



CAROLINE TAMWORTH PLANNING

Planning and Design

PLANNING APPLICATION

**TEN NEW-BUILD THREE STOREY CASH & CARRY TRADE UNITS (SUI-GENERIS)
WITH TRADE COUNTER ON THE GROUND FLOOR AND STORAGE ON THE FIRST
AND SECOND FLOORS AND ASSOCIATED CAR PARKING AND BIN STORES**

**SHERBORNE STREET TRADING ESTATE, SHERBORNE STREET, MANCHESTER,
M8 8LR**

HERITAGE STATEMENT

Prepared

on behalf of

World Metal Recycling Ltd

CT1116

1.0 Preamble

1.1 A planning application for 10 No. three storey cash & carry trade units has been submitted to Manchester City Council for consideration (133275/FO/2022).

1.2 This Heritage Statement is provided to comply with planning legislation and to support the information already provided.

2.0 The Site

2.1 The application site comprises a rectangular shaped vacant site to the eastern side of Sherborne Road.

2.4 There are two vehicular access points from Sherborne Road.

2.5 The surrounding area contains established commercial and warehousing premises and Cheetham Park. There is a partially constructed development on the community centre site immediately to the north east.



3.0 The Proposal

3.1 The application seeks planning permission for the construction of 10 No. cash and carry units on the site. The units will be arranged in three blocks with four units fronting onto Sherborne Street and the remainder sited to the back of the site along the eastern boundary. There will be a trade counter to the ground floor with storage on the first and second floors.

3.2 A new central access point from the main road will be created. The layout creates a T shaped access road and parking area with 11 No. standard parking spaces, 2 No. van spaces and 2 No. disabled parking spaces. Secure cycle parking is also provided. The access road and parking spaces will be tarmacadamed with an interlocking concrete paver pathway around the buildings. The northern, eastern and southern boundaries of the site will be fenced with a galvanised metal palisade fence.

3.3 Bin storage areas are provided to the rear units 1 – 4 and screened by a timber slat fence.

3.4 Detailed plans, prepared by Studio Tashkeel Architecture Ltd, are provided.

4.0 Planning Policy Context

4.1 The site is located within North Manchester on the Manchester City Council Local Plan Proposals Map. It is located just outside an Economic Improvement Area. There is a listed structure to the west of the site within Cheetham Park.

4.2 The following policy of the Manchester City Core Strategy is relevant to this statement

- Policy EN3 - Heritage

4.3 UDP policy DC19.1 also remains extant and gives specific guidance regarding listed buildings.

4.4 Advice from central government contained within the National Planning Policy Framework (NPPF) is also relevant.

4.4 Policy EN3 seeks to encourage development that protects, conserves and enhances Manchester's heritage assets and its settings.

4.5 Extant UDP policy DC19.1 states:-

“In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

d. seek to preserve and enhance the settings of listed buildings 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;

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.”

4.6 Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development that affects a listed building or its setting, the Local Planning Authority 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.

4.7 NPPF Section 16 – Conserving and Enhancing the Historic Environment requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It states that the level of detail should be proportionate to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.8 In this case the heritage asset is the Grade II listed bandstand within Cheetham Park to the east of the site.



Listed bandstand

4.9 The listing description taken from Historic England reads:-

SD80SW CHEETHAM PARK, Cheetham 698-1/2/567 Bandstand

II

Bandstand. c.1890-1910; restored. Cast-iron, wrought-iron and wood, with slate roof. Hexagonal plan. Brick plinth, cast-iron columns, wrought-iron railings bowed in profile, with simple Art Nouveau inverted heart-shape panels, C20 steps at north corner; simple iron brackets to purlins; wooden ribbed and boarded under surface to swept slated canopy roof with apex finial.

4.10 The application site is to the east of the bandstand to the opposite side of Sherborne Street and some distance away from it. The structure is set within the fenced park and surrounded by mature trees.

4.11 Cheetham Park, also known as Elizabeth Street Park, is a Victorian park that was opened in the late 1880s.

“A carefully designed space full of features for multiple active uses, characteristic of later Victorian park-making, Cheetham Park was formally opened on 26 September 1885 by the Mayor, Alderman J.J. Harwood. It is located at the heart of the textiles industry in the nineteenth century, in an area that encompassed clay quarrying, brick works, and terraced workers houses. It was established and paid for by public subscription for the purposes of providing a place for sports, recreation and access to

nature to industrial workers and the poor living in the densely populated area, as a consequence of a local parks lobby, following the Open Spaces Act of 1877.”

(Talking, Walking and Making in Cheetham Park by Abigail Gilmore & Luciana Lang) 2020



Extract from Historic England website showing site and asset

4.12 It is documented that the park was purchased by the Council in 1884 and investment was made in providing various facilities including the bandstand which was constructed around the turn of the century. The bandstand was nationally listed in 1994.

4.13 In earlier years the park was well used and the bandstand was used for socialising, staging Salvation Army bands and singing rehearsals by schoolchildren.

4.14 In recent years the park has been neglected and is currently not well-used. The bandstand and shelter to the northern end of the park remain standing but are in a poor state of repair. The bandstand has been fenced off for health and safety reasons and to discourage anti-social behaviour and vandalism. The temporary metal fencing and lack of maintenance to the hard surfacing within the fenced area detracts from the appearance of the structure.

4.15 In its current state the listed structure is of low to medium significance.

4.16 The frontage of the application site is approximately 50 metres away from the listed structure. The mature trees within the park provide a break in the views in both directions between the application site and the bandstand. The bandstand is viewed within its park setting amidst the trees and this will not alter as a result of the proposed development.



View of bandstand from application site



View of application site from bandstand

4.17 The area surrounding the asset is characterised by built development of varying scales and designs. The materials used within the area are a mix of brick, upvc and metals and reflect the functionality of the buildings and the growth of the commercial and warehousing activities within this part of Cheetham Hill. The scale, design and materials of the proposed development are in keeping with the character of the street scene and will make a positive contribution to the character and appearance of the area.



View along Sherborne Street looking south west

4.18 The separation distance between the application site and the heritage asset, combined with the current setting and character of the surrounding area will safeguard against any harm being caused to the character and setting of the bandstand. The significance of the listed structure is considered to be low to medium and the proposed development will have a minimal or neutral impact on the setting of the asset and therefore meets the criteria of Core Strategy policy EN3 and extant UDP policy DC19.1 and is acceptable.

4.19 NPPF Paragraph 197 states that:-

“In determining applications, local authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) The desirability of new development making a positive contribution to local character and distinctiveness.”*

4.20 NPPF Paragraph 199 states that:-

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.

4.21 NPPF Paragraph 202 states that:-

“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 benefit of the proposal including, where appropriate, securing it’s optimum viable use”.

4.22 A balance needs to be achieved between the degree of harm to the significance of the asset and the degree of public benefit. This balance is achieved by considering the weight of both – the greater the harm, the greater degree of public benefit to justify it. Alternatively, the lesser the harm, the lesser the degree of public benefit needs to justify it.

4.23 The Planning Guidance Notes attempt to discuss the term ‘public benefit’:-

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework” (paragraph 7).

“Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits”.

“Public benefits may include heritage benefits, such as:-

- Sustaining or enhancing the significance of a heritage asset and the contribution to its setting*
- Reducing or removing risk to a heritage asset*
- Securing the optimal viable use of a heritage asset in support of its long term conservation”.*

4.24 Paragraph 8 of the NPPF – Achieving Sustainable Development – refers to the three dimensions of sustainable development; economic, social and environmental.

4.25 Public benefit will be derived from the development in that it will bring considerable economic and physical investment and significantly improve the visual amenity of the area to the benefit of this established employment generating part of Manchester. The proposed development will make use of a vacant site within a sustainable location and add to the vitality of the area and provide employment opportunities.

5.0 Conclusion

5.1 In conclusion, it is considered that the proposed development will have a neutral effect on, or cause less than substantial harm to, the setting of the nearby listed structure.

5.2 The public benefits derived from the development, in particular economic, social and environmental, will outweigh the less than substantial harm.

Chorlton Planning Ltd
May 2022