

APP REF NO 134953/FO/2022 - 68-70 Oldham Street

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To: Angela Leckie <angela.leckie@manchester.gov.uk>

 1 attachments (1 MB)

Supplementary Heritage Statement.pdf;

Good afternoon Angela

As requested, we attach a supplementary heritage statement that takes in to account the Council's conclusions that the buildings represent NDHAs and conducts an appraisal against the 2008 Historic England guidance '*Conservation Principles*'.

As the supplementary statement notes, the identification of the buildings as NDHAs and the identified impact on those NDHAs, is an additional material consideration to weigh in the planning balance. In this regard, paragraph 203 of the NPPF applies, which states '*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the 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*'.

The NDHAs are found by the supplementary statement to be of local moderate significance. The harm to the assets arising from the development is acknowledged. In respect of the 68 and 70 Oldham Street, the supplementary statement (by cross reference to the Heritage Statement) finds that this harm is largely outweighed by proposed enhancements to the buildings. In respect of the Spear Street warehouse it is found that the harm is only partially outweighed by its re-use and physical changes.

Within the Planning Statement, the extensive public benefits (including but extending beyond the heritage benefits referred to in the Heritage Statement and now the supplementary statement) are weighed against the identified heritage harm to the Conservation Area (less than substantial, of a moderate degree). Whilst the harm in heritage terms is somewhat increased by the conclusion of harm to the NDHAs, these extensive public benefits, including providing the buildings with an optimum viable use (as evidenced in the Planning Statement), are more than sufficient to outweigh that harm. In respect of NPPF paragraph 203, the balanced judgement weighs in favour of the grant of planning permission. The overall conclusion on planning balance set out within the Planning Statement therefore remains firmly in the positive.

Kind regards

Steve

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