

FENIX HERITAGE

Land off Kirkmanshulme Lane, Belle Vue, Manchester

Historic Environment Desk-Based Assessment

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Land off Kirkmanshulme Lane, Manchester

Historic Environment Desk-Based Assessment

Prepared on behalf of Kellen Homes Ltd.

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Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of < ±0.5m up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registryapplications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1.)

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CONTENTS

1. PRECIS 1
2. INTRODUCTION 3
3. LOCATION TOPOGRAPHIC, GEOLOGICAL AND PEDOLOGICAL BACKGROUND 5
4. STATUTORY AND PLANNING POLICY FRAMEWORKS 7
5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND 13
6. SITE CONDITIONS 20
7. SIGNIFICANCE OF THE RELEVANT HERITAGE ASSETS 21
8. PROPOSED DEVELOPMENT AND POTENTIAL IMPACTS TO THE HISTORIC ENVIRONMENT 37
9. LEGISLATIVE AND POLICY ASSESSMENT 40
10. MEASURES TO AVOID/MITIGATE HARMFUL IMPACTS 43
11. CONCLUSION 44
12. SOURCES 45

FIGURES

Fig 1 Site Location Map
Fig 2 Site Plan
Fig 3 Location of Designated Heritage Asets within 1,000m of the Site.
Fig.4 Location of Non-Designated Heritage Assets within 1,000m of the Site
Fig 5 The County Palatine of Lancaster, W. Yates, 1786
Fig 6 Plan of the Parish of Manchester, W. Johnson, 1818-19
Fig 7 The County Palatine of Lancaster, G. Hennet, 1830
Fig 8 Plan of the Township of Gorton, in the Parish of Manchester, in the County of Lancaster (Tithe Map), 1846
Fig 9 Ordnance Survey Map, Lancashire, Sheet 104, 6 inches to 1 mile (1;10,560), Surveyed 1845, Published 1848
Fig 10 Ordnance Survey Old Series, Huddersfield Sheet LXXXVII SW,1 inch to 1 statute mile (1:63,360), Surveyed 1838-39, Printed 1863
Fig 11 Ordnance Survey Map, Lancashire, Sheet CIV.16, 25 inches to the mile (1;2,500), Surveyed 1889-90, Published 1893
Fig 12 Ordnance Survey Map, Lancashire, Sheet CIV.16, 25 inches to the mile (1;2,500), Revised c. 1904, Published c. 1908
Fig 13 Ordnance Survey Map, Lancashire, Sheet CIV.16, 25 inches to the mile (1;2,500), Surveyed 1915-16, Published 1922
Fig 14 Ordnance Survey Map, Lancashire, Sheet CIV16, 25 inches to the mile (1;2,500), Surveyed 1933, Published 1935
Fig 15 Ordnance Survey Map, Sheet SJ8796 SE-A, 50.688 inches to the mile (1:1,250), Revised 1949, Published 1950
Fig 16 Ordnance Survey Map, Sheet SJ8796 SE-A, 50.688 inches to the mile (1:1,250), Revised 1960, Published 1961
Fig 17 Ordnance Survey Map, Sheet SJ89NE-B 6 inches to 1 mile, (1:10,560), Revised 1948-67 Published 1968
Fig 18 Ordnance Survey Map, 1;1250, Revised 1981, Published 1982
Fig 19 Ordnance Survey Map, 1:1250, Revised 1989, Published 1991
Fig 20 Aerial Photograph – Belle Vue Zoological Gardens, 1946 (BfA ref. EAW002761)
Fig 21 Aerial Photograph – Belle Vue Zoological Gardens, 1946 (BfA ref. EAW002762)
Fig 22 Aerial Photograph 2005
Fig 23 Aerial Photograph 2017
Fig 24 Photograph Index Plan (Context and Approaches)

Fig 25 Photographic Index Plan (Site)

Fig 26 Proposed Development Layout

APPENDICES

Appendix A Index of Non-Designated and Designated Historic Environment Features Recorded on the Greater Manchester Historic Environment Record/National Heritage List for England

Appendix B Historic Ephemera associated with Belle Vue Zoological Gardens

Appendix C Photographs

1. PRECIS

Fenix Heritage has been commissioned by Kellen Homes Ltd. (hereafter the Applicant) to prepare a Historic Environment Desk-Based Assessment (hereafter the 'Assessment') for area of land off Kirkmanshulme Lane, Manchester (hereafter the 'Site') for which a planning application is being assembled for a residential development for submission to Manchester Council (hereafter the 'LPA').

Based on research undertaken for the Assessment, this report highlights any potential direct and indirect impacts to any heritage assets. This Assessment has been undertaken in compliance with the Chartered Institute for Archaeologists' document, *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

There are no designated heritage assets within the Site.

In the wider landscape there are five Listed Buildings and one Conservation Area. The proposed development is notionally and conceptually located within the settings of these designated heritage assets. However, by means of separation distance, the characteristics of the intervening townscape and the attention paid to density layout and boundary treatment/screening of the proposed development, the Assessment has demonstrated that the proposed development would cause no harm to the setting of or significances of Listed Building or the setting, character, appearance and significance of any Conservation Area.

In archaeological terms there is some theoretical interest at the Site arising from historic land uses.

The GMHER formally records no sites of suspected archaeological remain on the Site. During the 19th century, however, the Site was bucolic in character, divided into fields by hedgerow boundaries. The beginnings of a changes to the Site were heralded in the 1830s when the Site was purchased by the Belle Vue Zoological Gardens. Initially the clay underlying the Site was dug out to make bricks for the gardens' buildings. After clay extraction the resulting pit was landscaped in 1858 and made into a Boating Lake. The Gardens were abandoned and redeveloped in the 1960s. Prior to the phase of clay extraction and then the two phases of development there were features on the Site which may have left sub-surface traces identifiable as archaeological remains. However, the phases of development, beginning in the late 1850s and continuing sporadically throughout the Gardens' tenure until redevelopment in the mid-1960s will have comprehensively disturbed any archaeological remains that may have been present. Realistically, the Site has a nil archaeological potential.

The Site corresponds with a parcel of Historic Landscape Character identified as late 20th century entertainment complex. This has no historic or architectural value.

With respect to due diligence, the Applicant has arranged for a suitable Assessment to be prepared in order to inform design considerations for the proposed development and also to provide the LPA with baseline data and professional commentary on the

implications for the historic environment arising from the proposed development.

The proposed development is not, it should be noted, in conflict with any element of legislation, national planning policy or local planning policy related to archaeology or heritage.

Ultimately, the proposed development would lead to no adverse implications for the historic environment and, effectively, no heritage constraints apply to the Site.

2. INTRODUCTION

Definitions, Aims and Objectives

A historic environment desk-based assessment is defined by the Chartered Institute for Archaeologists (CIfA) in a Standard as follows:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

In the light of the Standard the aim of the Assessment is:

- To determine, as far as is reasonably possible, the nature, extent and significance of the historic environment within the Sites and its environs.

In the light of the Standard the specific objectives of the Assessment are:

- to identify if the proposed development represents an impact on the significance of the historic environment;
- to acknowledge, where necessary if further action is needed in order to identify if the proposed development represents an impact on the significance of the historic environment and the nature of such an impact;
- to enable the applicant to examine the proposals in the light of the information generated; and
- to enable reasoned decisions to be made by the decision-taker whether to mitigate, offset or accept without further attendances/intervention any impact in determining the planning application.

Methods

The Assessment was undertaken in with reference to the relevant precepts as set out in The Chartered Institute for Archaeologists' document *Standards and Guidance for Historic Environment Desk Based Assessment* (CIfA 2020) and as set out in the Merseyside Environmental Advisory Service (hereafter MEAS) document *Guidance on Archaeological Desk-Based Assessments'* (MEAS 2022).

The approach to the assessment of significance is that set out in *Conservation Principles* (English Heritage 2008), which states that the significance of heritage assets derives from the 'heritage values'. Reference is also made to 'heritage significance' as described in the *National Planning Policy Framework* (hereafter NPPF),

The Assessment is founded on the provision of data from GMHER within a search radius of 1,000m from the Site centre.

The following sources of information were consulted to inform the Assessment:

- The GMHER for information regarding heritage assets, details of previous fieldwork, and Historic Landscape Characterisation (hereafter HLC) mapping.
- The National Heritage List for England (NHLE) (https://historicengland.org.uk/listing/the-list/map-search)
- Chetham's Library (https://library.chethams.com/)
- Historic Ordnance Survey mapping derived from a Groundsure Historic Mapping Report (courtesy of Buro Happold) and the National Libraries of Scotland.
- The British Geological Survey Viewer (https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/).
- Cranfield University's *Soilscapes* Viewer (https://www.landis.org.uk/soilscapes/)
- Google Earth historical satellite imagery.
- Wigan Archives (https://archives.wigan.gov.uk)
- Lancashire Archives (https://www.lancashire.gov.uk/archives-and-record-office/)
- Aerial Photo Explorer – Over 400,000 aerial photos in Historic England's digitised collections | Historic England
- Various other relevant books, journals and publications identified during the course of the assessment process.
- https://datamine-cauk.hub.arcgis.com/
- Data in the possession of the Applicant

Description of Proposed Development

The proposed development is detailed in the planning application and comprises ***<<insert description to be provided by client>>***.

3. LOCATION TOPOGRAPHIC, GEOLOGICAL AND PEDOLOGICAL BACKGROUND

Location

The Site is situated north of Kirkmanshulme Lane, Manchester, and is centred, approximately at National Grid Reference SJ 87765 96233 (Fig. 1).

The spatial attribute information for Site is provided in the table below and relates to the spatial data as illustrated in Fig. 2 below.

Field Name	Data
Project No.	1150
Project Name	Land of Kirkmanshulme, Manchester - Historic Environment Desk-Based Assessment
Organisation	Fenix Heritage
Date	April 2026
Digitisation Source	Kellen Homes Ltd.

Topography

The Site extends to an area of *c.* 2.09ha and is an irregular-shaped parcel of land currently occupied by a disused bingo hall (formerly trading as Buzz Bingo), hardstanding car parks, and landscaping.

The bingo hall is located in the north-western corner of the Site and Site access is via a service road off Kirkmanshulme Lane.

Geology

The British Geological Survey (BGS) Geology Viewer (https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/) records the bedrock formation at the Site as Chester Formation-Sandstone. This sedimentary rock is fluvial in origin (Triassic period) and range from coarse- to fine-grained, forming beds and lenses of deposits reflecting the channels, floodplains and levees

The BGS classifies the superficial deposits at the Sites as Till, Devensian – Diamicton, a sedimentary deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.

Pedology

The Cranfield Soil and AgriFood Institute (CSAI) Soilscapes Viewer (http://www.landis.org.uk/soilscapes/) maps the soils at the Site as slowly permeable seasonally wet acid loamy and clayey soils. However, given the development history of the Site any soils at the Site may not necessarily match this classification.

Site Investigations

The BGS Onshore Geoindex of borehole records was accessed. There were no recorded boreholes within the Site.

A Phase I and Phase II Environmental Site Assessment have been undertaken (E3p 2025) and the results of this have been taken into account during the preparation of the Assessment.

4. STATUTORY AND PLANNING POLICY FRAMEWORKS

Legislation

At an international level there are two principal agreements concerning the protection of the cultural heritage and archaeological resource - the *UNESCO Convention Concerning the Protection of World Cultural and Natural Heritage* and the *European Convention on the Protection of the Archaeological Heritage*, commonly known as the Valetta Convention. The latter was agreed by the Member States of the Council of Europe in 1992, and also became law in 1992. It has been ratified by the UK, and responsibility for its implementation rests with Department for Culture Media and Sport. There are no World Heritage Sites, World Heritage Site Buffer Zones or World Heritage Site Essential Settings wholly or partly coincident within the Site.

At the national level, the principal legislation governing the protection and enhancement of archaeological monuments of national importance is the *Ancient Monuments and Archaeological Areas Act 1979*. The *Act* provides protection to Scheduled Monuments. The consent of the Secretary of State for Culture, Media and Sport is required for works of demolition, destruction to or damage to a Scheduled Monument. There are no Scheduled Monuments within the Site or within 1km of the Site.

At the national level, the principal legislation governing the protection and enhancement of the cultural heritage of the built environment is the *Planning (Conservation Areas and Listed Buildings) Act* 1990 which states that

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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" (s66(1)).

"In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." (s72(1)).

The Site does not contain any Listed Buildings and the Site is not wholly or partially within any Conservation Area and does not share adjacency with any Conservation Area. However, there are five Listed Buildings within 1km of the Site centre. Due to separation distances and the characteristics of the townscape between the Site and these Listed Buildings proposed development would not have any conceivable effect on the settings of or significances of these Listed Buildings it is assumed that the Council will see no need to engage the statutory duty arising from (s66(1)). There is one Conservation Area within 1km of the Site – Gore Brook Valley, to the east. Due to separation distances and the characteristics of the townscape between the Site and this Area proposed development would not have any conceivable effect on the character, appearance, setting or significances of the Area it is assumed that the Council will see no

need to engage the statutory duty arising from (s72(1)).

National Planning Policy

The place of historic environment assets (both non-designated and designated), local character and history within the planning system is informed by the *National Planning Policy Framework* (NPPF).

Various principles and policies related to heritage and archaeology are set out in the NPPF which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from NPPF are particularly relevant and are quoted in full:

"*Planning policies and decisions should ensure that developments:*

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)". Para 135

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." Para. 207.

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal." Para. 208.

"In determining planning applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness." Para. 210.

"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. " Para. 212.

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."* Para. 213.

It should be noted that substantial harm is a high test which has been held to be "tantamount to destruction" (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)).

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use." Para. 214.

"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 optimum viable use." Para. 215.

" 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." Para. 216.

In considering any planning application for development, the local planning authority must have regard to the national policy framework detailed in NPPF and other material considerations.

Emerging National Policy

In Dec. 2025 the Ministry of Housing, Communities and Local Government began a consultation process on a revised NPPF and other changes to the planning system. A number of changes are

proposed to Chapter 16 (Conserving and enhancing the historic environment) including the decision-making elements of the policy.

The consultation documentation states that "The transitional arrangements in the draft Framework set out how the Framework would apply to plan-making and decision-making from the date of final publication."

At this stage there would appear to be no cause to give weight to the emerging national planning policy.

However, there is a possibility that the next update to NPPF may be published during the determination period for the application. In this regard it is appropriate to draw some short conclusions in accordance with draft policies – as they apply to heritage.

The thrust of the emerging, revised NPPF, for heritage assets, remains that they should be conserved in a manner appropriate to their significance. However, it also adds an expectation for enhancement. To achieve both conservation and enhancement, development proposals which would affect the significance of a heritage asset, including any contribution made by setting, should maintain usage consistent with its conservation and avoid harm to the significance of and instead preserve and enhance this significance. This establishes a considerable responsibility upon applicants. The policy does, however, provide for situations where harm to the significance of a heritage asset cannot be minimised or avoided. In such instances the harm requires clear and convincing justification.

The information requirements for applications have been extended beyond the current expectations for assessments of significance, with a new requirement for applicants to include assessments of the impacts of proposals on the significance of heritage assets.

For the first time, policy requires that assessment includes consideration of whether there would (a) be a positive effect; (b) have no effect on the significance of the asset; (c) result in harm to the significance of the heritage asset and the degree of that harm identified; or d) cause the total loss of the significance of the asset. While this is a new requirement in NPPF policy terms, it is informed by the PPG and largely catches up and validates existing best practice for Heritage Statements. It is useful to note that the reportable harm level of less than substantial has been removed and that substantial harm to a heritage asset is occasioned where a proposed development "would seriously affect a key element of the asset's significance".

It is also noteworthy that there is provision to strengthen the tests for consideration of harm to the significance of non-designated heritage assets. The policy brings the general approach for assessing harm to non-designated heritage assets in line with designated heritage assets, with the introduction of the planning balance and the weighing of heritage harm against public benefits.

Local Planning Policy

The Manchester Local Plan guides development within Manchester. It consists of

Places for Everyone Joint Development Plan for Bolton, Bury,

Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039. (adopted in 2024)

Core Strategy Development Plan Document (adopted 2012)

Places for Everyone Joint Development Plan

Policy JP-P2: Heritage of the *Places for Everyone Joint Development Plan* f*or Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039* deals with heritage and is as follows:

"*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

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.

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."

Core Strategy Development Plan Document

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".

Professional Standards and Guidance

With respect to good practice in archaeology the professional institute for archaeology in the UK (the Chartered Institute for Archaeologists) has developed a range of regulations, standards and guidelines that are binding on all members to ensure that Chartered Institute for Archaeologists members work to high ethical and professional standards. The relevant standard and guidance document for an archaeological assessment is the *Standard and Guidance for Historic Environment Desk-Based Assessment (2020).*

In addition to these standards and guidance a number of English Heritage and Historic England publications inform the preparation of historic environment assessment documents*, including Conservation Principles; Policy and Guidance for the Sustainable Management of the Historic Environment English Heritage (2008)* and *Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015).*

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The following section is a summary of the heritage/archaeology evidence found within a 1km radius of the Site centre. The terrain within the radius is referred to as the 'Assessment Area'.

Evidence has been compiled from the data holders and sources listed in the methods statement above and is considered to provide an indication of the character, distribution and survival of any potential heritage/archaeology assets within and in the vicinity of the Site and helps define its importance. The locations of the identified assets within the Assessment Area are shown in Figures 3 and 4 below and basic details for the assets are also detailed in a gazetteer (Appendix A).

The NHLE records 6 designated heritage assets within the Assessment Area (Fig. 3). These assets include five Listed Buildings and one Conservation Area. None of these Buildings o is wholly or partially coincident with the Site or shares an adjacency with the Site. The Site is not wholly or partially within any Conservation Area and does not share and adjacency with any Conservation Area.

The GMHER records 27 Buildings, Monuments and Places, and Buildings within the Assessment Area (Fig. 4).

None of these records (existing as point data) are within the Site but one entry (GMHER ref. MGM10236, gaz. 18, Fig. 4) is for belle Vue Zoological Gardens which, historically, occupied the Site for a period of time.

The Site can also be correlated with a Historic Landscape Character parcel identified as 'entertainment complex with the description as late 20th century bingo hall'. This landscape has no heritage significance – as the character is expressed as a building of no architectural or historic merit and an area laid to hardstanding car park. It is neither characterful nor historic.

A review of the relevant data suggests that the Sites contains, or has the potential to contain, ten 'sites' of potential archaeological interest. These are:

- A 19th century path/trackway;
- a 19th century pond;
- 19th century (probably earlier field boundaries);
- a 19th century clay extraction pit;
- a Boating Lake (built 1858);
- an island in the Boating Lake;
- a clock tower on the island in the Boating Lake;
- a 20th century slipway associated with the Boating Lake;
- 19th and 20th century buildings of unknown purpose (one of which was possibly a boat house) associated with Belle Vue Zoological Gardens; and
- a 20th century miniature railway associated with Belle Vue Zoological Gardens.

Given redevelopment of the Site in the second half of the 19th century and then again in the second half of the 20th century it is unlikely that any sub-surface remains of the above futures would remain in a state

commensurate with archaeological coherence (having the ability to generate information contributing to knowledge gain). Therefore, the potential for the Site to contain physical properties in the near surface which could be regarded as 'archaeological remains' is, to all intents and purposes, non-existent. The likelihood of physical remains adding to or refining the story of this part of Manchester is illusory and exists at best, as an idea, but realistically is without foundation.

For the sake of baseline clarity it should be noted that there are no Scheduled Monuments wholly or partly within in the Sites or in the Assessment Area; no World Heritage Sites, World Heritage Sites Buffer Zones or World Heritage Site Essential Settings wholly or partly within in the Sites or in the Assessment Area; no Registered Parks/Gardens wholly or partly within in the Site or in the Assessment Area; and no Registered Battlefields wholly or partly within in the Sites or the Assessment Area.

The background below includes a statement on the assessment of the potential for archaeological remains to be present on the Site. These assessments are based on information on archaeological assets in the vicinity, the characteristics of current and historic land-use, and available information on the condition and nature of sub-surface deposits. The assessments also take into account any pre-existing disturbance to the surface and near surface deposits at the Sites which are likely to have compromised the survival of archaeological remains. The potential is graded from negligible, to low, moderate and high. A negligible potential indicates that archaeological remains are very unlikely to be present; low potential reflects a depressed likelihood for the preservation of archaeological remains; moderate represents an average potential; and high would reflect a demonstrable potential for the survival of archaeological remains.

Previous Archaeological Site Investigations

No known archaeological interventions have taken place on the Site, but three archaeological investigations are recorded by GMHER within 1km of the Site. These include an archaeology desk-based assessment (of All Saints Primary School, Gorton) and a desk-based assessment, trial trench evaluation and archaeological excavation at Belle Vue Stadium, Gorton. The archaeological field work confirmed the presence of remains of a post-medieval farmstead.

Previous Non-Archaeological Site Investigations

A site investigation was undertaken by e3p in 2026 and comprised 12 mechanically excavated trial pits, six window sample boreholes and two cable percussive boreholes.

In summary the investigation encountered made ground within all of the exploratory locations, to a maximum proven depth of 2.00m bgl. No undisturbed topsoil was not encountered during the investigation. Superficial geologically lain deposits in the form of sandy gravelly clay with gravel inclusions of mudstone and sandstone were encountered across the Site at depths ranging between 0.40m and in excess of 7.57m bgl. No bedrock deposits were encountered during the Site investigation. No subsurface obstructions were

encountered which compromised the investigation. However, one test pit identified a brick fill layer between 0.30m and 0.40m bgl.

Prehistoric Period: Palaeolithic (500,000 - 12,000 BCE), Mesolithic (12,000 – 4,000 BCE) and Neolithic (4,000 – 1,800 BCE), Bronze Age (1,800 - 600 BCE), Iron Age (600 - 43 CE)

There are no recorded Prehistoric Period archaeological sites or finds within the Sites or the Assessment Area. However, some activity by communities in the general area during the Prehistoric period can be assumed.

The absence of evidence for prehistoric archaeological remains in the area combined degree of pre-existing disturbance at the Site mean that there is a nil potential for the presence of archaeological remains dating to this period to be present on the Site.

Romano-British Period (43- 410 CE)

The Romano-British period is very well represented in the archaeological record of north-west England and many settlement, industrial and military sites, linked by a road network, have been intensively investigated.

The GMHER, however, records no features, sites, places or findspot dating to this period in the Assessment area.

Given the absence of recorded archaeological remains dating to the Romano-British Period combined with the degree of pre-existing disturbance to the Site, the potential for archaeological remains of the Romano-British period being present on the Site and is nil.

Early Medieval Period (410 - 1066 CE)

There are no confirmed archaeological remains from the Saxon/early medieval period recorded in the Sites or in the wider Assessment Area. However, on the basis of place-name evidence the village and township of Gorton can trace its name to this period. Gorton is derived from the Old English *gor* (dirt, dung, filth) and *tūn* (an enclosure; a farmstead; a village; an estate). The least unsatisfactory derivation of Kirkmanshulme appears to promote the interpretation that the two syllables of *Kirkmans-* is essentially a northern term for "ecclesiastic" (Eckwall 1922, 36) and indicates that the area belonged to the ecclesiastics of Manchester. The kirk- element itself is derived from the Old Norse *kirkja* or the Old English *cirice* (church) and the *-hulme* element derives from the Middle English *holme* (islet – piece of flat, low-lying ground by a river). The Gore Brook, to the south of the Site lends some toponymic credence to this interpretation and the reference to a church may relate to St. Thomas Church at Gorton.

The place-name evidence suggests the presence of a community or communities in the area during the period. The historic and archaeological evidence for the Assessment Area for this period, and the degree of pre-existing disturbance at the Site, however, suggest that the archaeological potential for the Site for the Saxon/Early Medieval Period is nil.

Medieval Period (1066 - 1485 CE)

There are no medieval find spots or sites recorded by the GMHER within the Site or in the Assessment Area.

Neither Gorton nor Kirkmanshulme were mentioned in the Domesday Survey of 1086.

The historic and archaeological evidence for the Assessment Area for this period and the degree of pre-existing disturbance at the Site, suggest that the archaeological potential for the Site for the Medieval Period is negligible/low.

Post Medieval Period (1486 CE– Present)

The known historic environment assets within Assessment Area are overwhelmingly characterised by features of the post-medieval period spanning the period from the 16th century through to the 20th century (including the Industrial Period) and include the Listed Buildings of The Plough Hotel (Grade II), the Church of St. James (Grade II), the Beswick Cooperative Society Building (Grade II) and the Church of Our Lady and St. Thomas of canterbury (Grade II). The Roman Catholic Church of Sy. Francis is a Grade II* Listed Building. None of those designated historic buildings is within the Site.

The GMHER records the presence of extant or now demolished dwellings, manufactories, a gaol, mills, places of worship, a gasometer, a chemical works, iron works, a dye works, a school, sports venues, railway lines and a station within the Assessment Area.

Of most relevance for the history and archaeology of the Site is the Belle Vue Zoological Gardens. These were opened in 1836. The brainchild of John Jennison, originally intended to be an entertainment for the genteel middle classes, with formal gardens and dancing on open-air platforms during the summer, but the Gardens evolved to one of the most popular attractions in Northern England until their closure in 1977.

In 1835, Jennison, along with a business partner George Gill leased the Belle Vue public house and its surrounding land of some 14.47 hectares between Kirkmanshulme Lane and Hyde Road –as a suitable site for an aviary – hitherto located at Jennison's home in Adswood and open to the public for a small fee. At this time the leased land did not include the Site.

In 1858 another 3.2 hectares of land were leased, in the triangle between Kirkmanshulme Lane and Hyde Road. This land included the Site. Clay was extracted to make bricks for the gardens' buildings. And once clay extraction ceased the pit was filled with water, creating the Great Lake (renamed the Boating Lake). The depth to which the clay was removed is not known, but the fact that it is historically attested that paddle steamers (capable of taking 100 passengers) plied the waters of the lake, suggests a sufficient depth to accommodate the draught of a substantial vessel.

In 1963 the Boating Lake was filled in and a 32-lane ten-pin bowling alley built on its site. It was known as the Belle Vue Granada Bowl, it opened in 1965, advertised as "the north's leading luxury centre". In 1983, after the rest of Belle Vue had closed, it was sold to First Leisure Group, and bowling continued for a time until it was repurposed as a bingo hall.

Some ephemera of historic interest, related to Belle Vue Zoological Gardens, and focused on that portion of the Gardens corresponding with the Site, are reproduced at Appendix B.

The Assessment provided the opportunity to examine the Site in detail, both directly and through historic mapping and in addition to the GMHER entries for the Site the ten features of potential archaeological interest listed above have been identified.

These features are detailed in the map regression analysis provided below.

One of the first available cartographic sources for the area is The County Palatine of Lancaster, W. Yates, 1786 (Fig. 5). This shows the communication routes of Kirkmanshulme Lane and Hyde Road, but there are no features shown at the Site.

The Plan of the Parish of Manchester, W. Johnson, 1818-19 (Fig. 6) is a large-scale map which shows considerable detail. However, there are no features shown within the Site other than a boundary – running north-north-west to east-south-east across the Site from Hyde Road to Kirkmanshulme Lane. This represents the boundary between a detached portion of the township of Newton and the township of Gorton.

The County Palatine of Lancaster, G. Hennet, 1830 (Fig. 7) offers no information beyond that already recorded by Johnson 11 years earlier.

The Plan of the Township of Gorton, in the Parish of Manchester, in the County of Lancaster (Tithe Map), 1846 (Fig 8) is a very large-scale map which benefits from contemporary contextual data courtesy of the Tithe Apportionment data. The Site extends wholly or partially over three land parcels. All of these are owned by John White and tenanted by Susanna Higson. The are field boundaries present and a small water body in field 87 – probably a pond - which may have been a relict marl pit. The field name element 'Hey' is derived from the Old English word *hege* or *haga*, which evolved to the Middle English *heie*, related to the Icelandic *hagi*, meaning an enclosed field, and is from the same root as the word hedge. The term is often used to identify a small, enclosed field or piece of agricultural land, often attached to a small house, but perhaps in this instance (as there is no obvious adjacent house) merely refers to land used for tillage or pasture.

The Ordnance Survey (OS) Map, Lancashire, Sheet 104, 6 inches to 1 mile (1;10,560), Surveyed 1845, Published 1848 (Fig. 9) provides nod details not already illuminated by the Tithe Map, but in administrative terms depicts the boundary between a detached portion of the township of Kirkmanshulme and the township of Gorton. To the west of the Site the Belle Vue Gardens are named.

The small-scale OS Old Series, Huddersfield Sheet LXXXVII SW,1 inch to 1 statute mile (1:63,360), Surveyed 1838-39, Printed 1863 (Fig. 10) depicts no detail within the Site.

The OS Map, Lancashire, Sheet CIV.16, 25 inches to the mile (1;2,500), Surveyed 1889-90, Published 1893 (Fig. 11) shows wholesale changes to the Site. The majority of the Site is given over to a Boating Lake in which there is an artificial island and a clock tower. There is a circular building and a smaller adjacent wooden or metal building towards the north-western corner of the Site. These are associated with the Belle Vue Zoological Gardens.

The OS Map, Lancashire, Sheet CIV.16, 25 inches to the mile (1;2,500),

Revised *c.* 1904, Published *c.* 1908 (Fig. 12) shows no material changes to the Site.

The OS Map, Lancashire, Sheet CIV.16, 25 inches to the mile (1;2,500), Surveyed 1915-16, Published 1922 (Fig. 13) shows some changes to the numbers and dispositions of buildings towards the north-western corner of the Site.

The OS Map, Lancashire, Sheet CIV16, 25 inches to the mile (1;2,500), Surveyed 1933, Published 1935 (Fig 14) shows no material changes to the Site.

The OS Map, Sheet SJ8796 SE-A, 50.688 inches to the mile (1:1,250), Revised 1949, Published 1950 (Fig. 15) shows no material changes to the Site other than the addition of a Slipway into the Boating Lake towards the north-western corner of the Site. The island in the Boating Lake is now shown as a solid circular piece of land.

The OS Map, Sheet SJ8796 SE-A, 50.688 inches to the mile (1:1,250), Revised 1960, Published 1961 (Fig. 16) confirms that a miniature railway has been installed along the southern shore of the Boating Lake.

The OS Map, Sheet SJ89NE-B 6 inches to 1 mile, (1:10,560), Revised 1948-67 Published 1968 (Fig. 17) shows that the Site had been redeveloped. The Boating Lake has been infilled and the miniature railway removed. A structure occupies a rectangular footprint towards the north-western corner of the Site. This is the Belle Vue Granada Bowl. An image of the Granda Bowl in June 1971 can be seen at (https://www.mirrorpix.com/?17422710581083042885) © Manchester Evening News Archive

The OS Map, 1;1250, Revised 1981, Published 1982 (Fig. 18) shows some landscaping on the Site – likely associated with car-parking arrangements for the structure shown on the 1968 map – which is now labelled as a Bowling Alley.

The OS Map, 1:1,250, Revised 1989, Published 1991 (Fig. 19) shows no changes to the Site, but the Crystal Suite event venue has been built to the south of the Site. It opriog9onally traded as a snooker hall.

Aerial Photographs

The Britain from Above website (https://www.britainfromabove.org.uk/) and the Historic England Aerial Photo Explorer (Aerial Photo Explorer – Over 400,000 aerial photos in Historic England's digitised collections | Historic England) were checked for historic aerial photographs of the Site.

The Britain from Above website included several aerial photographs all of which were examined and two of which were selected for reproduction, to highlight the disposition of the Site in the 1940s.

Aerial Photograph Belle Vue Zoological Gardens, 1946 (Fig. 20) is an oblique, monochrome image of the Site taken from the south. The Boating Lake - compete with shrubs, trees and the Clock Tower - is prominent and there are rowing boats beached on the western shore of the Lake.

Aerial Photograph – Belle Vue Zoological Gardens, 1946 (Fig. 21) is an oblique, monochrome image of the Site taken from the west and paints and an identical picture to Fig. 20.

The Historic England library also included several aerial images:

Aerial Photo - raf_541_25_rs_4203 (1948)

Aerial Photo - raf_543_4782_v2_0018 (1969)

Aerial Photo - raf_543_4782_v2_0019 (1969)

Aerial Photo - raf_543_4782_v2_0020 (1969)

Copyright restrictions prevent ready reproduction of these aerial photographs.

The aerial photograph of 2005 (Fig. 22) shows the majority of the Site given over to car-parking, laid to hardstanding, for the Bingo Hall.

The aerial photograph of 2017 (Fig. 23) shows no changes to the Site.

6. SITE CONDITIONS

A site visit and walk-over survey of the Site's wider environs were undertaken on the 16 March 2026.

The locations from which the photographs of the Site approaches and wider environs were taken are shown in Fig. 24 and are provided at Appendix B.

The locations from which the photographs of the Site were taken are shown in Fig. 25and are provided at Appendix B

7. SIGNIFICANCE OF THE RELEVANT HERITAGE ASSETS

Not every feature contributing to the historic environment is provided with a detailed record of significance by local or national heritage agencies. In the absence of a formal Statement of Significance for the identified assets, it is usual for an attempt to be made to estimate significance for those assets for which an impact may be considered likely.

However, as will be seen below the proposed development is unlikely to result in any direct impact to any feature of the historic environment, other than an expanse of historic landscape character and a standing building of 20th century origin and of no historic or architectural interest.

No designated heritage assets or the settings of any designated heritage assets would be harmed by the proposed development.

With these factors in mind there is no overt requirement to assess the significance of any heritage asset.

8. PROPOSED DEVELOPMENT AND POTENTIAL IMPACTS TO THE HISTORIC ENVIRONMENT

Proposed Development

The proposals are detailed in the planning application but in summary the proposed development comprises ***<<insert description to be provided by client>>***.

The proposed development layout is provided at Fig. 26.

Direct Impact

The assessment of the archaeological and heritage potential of the Site has been undertaken in the knowledge of the uncertainties that arise when trying to assess a resource that is not wholly known and is often less than comprehensively understood. It should be noted that the assessment is based on information held in source repositories, published data, cartographic and photographic evidence and a Site visit. None of these represents exhaustive and comprehensive sources of information on the presence/absence of archaeological features. However, from the data available it is possible to quantify and qualify the known archaeological resource, to determine the potential for as yet unknown or unrecorded archaeological sites and historic landscape features to be present and identify areas within the Site where activities are likely to have compromised archaeological survival. These factors have been taken into consideration during this preparation of this assessment. This information has in turn been considered against the pre-existing impacts to the Site which may have compromised the survival of any archaeological remains.

There are no standing buildings at the Site which have an archaeological/historic interest:

There would be no direct impact to any known or precited archaeological remains at the Site.

There is no scope for the proposed development to lead to trans-frontier impacts to archaeological remains beyond the boundary of the Site.

Indirect Impacts by Means of Changes to the Settings of Heritage Assets

The effect of development on the significance of the setting of heritage assets (including archaeological monuments) is a material consideration in determining a planning application and NPPF advises Local Planning Authorities that they should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Setting is defined as the surroundings in which a heritage asset is experienced, and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. It is right and proper for this assessment to identify the key attributes of the assets and their settings and the potential impact upon the settings of heritage assets occasioned by proposed development

within the Sites. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.

Development is capable of affecting the settings of heritage assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment and has been undertaken with reference to the Historic England document *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second edition)*.

The significance of a heritage asset can be impacted upon or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a heritage asset, it may affect the ability to appreciate that value or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. There is no overwhelming reason to establish the need for a level of physical and visual connection between a heritage asset and its setting in order for any land to be deemed to be within the setting. To adopt an artificially narrow approach to the issue of setting would be an error. Therefore, to ensure that any assessment does not treat visual connections between any land and a heritage asset as essential and determinative for the purposes of considerations of setting and wide-ranging approach is to be adopted.

In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the Site, this assessment examined and considered the setting for each relevant heritage asset and estimated the contribution that the setting plays makes to the significance of the asset.

Many heritage assets within any given landscape may be visible from a number of locations – publicly accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. Most of the sightlines from to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the assigned significances. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance. Taking into account these considerations and the absence of any meaningful sight lines between assets, their settings and the Site (see the photographs in the Appendices below), many of the heritage assets identified in this assessment do not require a detailed setting assessment. In addition, the non-physical

and non-visual connections between the identified heritage assets and their settings have also been considered and there are no overt non-physical and non-visual connections between these identified heritage assets and the Site that would be adversely impacted upon should the Site be subject to a physical change.

It is also to be acknowledged that in order for the significances of heritage assets to be affected negatively, there must be tangible detriment arising from change, not merely change itself. It is inherent in the consideration of setting issues that a judgment must be exercised as to the likely visual and perceptible impacts on the significances of heritage assets, not simply an acknowledgment of physical and visual change resulting from a quantitative increase in built form

Separation distances, combined with the character of the intervening landscape means that the Site has no visual bearing on the setting of the Listed Buildings or the Conservation Area within the Assessment Area (or beyond it). Taking into account visual and non-visual considerations development of the Site would not influence the significances of these assets and detailed consideration of impacts on setting of these assts within the report is unwarranted proportionate given the location of the Site, the proposed development and the characteristics of the receiving environment. The same applies to the 27 historic and archaeological features identified on the GMHER. By means of separation distances and the character of the intervening landscape, the Site has no visual bearing on the setting of the 27 historic and archaeological features identified on the GMHER within the Assessment Area and the proposed development would not harm their significances.

9. LEGISLATIVE AND POLICY ASSESSMENT

The proposed development on the Site takes the form of a residential estate.

This document has carefully considered the potential for the proposed development to harm the heritage significance of elements within the historic environment

The consideration has explored the evidential, historic, aesthetic and communal values of known historic environment assets.

The main issues have been identified in a manner proportionate to the characteristics of the development and in a manner relevant to the characteristics of the host Site and the receiving environment. The document is therefore limited by sensible bounds.

The GMHER formally records no sites of suspected archaeological remain on the Site, although it does have a general entry for the Belle Vue Zoological Gardens of which the Site formerly constituted a part. The Assessment has indicated that prior to the construction of the Gardens and, subsequent to the disuse and abandonment of the Gardens and redevelopment in the 1960s, there were features on the Site which may have left sub-surface traces identifiable as archaeological remains. However, the phases of development, beginning in the late 1850s and continuing sporadically throughout the Gardens' tenure until redevelopment in the mid-1960s will have comprehensively disturbed any archaeological remains that may have been present. The disturbance is of such a scale to render any remains incapable of generating information leading to knowledge gain.

There are no registered World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks/Gardens or Registered Battlefields wholly or partly within in the Site. Therefore, this Assessment confirms that the Site does not contain designated heritage assets for which there would be a presumption in favour of preservation *in situ* and against development that would threaten such preservation.

The Applicant is aware of the Council's responsibilities with respect to the historic dimension of the built environment under the *Planning (Conservation Areas and Listed Buildings) Act 1990* and the duties arising from (s66(1)) and (s72(1)). As noted above it is not considered likely that the LPA will engage the statutory duties arising from the *Act*.

The potential for a proposed development to harm heritage significance of designated heritage assets is catered for in paras. 212-215 of NPPF.

Para. 212 invites decision makers to give great weight to the

conservation[1] of designated heritage assets when considering impacts to them. The weight to be given is independent of the degree of harm and is to be read alongside the whole of paragraphs paras 213 and 215. In following a considered, sequential approach to assessment, in which the proposed development is tested against paras. 212-215 of NPPF a mechanism is provided to the decision-maker within this document to give great weight to the conservation of designated heritage assets by means of a demonstrable compliance with the NPPF policy steps. The changes to the Site represented by the proposed development have been considered and assessed using a formal and accepted method and it is concluded that the changes to Site represented by the proposed development would lead to no harms to any designated heritage asset. The current disposition of the Site was not established to evince a contribution to the heritage significance of any designated heritage asset and changes to the Site would not constitute a detriment to any designated heritage asset or the understanding and appreciation of any designated heritage asset.

The potential for a proposed development to harm heritage significance of non-designated heritage assets is catered for in para. 216 of NPPF. As decision-taker, the LPA is bound by para. 216 to take into account the effect of an application on the significance of a non-designated heritage asset. In weighing applications that directly or indirectly affect non-designated heritage assets, the LPA is directed to undertake a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

For the purposes of reporting, the numerous historic environment features have been treated as non-designated heritage assets, although this does not admit or confirm that such a status applies. As demonstrated above, the proposed development would not result in harm to the heritage significances of archaeological remains as none exist on the Site. There are also non-designated heritage assets of archaeological character in the vicinity of the Site. None of the settings of these features would be harmed by the proposed development.

With respect to local provision, the *Local Plan* applies.

Places for Everyone Joint Development Plan Policy JP-P2: Heritage notes that the LPA will "consider 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". This consideration will be given in particular to 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.

[1] Conservation is the process of managing change (not preventing it) and a formal assessment process and its consideration by the decision taker with respect to impact can contribute to the application of great weight.

The policy directs that development 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." It is confirmed that this assessment qualifies as a heritage assessment dealing with the historic environment *in toto*, and the application is therefore policy compliant.

Policy EN 3 – Heritage of the *Core Strategy Development Plan Document* requires that new developments must be designed, at minimum, to support the Council in preserving the historic environment. The proposed development does not threaten the historic environment and so is aligned with the policy. Policy EN 3 also requires that 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 are preserved. The proposed development does not conflict with this policy objective.

10. MEASURES TO AVOID/MITIGATE HARMFUL IMPACTS

None required.

11. CONCLUSION

This document has carefully considered the potential for the proposed development to harm the heritage significance of a range of designated and non-designated heritage assets.

The consideration has explored the evidential, historic, aesthetic and communal values of known and suspected assets which may be impacted upon by the proposed development. The consideration has also identified the nature of any impact and therefore the harm or otherwise that may befall the significances of the features.

The main issues have been identified in a manner proportionate to the characteristics of the development and in a manner relevant to the characteristics of the host site and the receiving environment. The document is therefore limited by sensible bounds.

Ultimately, the changes to the historic environment represented by the proposed development would not be in conflict with any national policy provision for heritage assets and under relevant national and local policy there is insufficient cause to sustain an objection to the proposed development and no reason to withhold planning permission on the basis of heritage constraints.

There is no basis on which to raise an objection to the proposed development related to archaeology and no reason for refusal to be instituted with respect to archaeology. No harm would befall any archaeological assets as none are predicated to exist within the Site.

The proposed development would have a fundamentally transformative effect on the landscape but this would not adversely affect the setting of any designated or non-designated heritage assets in the vicinity.

The Site is characterised as a parcel of Historic Landscape Character defined as entertainment complex (late 20th century bingo hall). This landscape has no heritage significance – as the character is expressed as a building of no architectural or historic merit and an area laid to hardstanding car park. It's transformation into an aesthetically pleasing and well-designed residential development would not be harmful to the historic environment.

Ultimately, the proposed development results in no changes to the historic environment that would be fatal to a positive determination of the planning application and the proposed development is not in conflict with any national or local policy provision for the historic environment or specific features which contribute to that environment and under policy there is no reason to withhold planning permission on the basis of constraints arising from archaeology or heritage.

In testing the proposed development against the statutory and planning policy provisions for the historic environment the LPA can conclude that permitting the proposed development would not be in fatal conflict with those provisions.

12. SOURCES

General and Web-Based

Greater Manchester Historic Environment Record

Lancashire Record Office

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Cartographic Material

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Ordnance Survey Map, Lancashire, Sheet 104, 6 inches to 1 mile (1;10,560), Surveyed 1845, Published 1848

Ordnance Survey Old Series, Huddersfield Sheet LXXXVII SW,1 inch to 1 statute mile (1:63,360), Surveyed 1838-39, Printed 1863

Ordnance Survey Map, Lancashire, Sheet CIV.16, 25 inches to the mile (1;2,500), Surveyed 1889-90, Published 1893

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Belle Vue Zoological Gardens, 1946 (BfA ref. EAW002761)

Belle Vue Zoological Gardens, 1946 (BfA ref. EAW002762)

raf_541_25_rs_4203 (1948)

raf_543_4782_v2_0018 (1969)

raf_543_4782_v2_0019 (1969)

raf_543_4782_v2_0020 (1969)

Ephemera

Undated Bird's Eye View of the Zoological Gardens, Belle Vue, Manchester

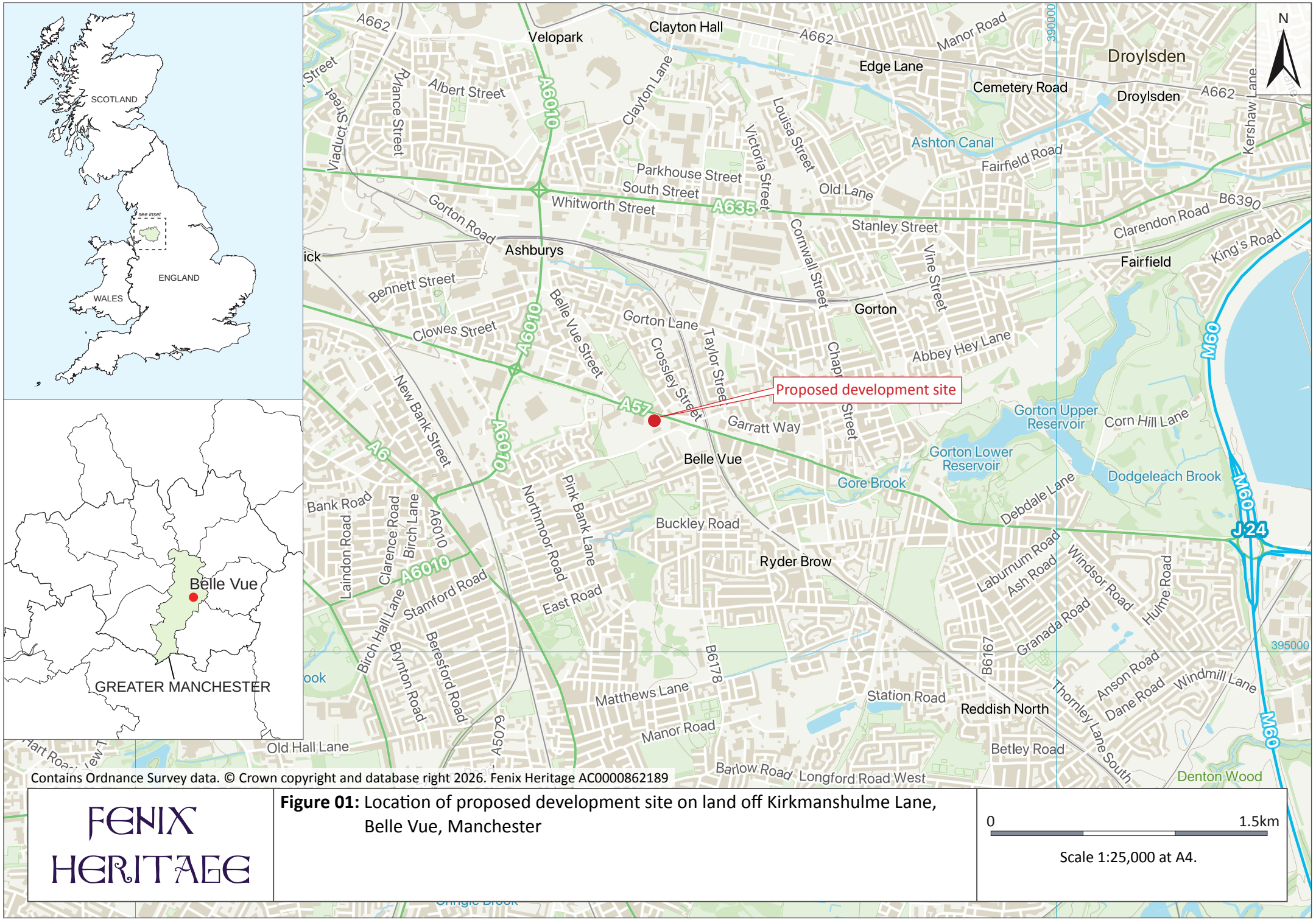
Undated Plan of the Belle Vue Zoological Gardens, Manchester

Undated advertisement for Belle Vue Zoological Gardens, Manchester

Postcard – Clock Tower and Lake, Zoological Gardens, Belle Vue, Manchester *c.* 1910

Photograph of Boating Lake, *c.* 1880 (https://www.flickr.com/photos/chethams_library/15657989427/in/album-72157647071789953) CC BY-NC-ND 2.0.

Undated postcard, Belle Vue Gardens, Skating on Large Lake, Manchester. (https://www.flickr.com/photos/chethams_library/15222335204/in/album-72157647071789953) CC BY-NC-ND 2.0.



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FENIX HERITAGE

Figure 01: Location of proposed development site on land off Kirkmanshulme Lane, Belle Vue, Manchester

0 1.5km

Scale 1:25,000 at A4.

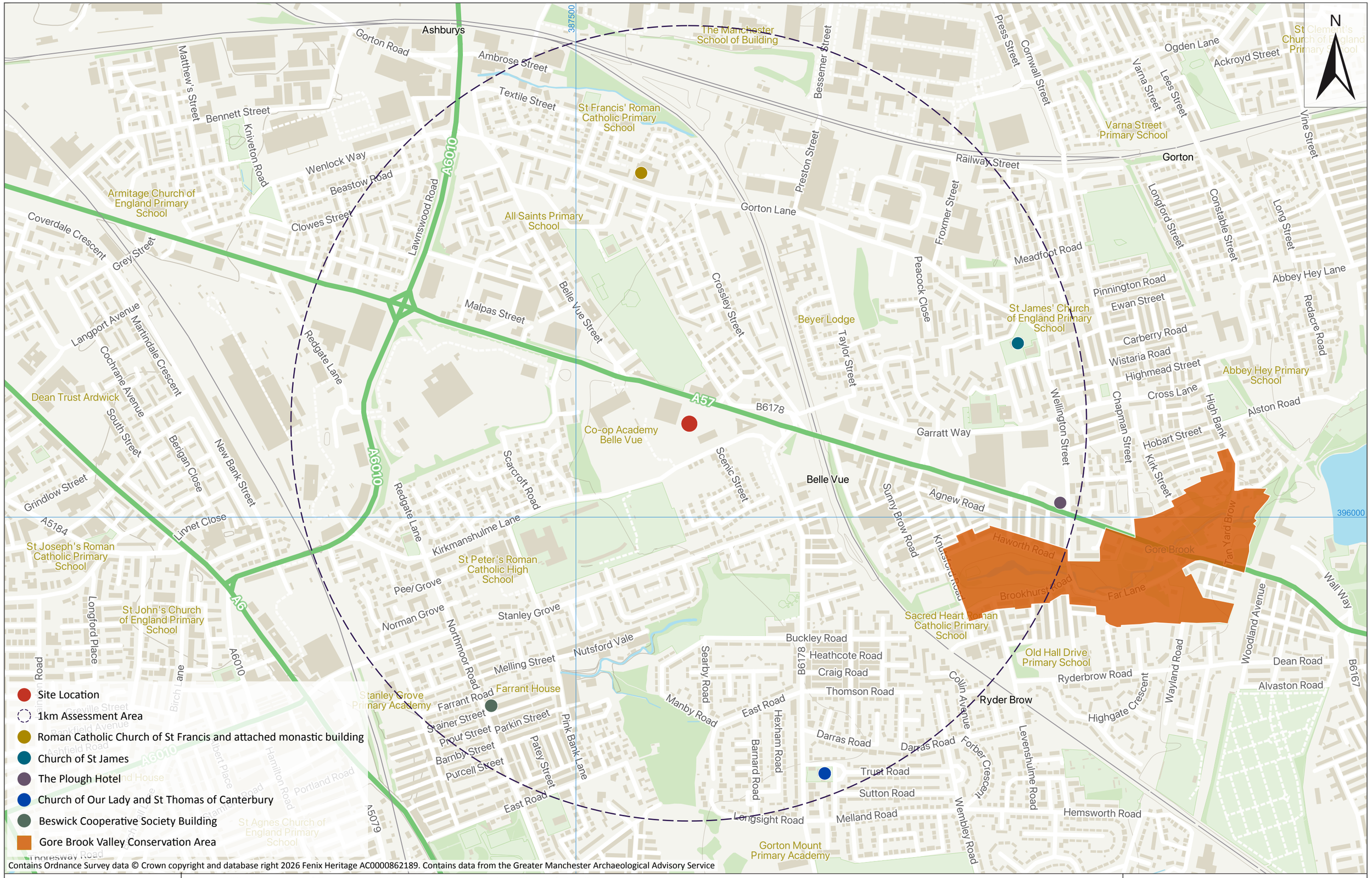


FENIX HERITAGE

Figure 02: Site Plan

Indicative Site Boundary

Original scale: not known



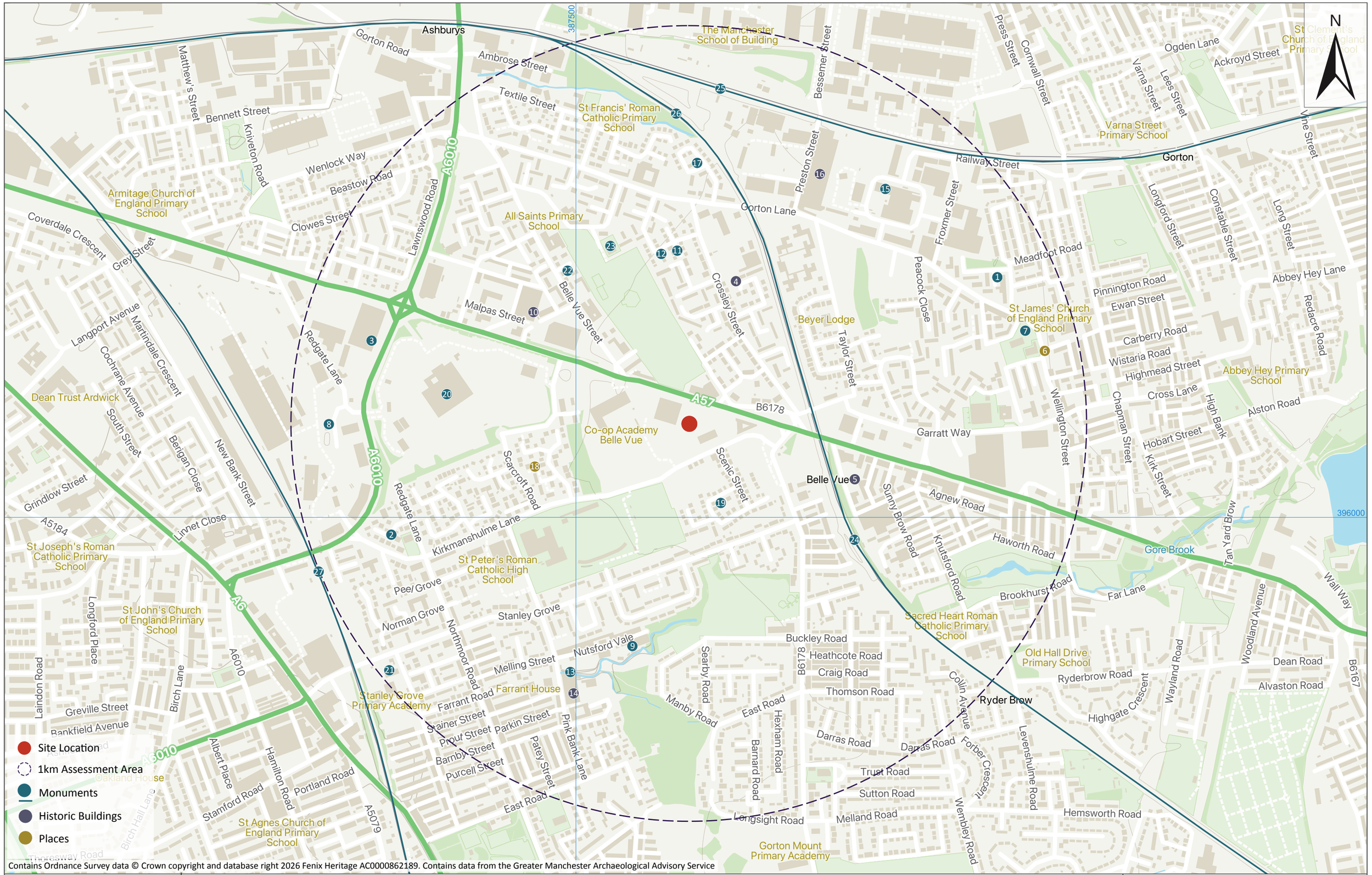
Contains Ordnance Survey data © Crown copyright and database right 2026 Fenix Heritage AC0000862189. Contains data from the Greater Manchester Archaeological Advisory Service

FENIX HERITAGE

Figure 03: Location of Designated Heritage Assets within 1km of the Site

0 425m

Scale 1:8,500 at A3



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FENIX HERITAGE

Figure 04: Location of Archaeological Monuments, Historic Buildings and Places within 1km of the Site

0 425m

Scale 1:8,500 at A3



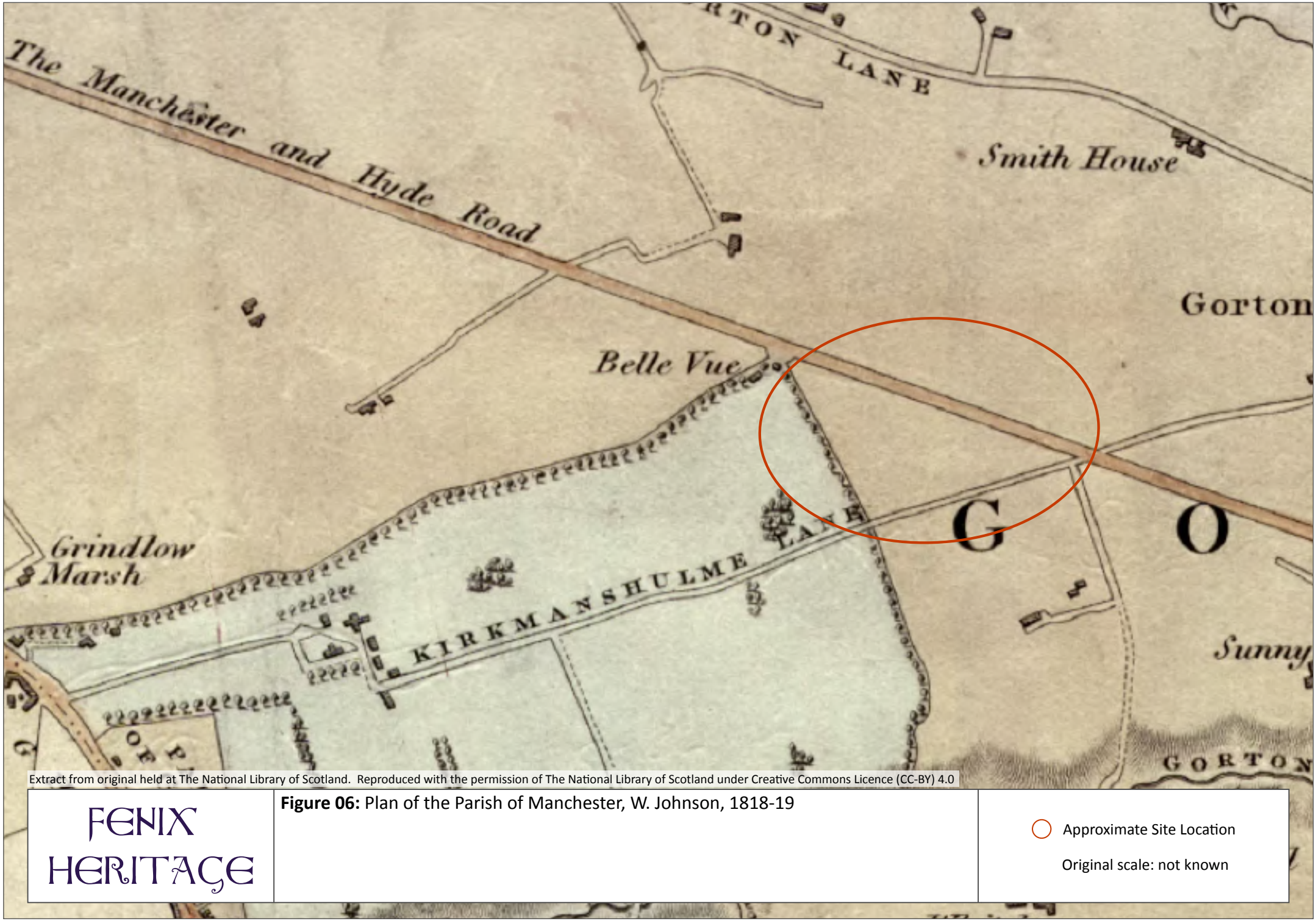
Extract from original held at The National Library of Scotland. Reproduced with the permission of The National Library of Scotland under Creative Commons Licence (CC-BY) 4.0

FENIX HERITAGE

Figure 05: The County Palatine of Lancaster, W. Yates, 1786

Approximate Site Location

Original scale: not known



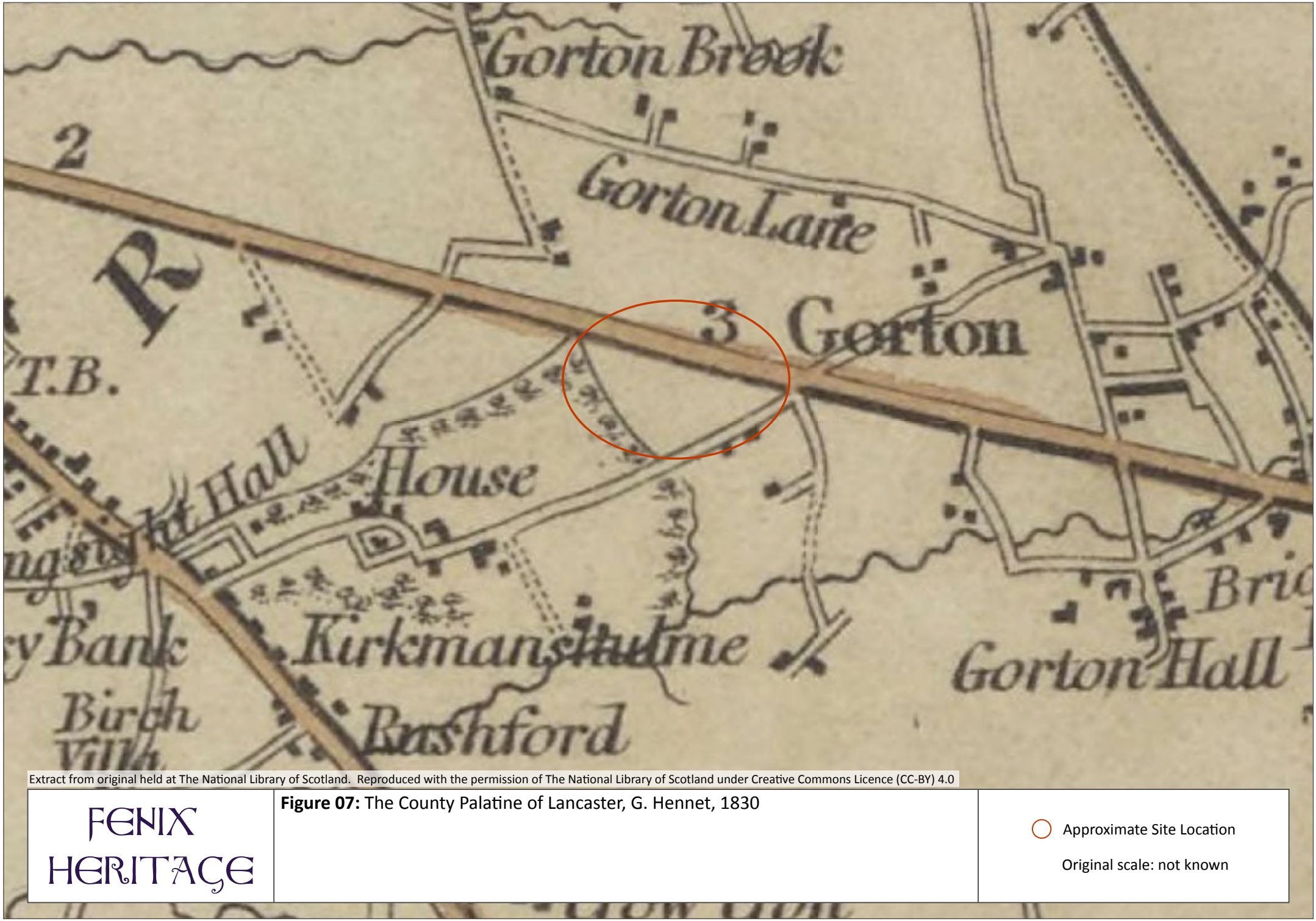
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FENIX HERITAGE

Figure 06: Plan of the Parish of Manchester, W. Johnson, 1818-19

Approximate Site Location

Original scale: not known



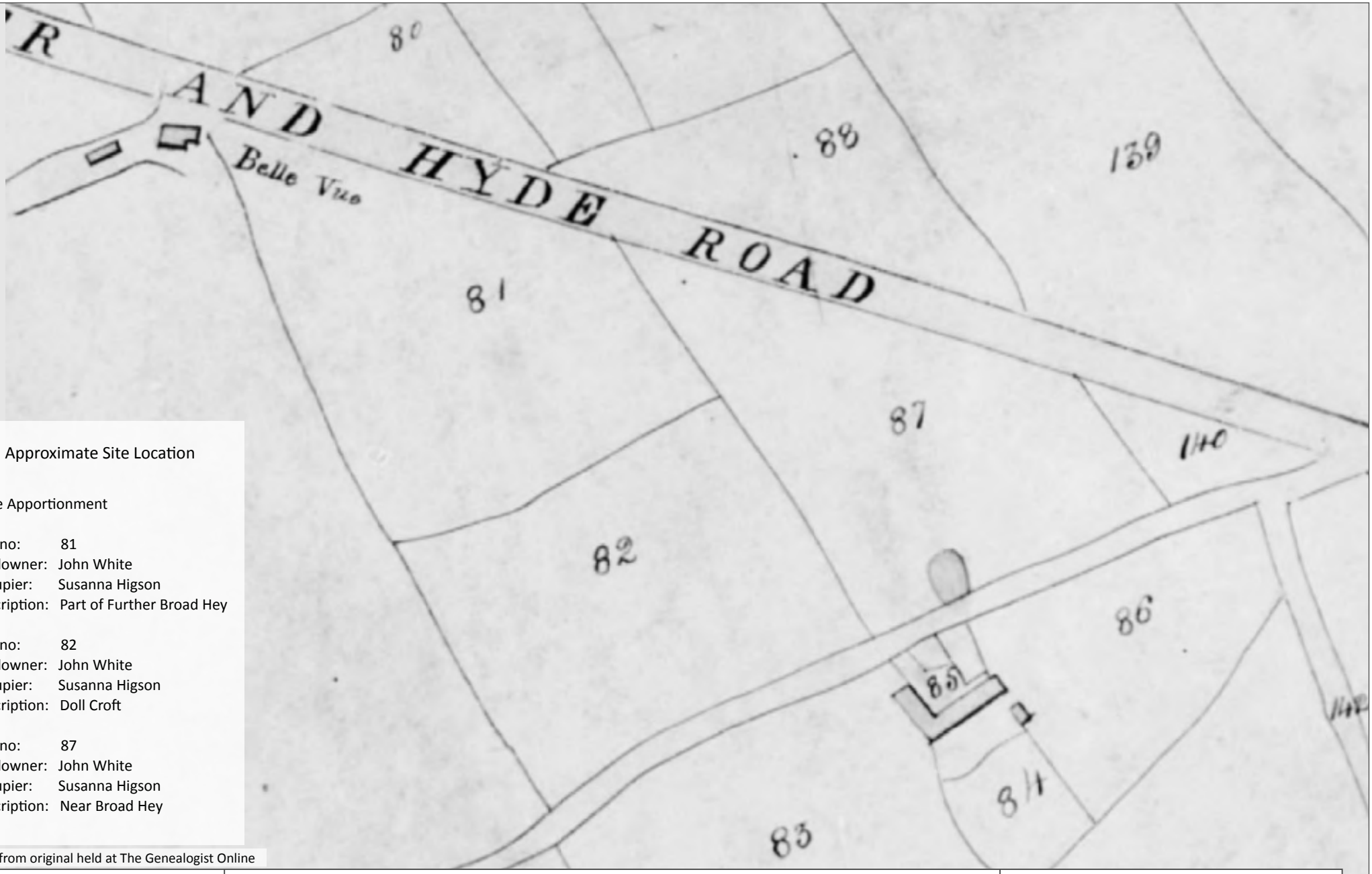
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FENIX HERITAGE

Figure 07: The County Palatine of Lancaster, G. Hennet, 1830

○ Approximate Site Location

Original scale: not known



Approximate Site Location

Tithe Apportionment

Plot no: 81
Landowner: John White
Occupier: Susanna Higson
Description: Part of Further Broad Hey

Plot no: 82
Landowner: John White
Occupier: Susanna Higson
Description: Doll Croft

Plot no: 87
Landowner: John White
Occupier: Susanna Higson
Description: Near Broad Hey

Extract from original held at The Genealogist Online

FENIX HERITAGE

Figure 08: Plan of the Township of Gorton, in the Parish of Manchester, in the County of Lancaster (Tithe Map), 1846



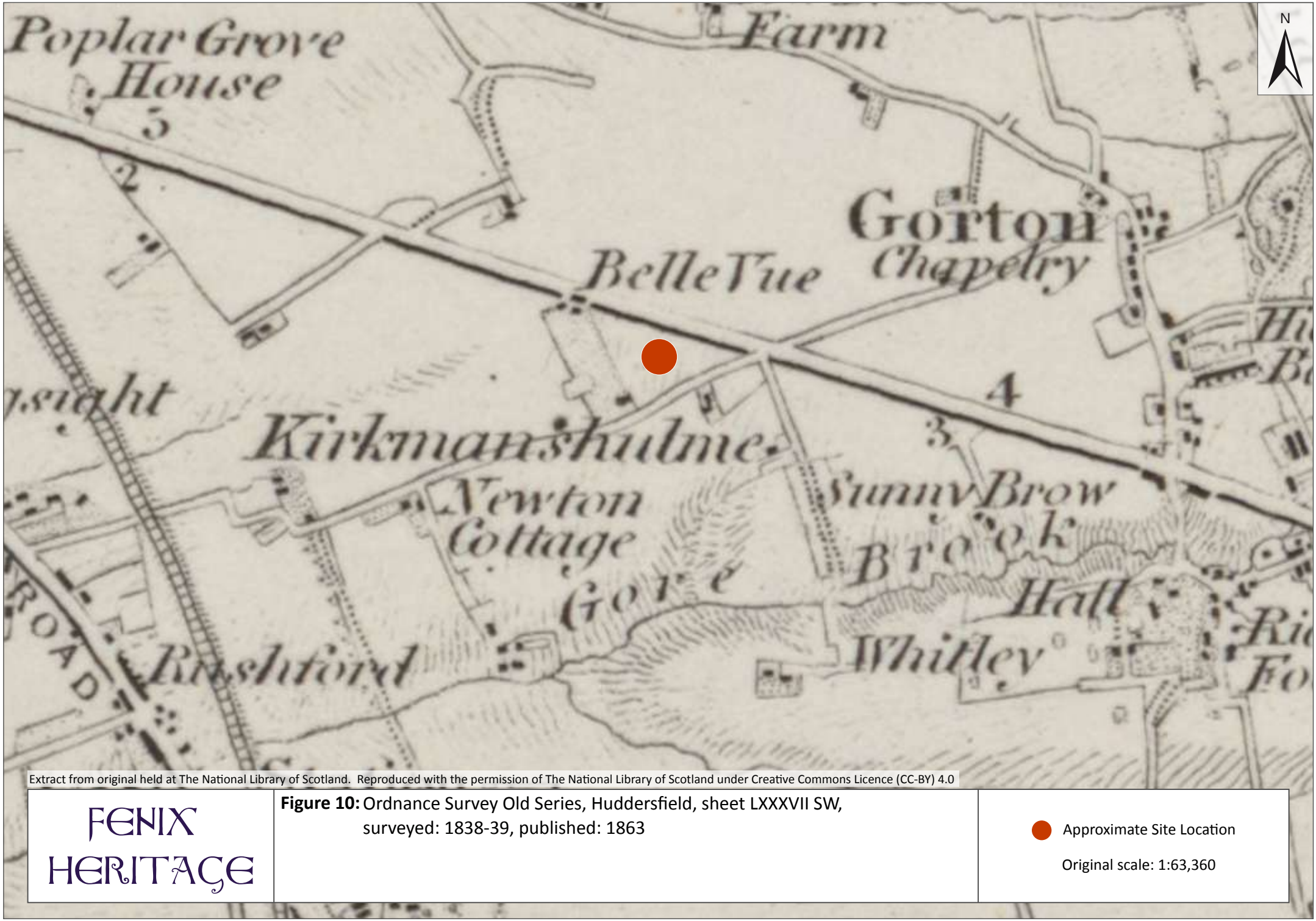
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FENIX HERITAGE

Figure 09: Ordnance Survey Map, Lancashire, sheet 104, surveyed: 1845, published: 1848

Approximate Site Location

Original scale: 1:10,560



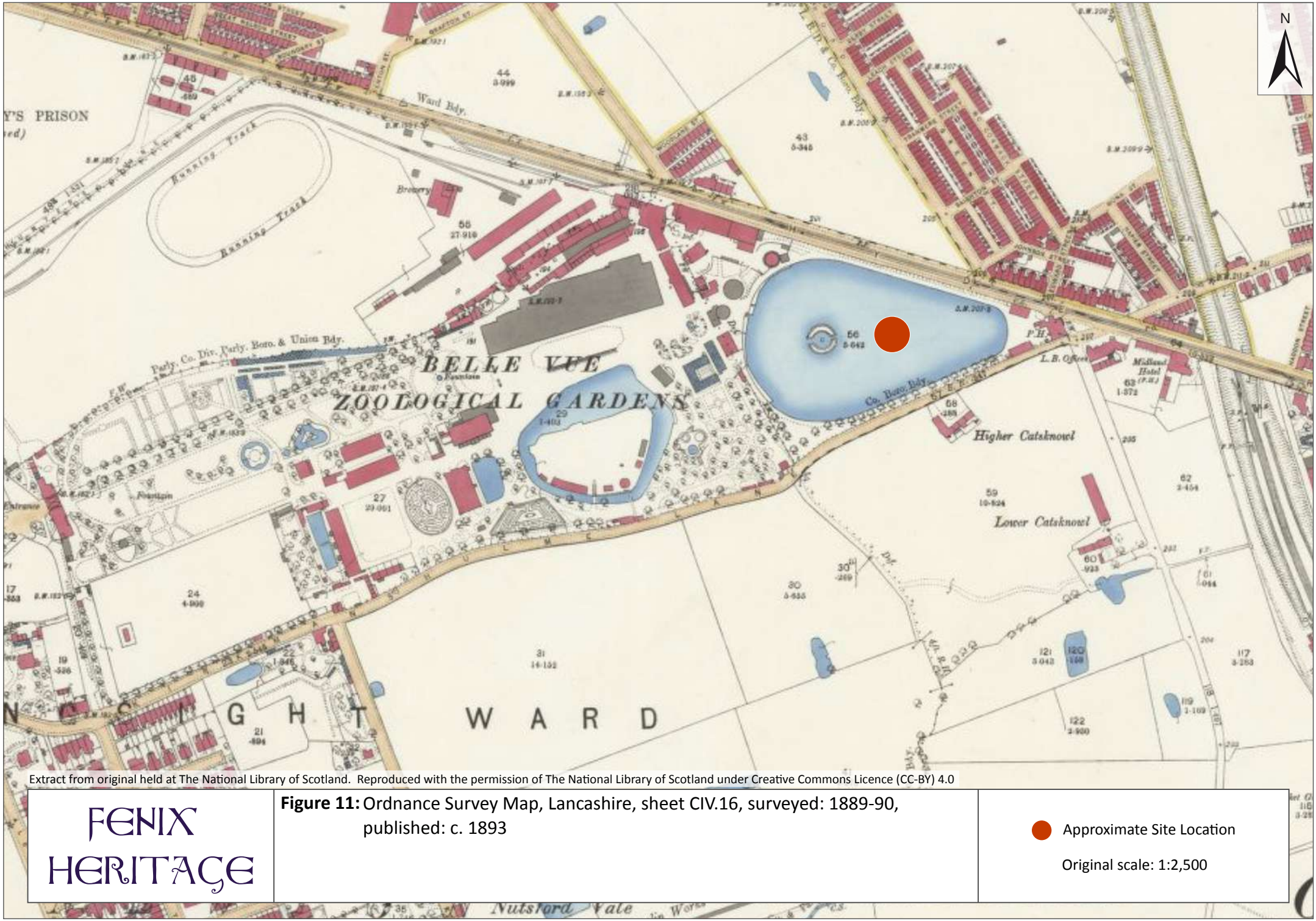
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Figure 10: Ordnance Survey Old Series, Huddersfield, sheet LXXXVII SW, surveyed: 1838-39, published: 1863

Approximate Site Location

Original scale: 1:63,360



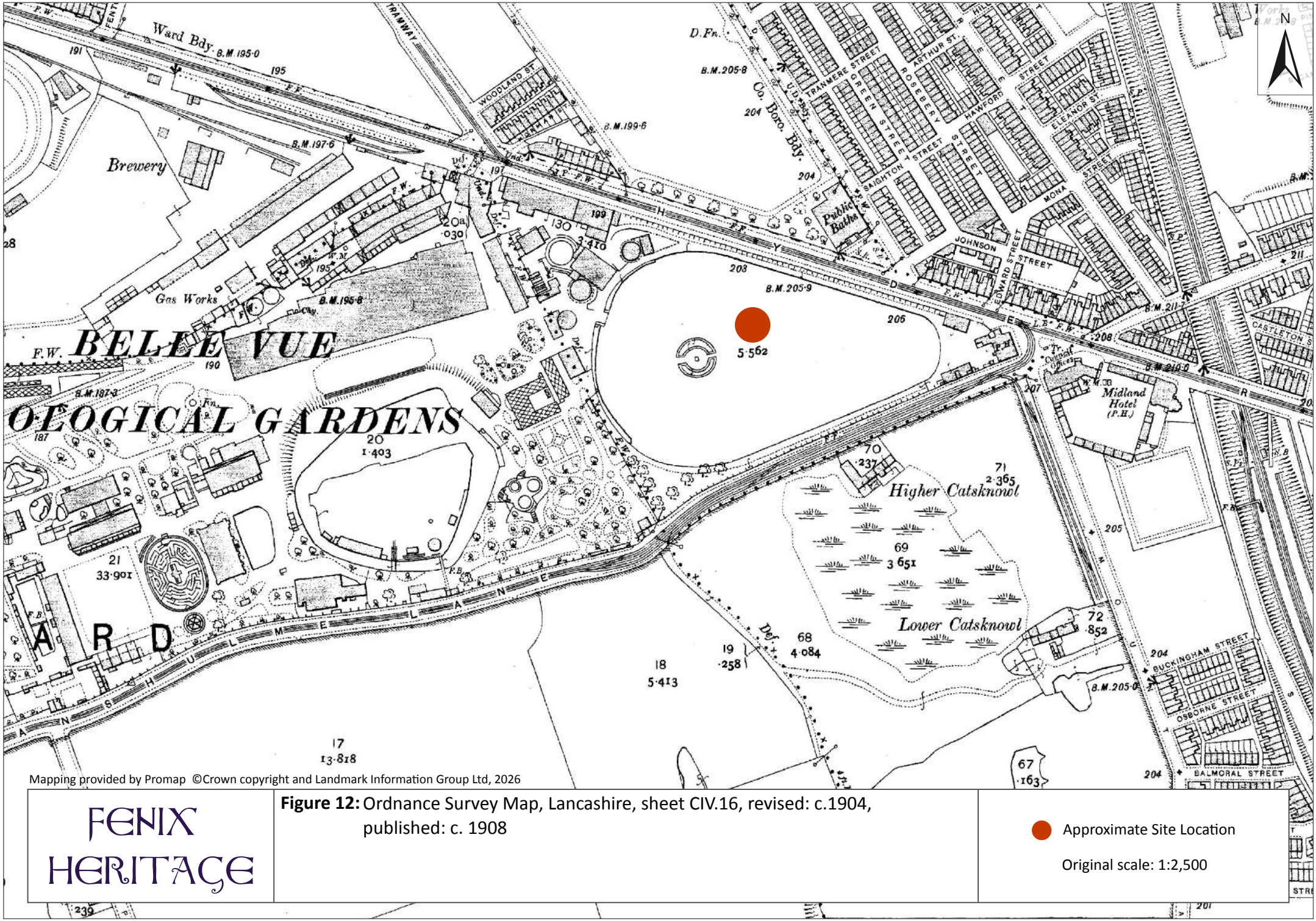
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FENIX HERITAGE

Figure 11: Ordnance Survey Map, Lancashire, sheet CIV.16, surveyed: 1889-90, published: c. 1893

Approximate Site Location

Original scale: 1:2,500



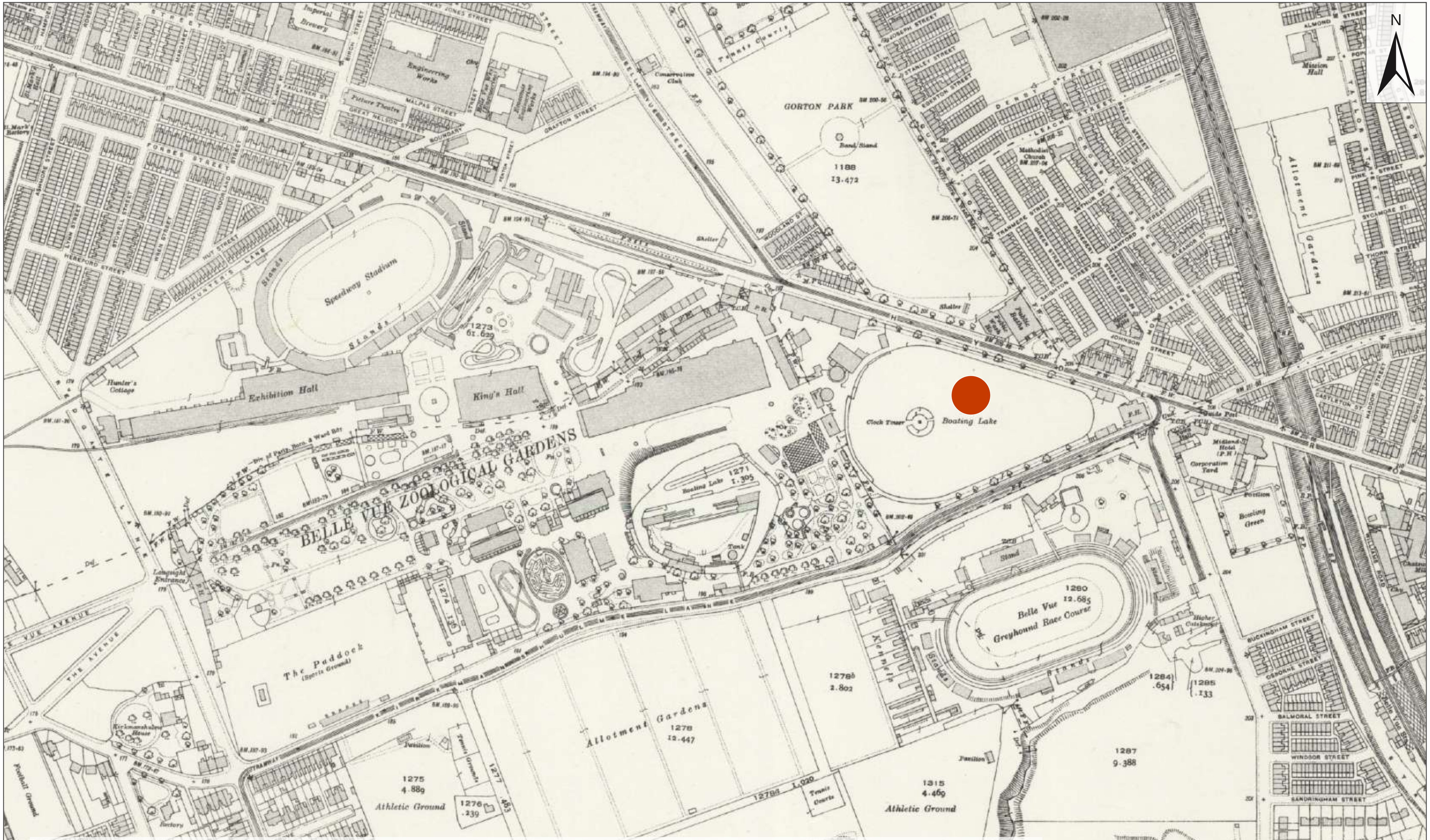
Mapping provided by Promap ©Crown copyright and Landmark Information Group Ltd, 2026

FENIX HERITAGE

Figure 12: Ordnance Survey Map, Lancashire, sheet CIV.16, revised: c.1904, published: c. 1908

Approximate Site Location

Original scale: 1:2,500



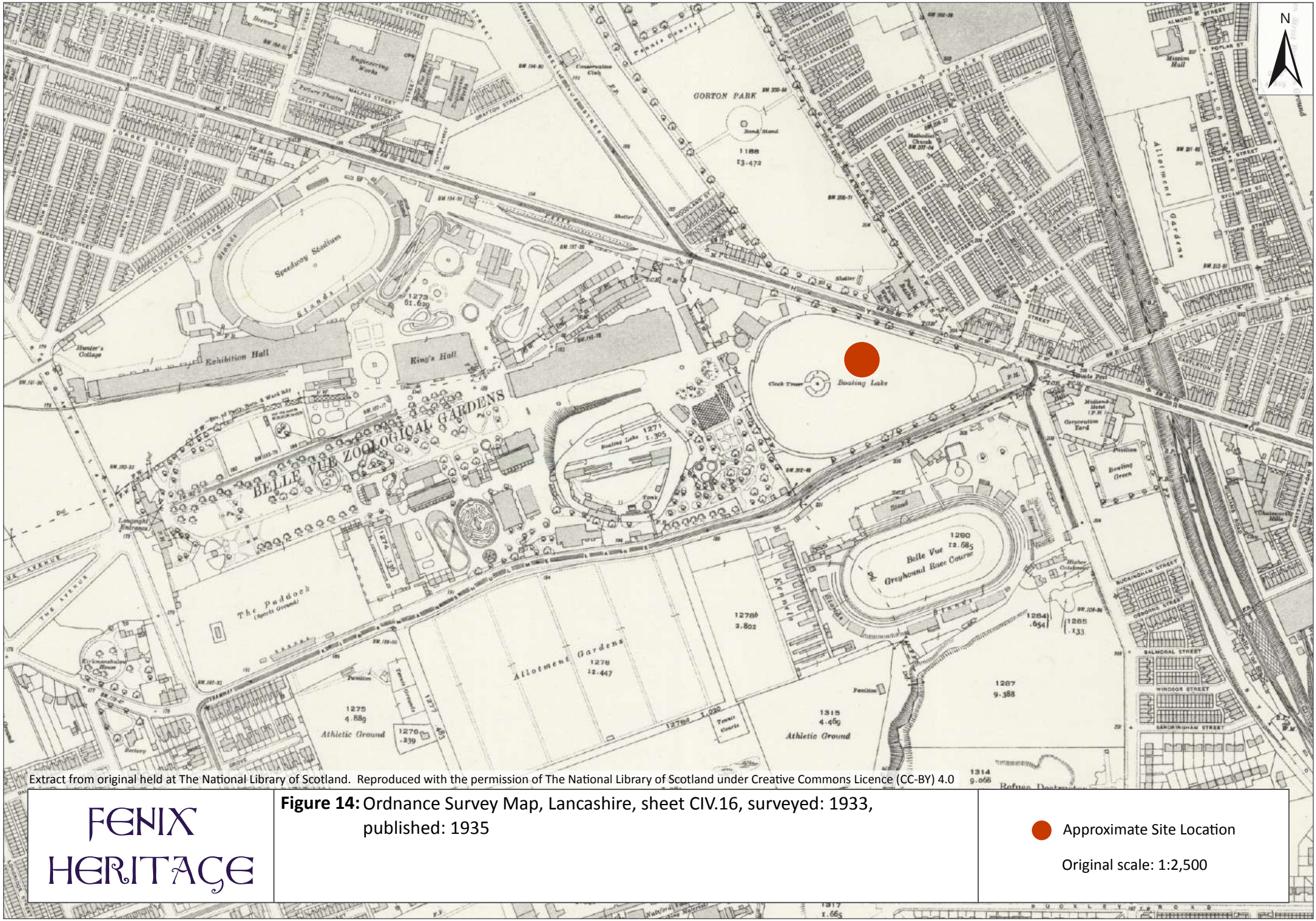
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FENIX HERITAGE

Figure 13: Ordnance Survey Map, Lancashire, sheet CIV.16, surveyed: 1915-16, published: 1922

● Approximate Site Location

Original scale: 1:2,500



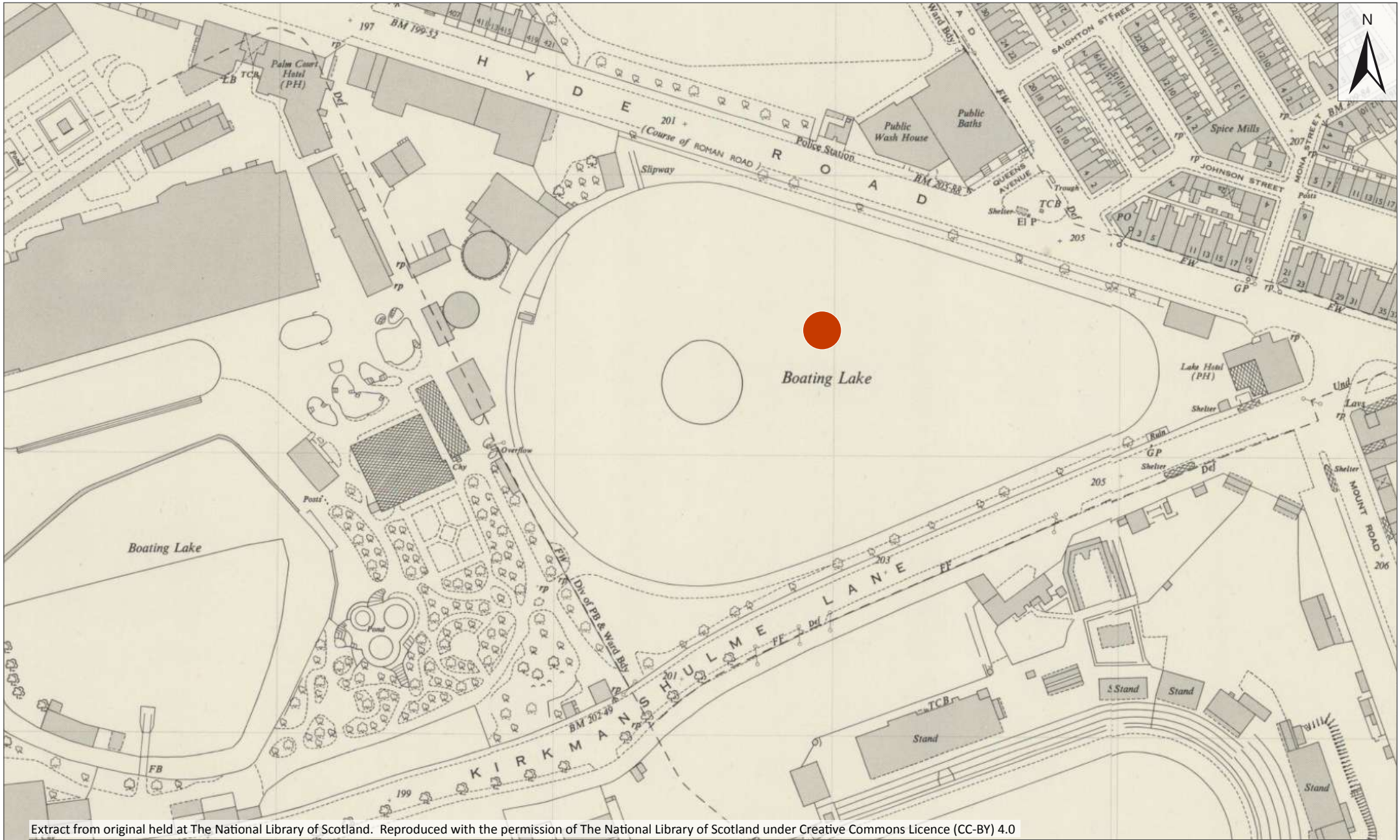
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FENIX HERITAGE

Figure 14: Ordnance Survey Map, Lancashire, sheet CIV.16, surveyed: 1933, published: 1935

Approximate Site Location

Original scale: 1:2,500



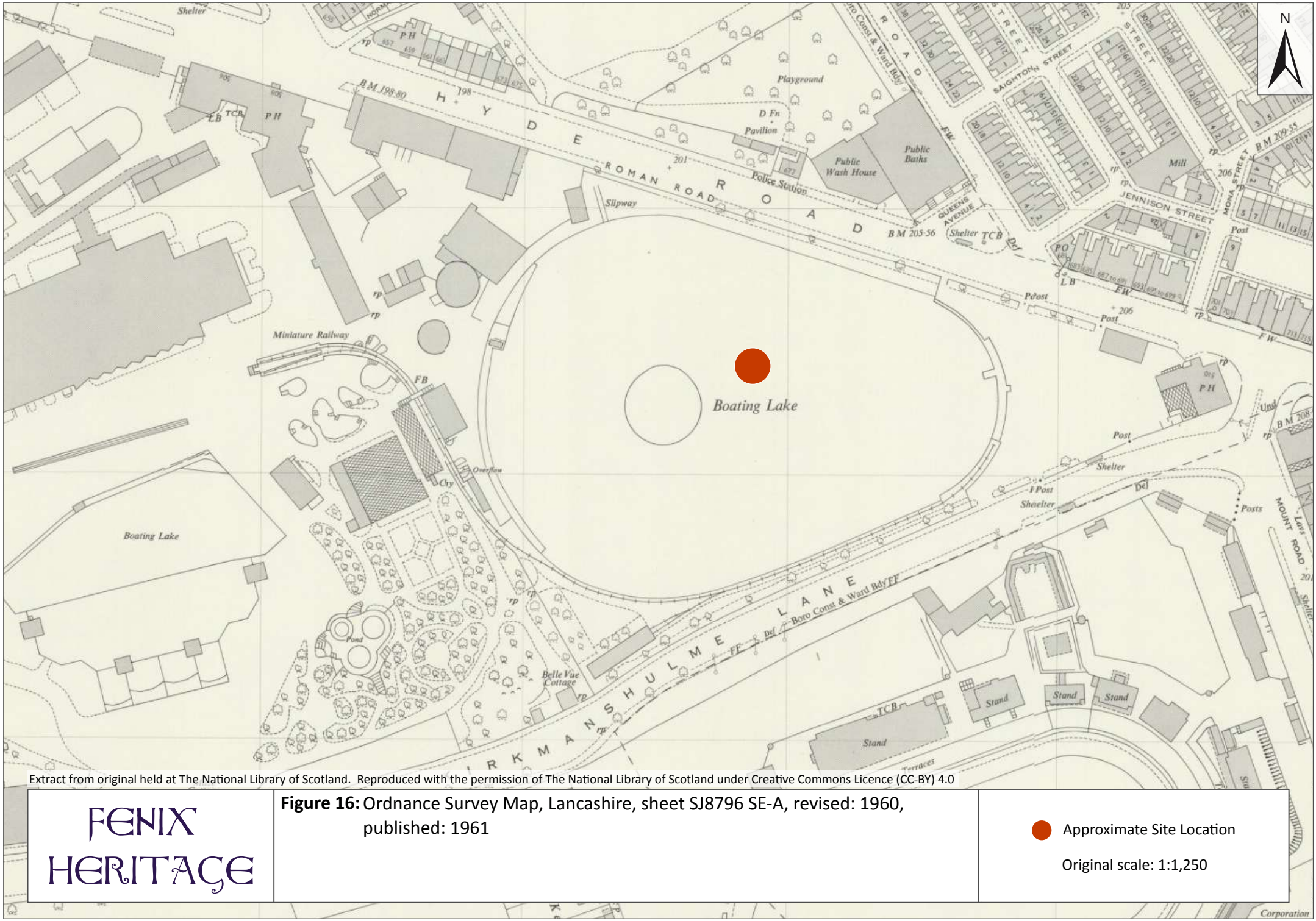
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FENIX HERITAGE

Figure 15: Ordnance Survey Map, Lancashire, sheet SJ8796 SE-A, revised: 1949, published: 1950

Approximate Site Location

Original scale: 1:1,250



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FENIX HERITAGE

Figure 16: Ordnance Survey Map, Lancashire, sheet SJ8796 SE-A, revised: 1960, published: 1961

Approximate Site Location

Original scale: 1:1,250



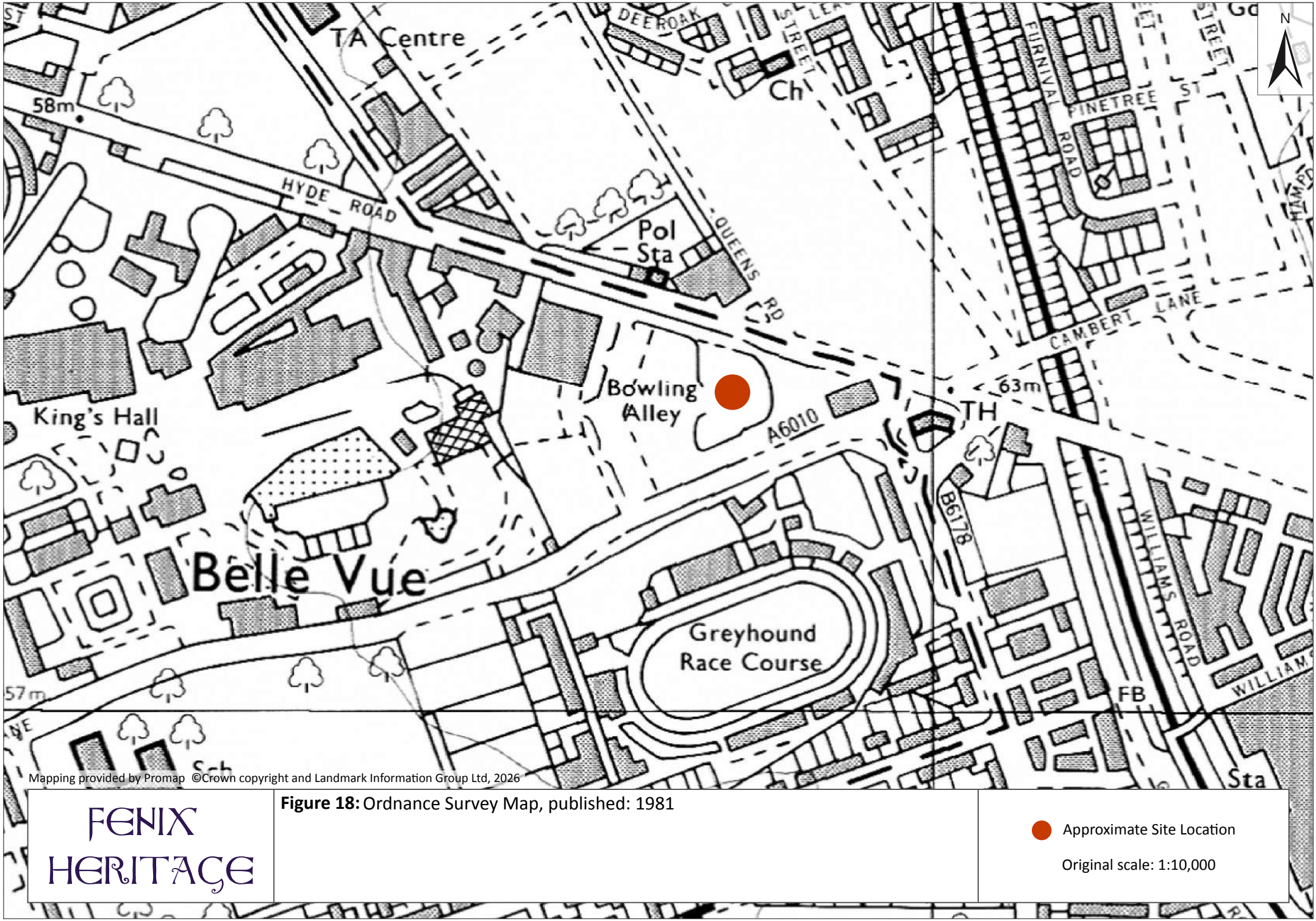
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FENIX HERITAGE

Figure 17: Ordnance Survey Map, Lancashire, sheet SJ89NE-B, revised: 1948-67, published: 1968

Approximate Site Location

Original scale: 1:10,560



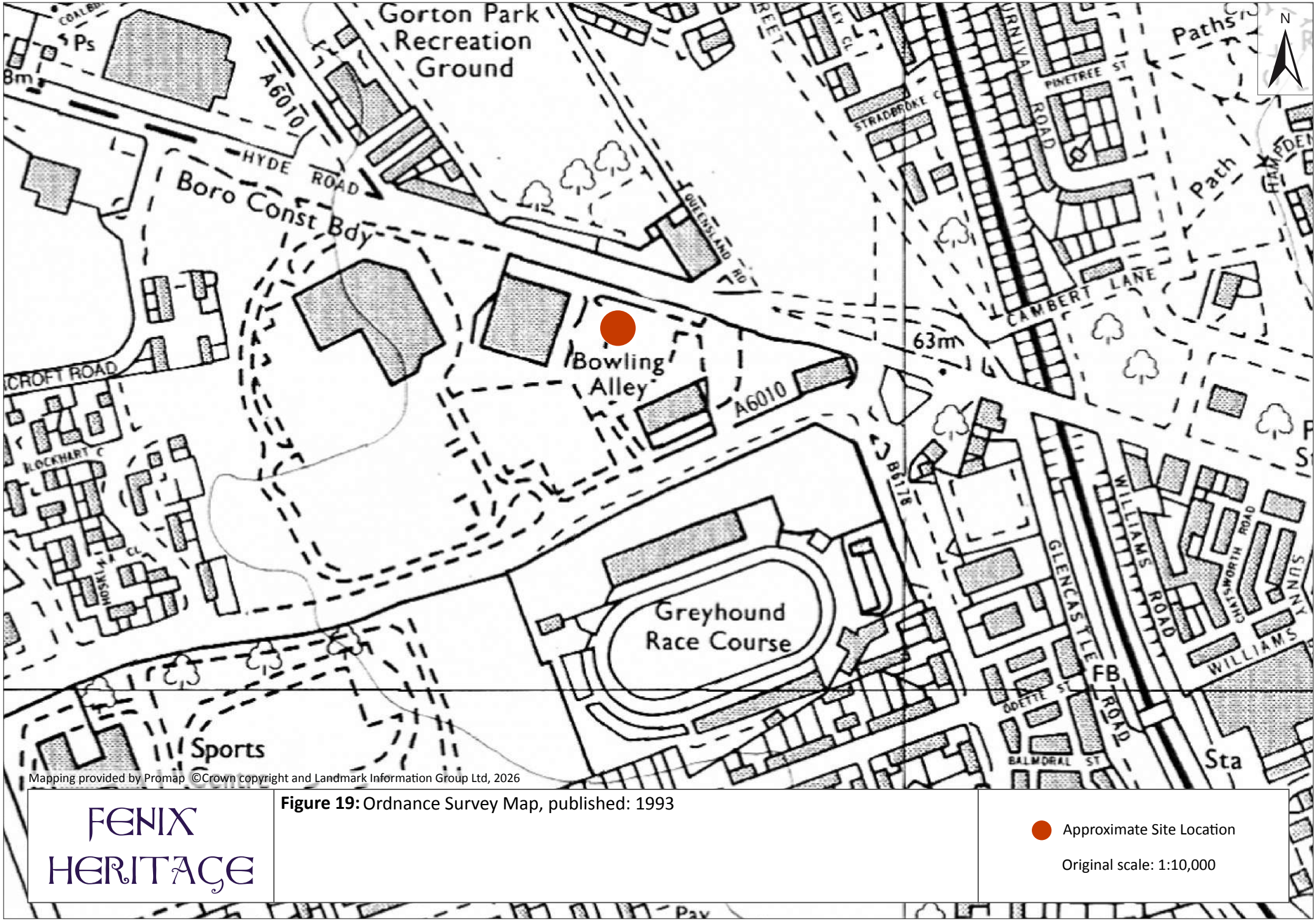
Mapping provided by Promap ©Crown copyright and Landmark Information Group Ltd, 2026

FENIX HERITAGE

Figure 18: Ordnance Survey Map, published: 1981

Approximate Site Location

Original scale: 1:10,000



Mapping provided by Promap ©Crown copyright and Landmark Information Group Ltd, 2026

FENIX HERITAGE

Figure 19: Ordnance Survey Map, published: 1993

Approximate Site Location

Original scale: 1:10,000



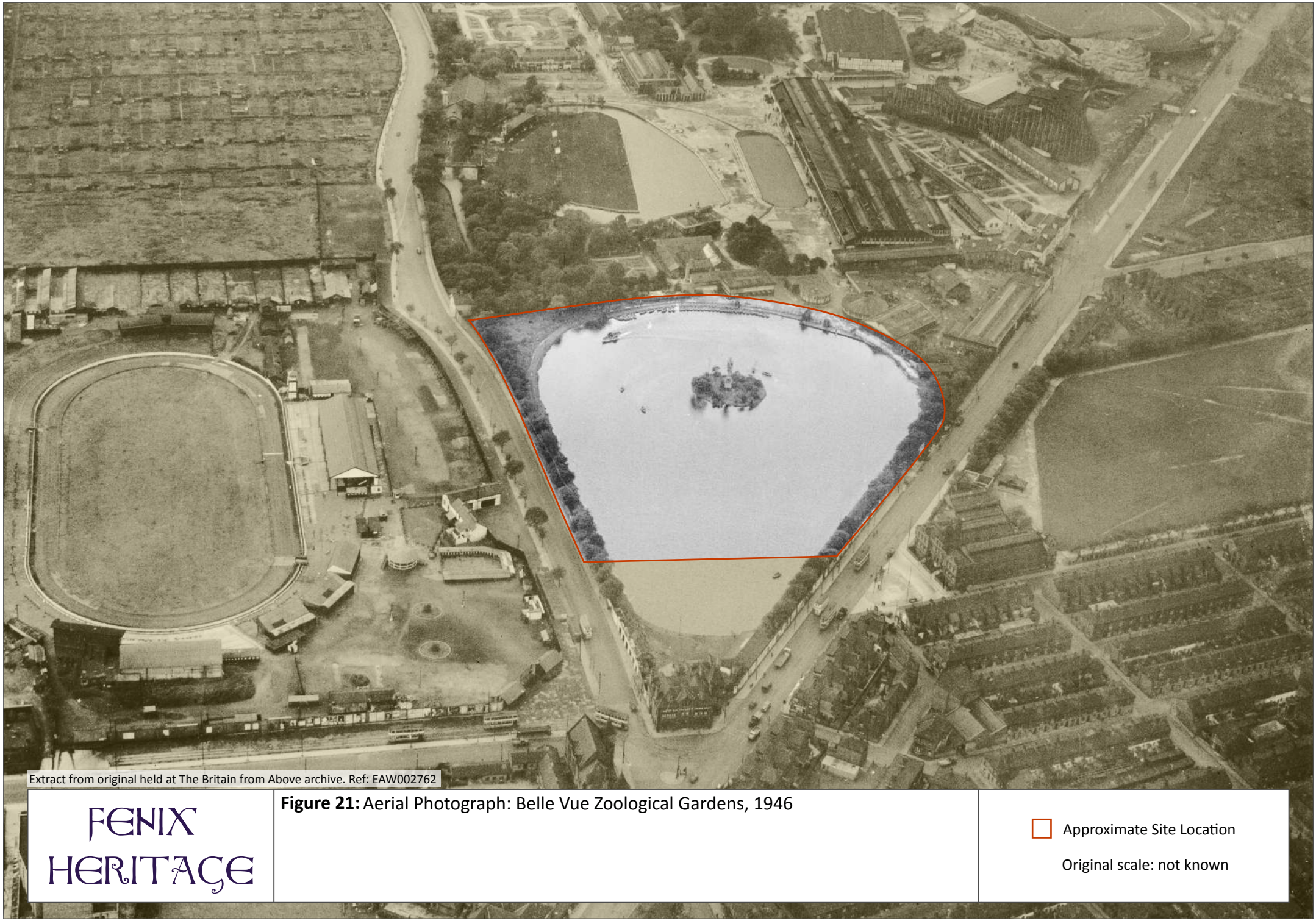
Extract from original held at The Britain from Above archive. Ref: EAW002761

FENIX HERITAGE

Figure 20: Aerial Photograph: Belle Vue Zoological Gardens, 1946

Approximate Site Location

Original scale: not known



Extract from original held at The Britain from Above archive. Ref: EAW002762

FENIX HERITAGE

Figure 21: Aerial Photograph: Belle Vue Zoological Gardens, 1946

Approximate Site Location

Original scale: not known



FENIX HERITAGE

Figure 22: Aerial Photograph, 2005

Approximate Site Location

Original scale: not known



FENIX HERITAGE

Figure 23: Aerial Photograph, 2017

Approximate Site Location

Original scale: not known



FENIX HERITAGE

Figure 24: Photographic Index Plan: Context and Approaches

Indicative Site Boundary

Photograph Location and Direction

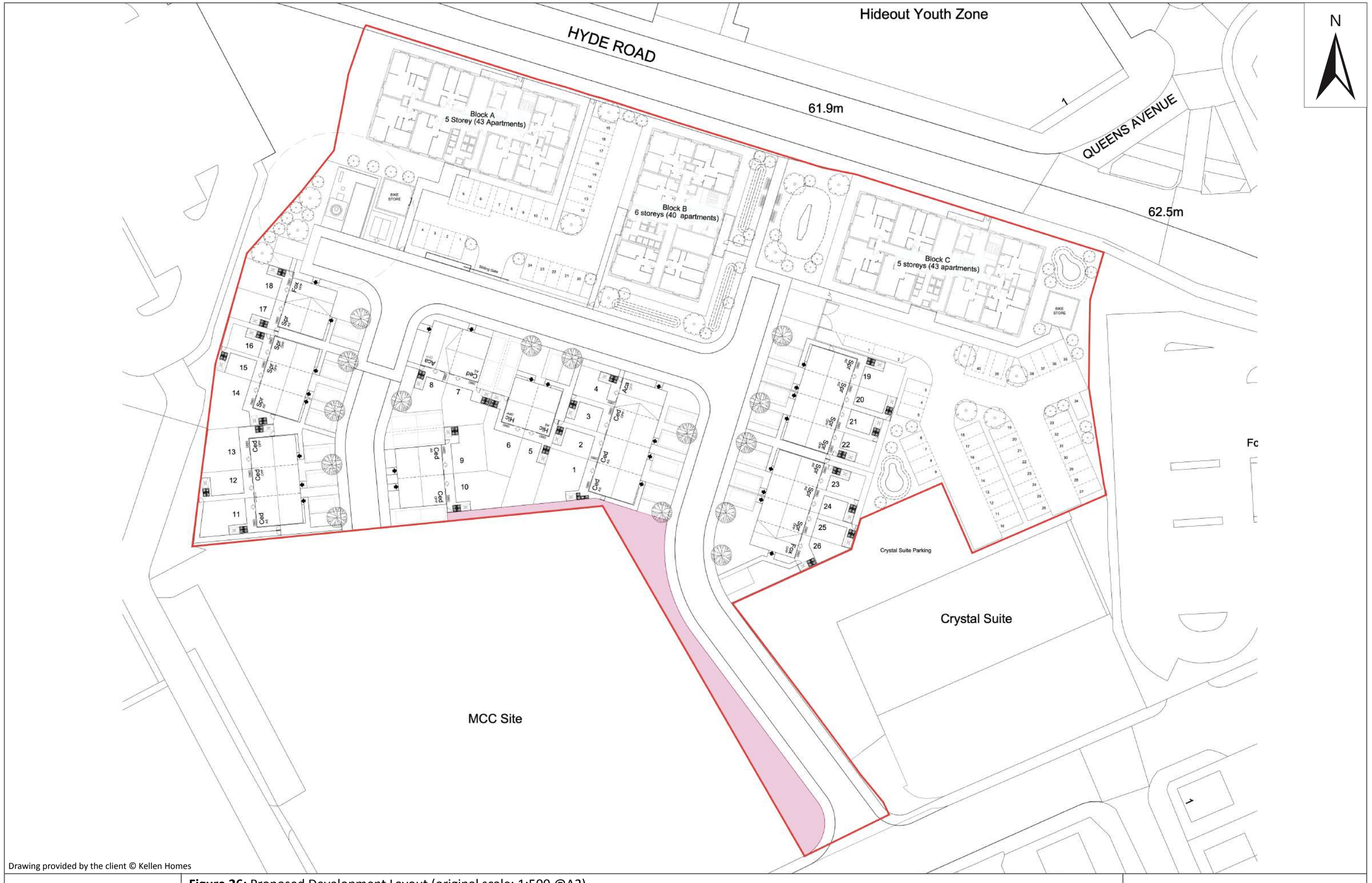


FENIX HERITAGE

Figure 25: Photographic Index Plan: Site

Indicative Site Boundary

Photograph Location and Direction



Drawing provided by the client © Kellen Homes

FENIX HERITAGE

Figure 26: Proposed Development Layout (original scale: 1:500 @A2)

Site Boundary

Safeguarded land within Kellen Homes ownership to enable future development of MCC site

APPENDIX A

Index of Non-Designated and Designated Historic Environment Features Recorded on the Greater Manchester Historic Environment Record/National Heritage List for England

Gaz. Number	NHLE/HER Ref	Record Type	Name	Grade
Designated Heritage Assets				
	1200820	Listed Building	THE PLOUGH HOTEL	II
	1254833	Listed Building	CHURCH OF ST JAMES	II
	1271454	Listed Building	BESWICK COOPERATIVE SOCIETY BUILDING	II
	1282967	Listed Building	ROMAN CATHOLIC CHURCH OF ST FRANCIS & MONASTIC BUILDING ATTACHED TO CHURCH	II*
	1380065	Listed Building	THE CHURCH OF OUR LADY AND ST THOMAS OF CANTERBURY	II
Non-Designated Heritage Assets				
1	MGM10998	Monument	Gum works (later Booth Street Mills) (site of)	
2	MGM11019	Monument	Kirkmanshulme House (site of)	
3	MGM11029	Monument	Gorton Gaol (site of)	
4	MGM11055	Building	Crossley Motors (site of, with surviving remnant)	
5	MGM2750	Building	Chatsworth Mill	
6	MGM2727	Place	Chapel Houses, Gorton (settlement)	
7	MGM2728	Monument	Gorton Chapel (site of)	
8	MGM10872	Monument	Gasometer (site of)	
9	MGM10980	Monument	Chemical works off Nutsford Vale (site of)	
10	MGM10978	Building	Belle Vue Works (formerly Crown Iron Works)	
11	MGM18495	Monument	Terrace housing (site of)	

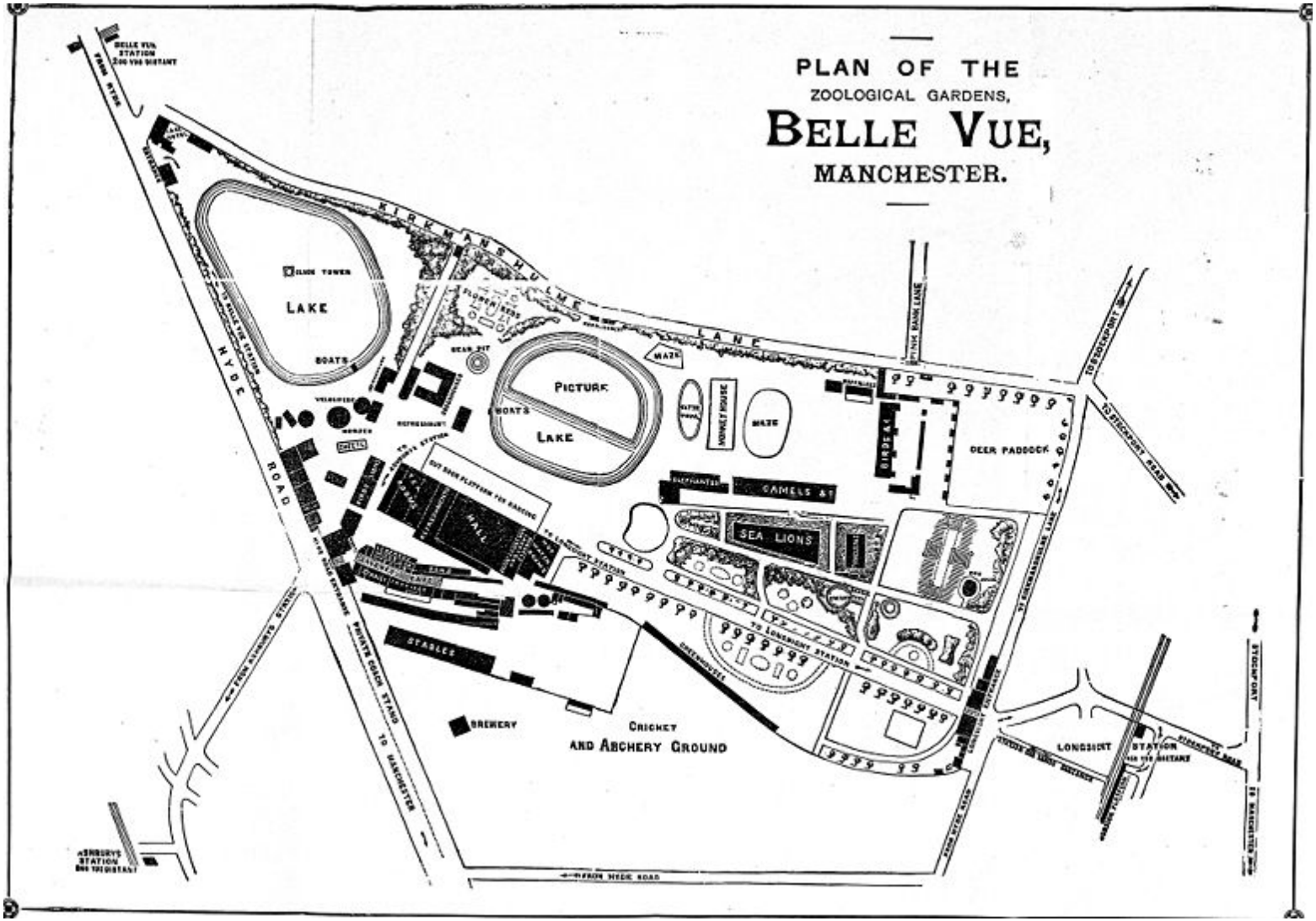
12	MGM18496	Monument	All Saints Primary School (site of)	
13	MGM10979	Monument	Dye works on Gore Brook (site of)	
14	MGM10981	Building	Iron works on Gore Brook (Gorebrook Iron Works) (former)	
15	MGM1988	Monument	Beyer, Peacocks Works (Gorton Foundry) (site of)	
16	MGM10997	Building	Former boiler shop at Beyer, Peacock Works (Gorton Foundry)	
17	MGM19415	Monument	Crossley Motors (site of)	
18	MGM10236	Place	Belle Vue Zoological Gardens (site of)	
19	MGM10237	Monument	Belle Vue Stadium (site of)	
20	MGM22171	Monument	Belle Vue Speedway Stadium (site of)	
21	MGM22172	Monument	St Cyprian's Church (site of)	
22	MGM18466	Monument	Greater Manchester Ambulance Service Depot (site of)	
23	MGM10977	Monument	Church of All Saints (site of)	
24	MGM22251	Monument	Belle Vue Station (site of)	
25	MGM18820	Monument	Manchester, Ashton-under-Lyne and Sheffield Railway (stretch of)	
26	MGM22250	Monument	Manchester and Stockport Railway	
27	MGM22290	Monument	Manchester and Birmingham Railway	

Appendix B

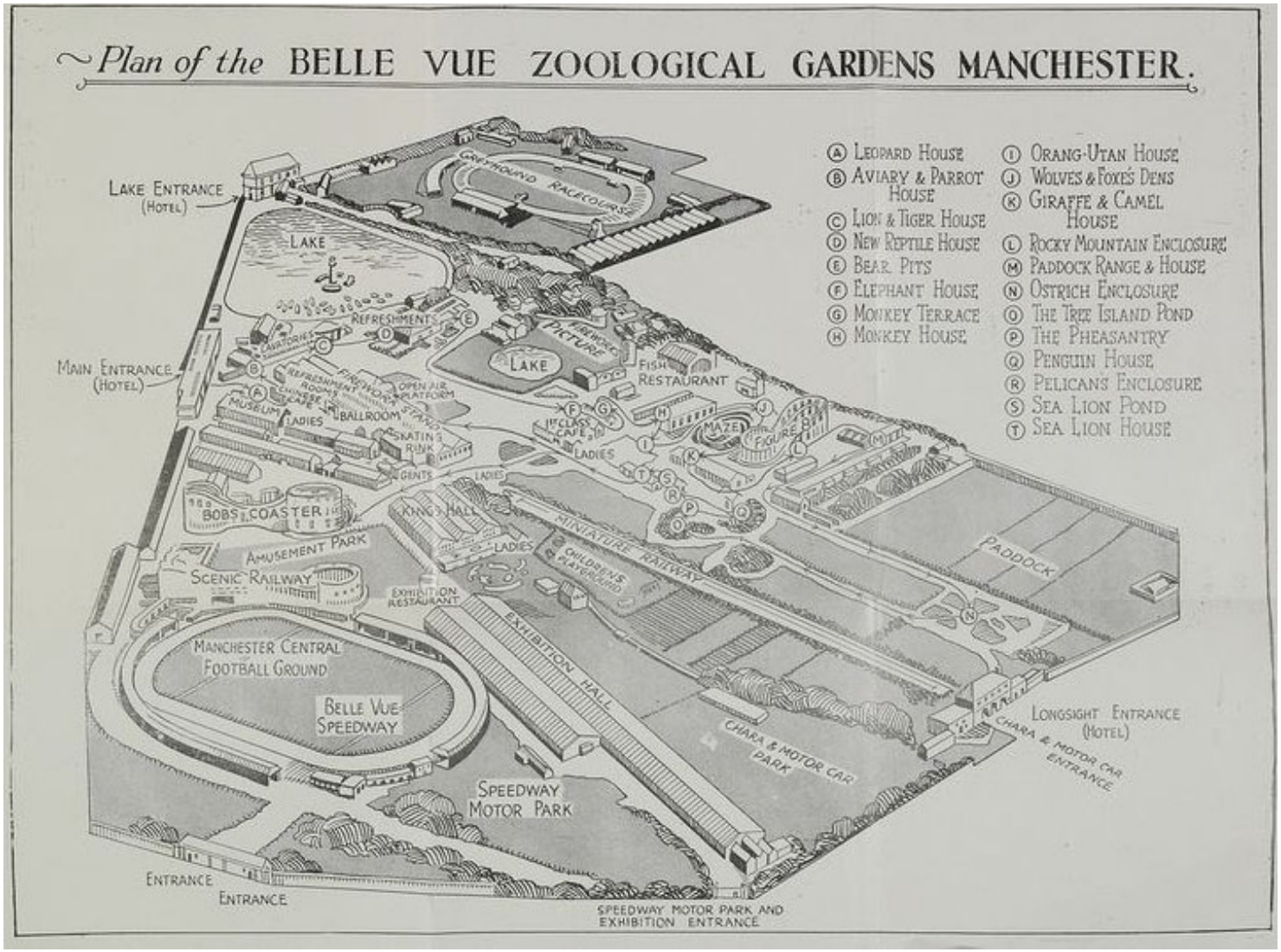
Ephemera Associated with Belle Vue Zoological Gardens



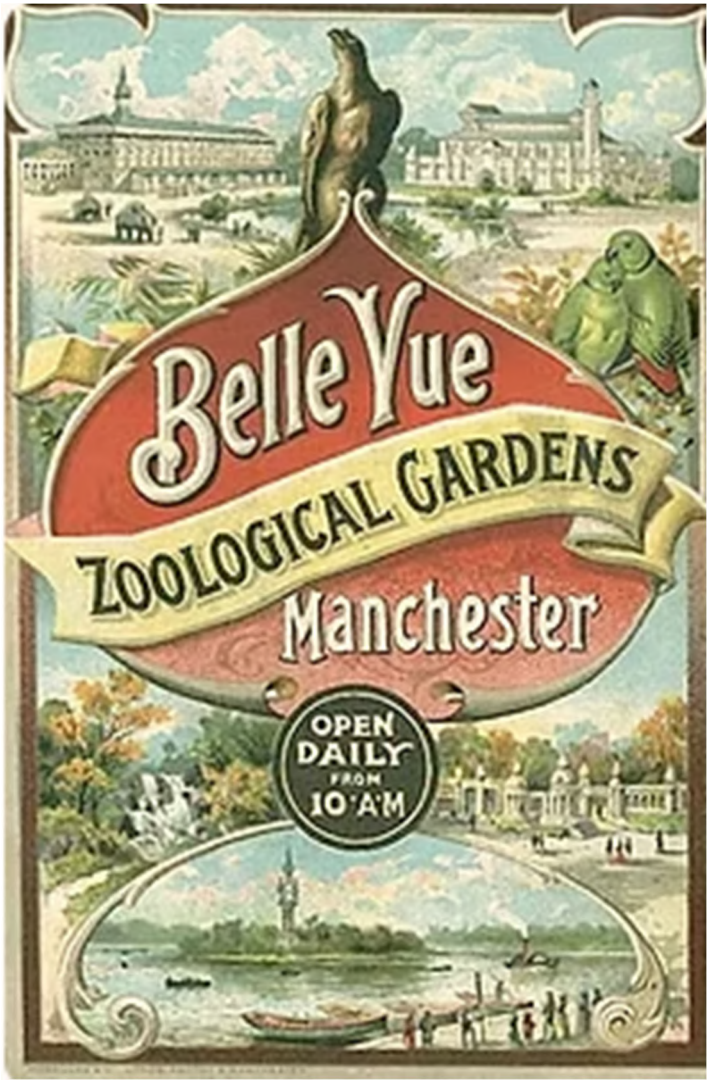
Undated Bird's Eye View of the Zoological Gardens, Belle Vue, Manchester. The Boating Lake, Island and Clock Tower are shown towards the top left corner.



Plan of the Zoological Gardens, Belle Vue, Manchester, *c.* 1892. The Boating Lake, Island and Clock Tower are shown towards the top left corner.



Undated Plan of the Belle Vue Zoological Gardens, Manchester. The Boating Lake, Island and Clock Tower are shown in the top left corner.



Undated advertisement for Belle Vue Zoological Gardens, Manchester. The Boating Lake (and paddle steamers) are depicted at the base.



Postcard – Clock Tower and Lake, Zoological Gardens, Belle Vue, Manchester *c.* 1910. The Boating Lake Island looks to be somewhat oversized.



Photograph of Boating Lake, *c.* 1880 (https://www.flickr.com/photos/chethams_library/15657989427/in/album-72157647071789953)

CC BY-NC-ND 2.0.



Undated postcard, Belle Vue Gardens, Skating on Large Lake, Manchester.
(https://www.flickr.com/photos/chethams_library/15222335204/in/album-72157647071789953)

APPENDIX C

Photographs



Plate 1: Sightline to the east-south-east along Hyde Road towards the Site.



Plate 2: Sightline to the east-south-east along Hyde Road towards the Site.



Plate 3: Sightline to the south-east from Hyde Road towards the Site – former Buzz Bingo building visible beyond trees.



Plate 4: Sightline to the south-west from Hyde Road towards the north-facing elevation of the former Buzz Bingo building



Plate 5: Sightline to the south towards the Site from Hyde Road



Plate 6: Sightline to the west towards the Site from the junction of Queens Avenue and Hyde Road



Plate 7: Sightline to the south-west towards the Site from the junction of Queens Avenue and Hyde Road



Plate 8: Sightline to the west-north-west along Hyde Road towards the Site



Plate 9: Sightline to the west-north-west along Hyde Road at its junction with Kirkmanshulme Lane.



Plate 10: Sightline to the south-west along Kirkmanshulme Lane towards the Site.



Plate 11: Sightline to the northwest into the Site, along the service road entrance from Kirkmanshulme Lane.



Plate 12: Sightline to the north-east along Kirkmanshulme Lane towards the service road entrance from Kirkmanshulme Lane.



Plate 13: Sightline to the south-west along Kirkmanshulme Lane.



Plate 14: Sightline to the north-east along Kirkmanshulme Lane.



Plate 15: Sightline to the north-west across the Site towards the former Buzz Bingo building



Plate 16: Sightline to the south-east towards the service road entrance from Kirkmanshulme Lane.



Plate 17: Sightline to the north-east across the Site towards the progress Schools/Hide Out Youth Zone building on Hyde Road.



Plate 18: Sightline to the west along the Site's boundary.



Plate 19: Sightline to the east along the Site's boundary



Plate 20: Sightline to the east from the Site's south-western corner



Plate 21: Sightline to the east-north-east towards the south-facing elevation of the former Buzz Bingo building



Plate 22: Sightline to the north along the western margins of the Site



Plate 23: Sightline to the south-east along the south-facing elevation of the former Buzz Bingo building



Plate 24: Sightline to the north along the western margins of the Site



Plate 25: Sightline to the south along the western margins of the Site



Plate 26: Sightline to the north along the western margins of the Site



Plate 27: Sightline to the south along the western margins of the Site



Plate 28: Sightline to the east-south-east along the northern margins of the Site



Plate 29: Sightline to the east-south-east along the northern margins of the Site



Plate 30: Sightline to the west-north-west along the northern margins of the Site



Plate 31: Sightline to the ast-south-east along the northern margins of the Site



Plate 32: Sightline to the west-north-west along the northern margins of the Site



Plate 33: Sightline to the west-north-west along the northern margins of the Site



Plate 34: Sightline to the west-south-west across the Site.



Plate 35: Sightline to the south-west cross the Site from its north-eastern corner



Plate 36: Sightline to the south along the Site's eastern margins



Plate 37: Sightline to the west across the Site



Plate 38: Sightline to the north along the Site's eastern boundary



Plate 39: Sightline to the west across the Site



Plate 40: Sightline to the south-east towards the Site's south-eastern corner



Plate 41: Sightline to the south across the Site towards the Crystal Suite building.



Plate 42: Sightline to the north-east across the Site.



Plate 43: Sightline to the north across the Site



Plate 44: Sightline to the north across the Site.



Plate 45: Sightline to the north-east across the Site.