference points per view from visible fixed locations. The survey was carried out by Survey Hub on 21/09/2023 in accordance with best practice guidlines and using approved industry standard equipment. A spreadsheet and 3D CAD file of all the survey data was produced and issued for our use to align the 3D virtual cameras with the photographs and 3D model.

The Proposed 3D Development Model

The most recent CAD drawings of the plans, sections and elevations were provided by the architect and were checked for accuracy and consintency. 3D massing models were built from this information to create wireline images suitable for AVR Level 1. The models were aligned in the correct position and height above ordnance datum to the OSGB36 coordinate system.

The Verification Process

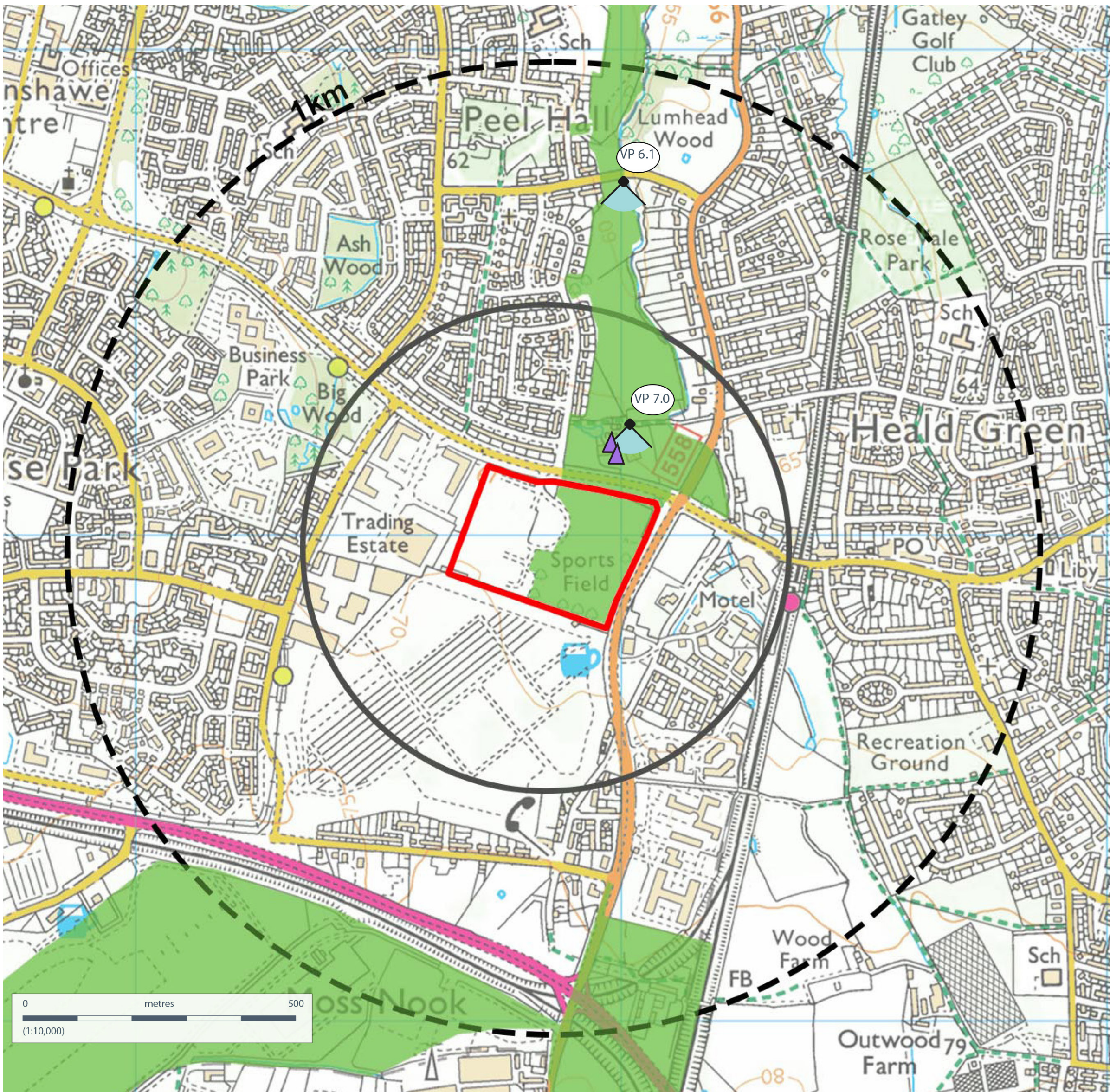
The verification process confirms the accuracy of the 3D model in relation to each view. The survey reference points and camera location data were imported into the 3D model using a proprietary script. At the coordinates of each surveyed camera location a virtual camera was created and setup by matching the settings from the EXIF data of each photograph. The cameras were then positioned and aligned in the 3D model by matching the survey points with the relevant visible features on the photograph. Once all points are perfectly matched the scene is then deemed verified.

Post Production

The 3D model of the proposed development was rendered for each viewpoint to create an image file. Using a photo editing package the rendered images were photomontaged with the corresponding photographs. On each viewpoint the rendered image of the development was masked behind buildings and structures where it would be obscured from sight in the photo.

Applications Used

Adobe Photoshop CC
Adobe Lightroom CC
Autodesk 3ds Max 2023
Chaos Group Vray 6
PTGui 12.22
Google Earth Pro
QGIS
Grid InQuest 2



Visual Receptors - Key Views

Supplied by Turley

Key:

- Site Boundary
- Site and its immediate setting
- 1km Study Area (radius from Application Site)
- Listed Buildings
- Viewpoint Location
- Existing Green Belt

Viewpoint 6.1 | Principal Photomontage | Type 4 | AVR Level 1

Principal Photomontage AVR Level 1



Enlargement 100% at A1 sheet size

Baseline Photograph



VFOV 26.88°

HFOV 39.5°



Location Photos



Camera Location



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting



HFOV 64.1°



HFOV 64.1°

— Solid Outline - Represents the extent of the proposed built form



Principal Photomontage AVR Level 1

Enlargement 100% at A1 sheet size



Baseline Photograph

VFOV 52.94°

HFOV 73.49°



Location Photos



Camera Location



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph



Rendered image of the development model before being masked behind structures, terrain, trees and planting



HFOV 90°



HFOV 90°

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