Heritage Impact Assessment Statement

Application Reference: PLA-2026-000092
Proposal: Installation of horizontal 4-fan remote gas cooler and cage with removable access gate
Site Address: 132–134 Burton Road, Manchester, M20 1JQ

1. Introduction
This Heritage Impact Assessment has been prepared in support of the planning application for the installation of a horizontal 4-fan remote gas cooler unit and associated protective cage with removable access gate at 132–134 Burton Road, Manchester, M20 1JQ.
The site is located within the **Albert Park Conservation Area**, a designated heritage asset. This statement assesses the potential impact of the proposed development on the significance, character, appearance, and setting of the Conservation Area in accordance with national and local planning policy.
2. Site Context and Heritage Designation
The application site comprises an existing Tesco retail store located on Burton Road within the Albert Park Conservation Area. The Conservation Area derives its significance from its historic urban form, architectural character, traditional building materials, and the contribution made by the varied commercial and residential properties that define the streetscape.
The site occupies an established commercial premises and the proposed works are limited to the installation of operational plant equipment required for the continued functioning of the store.
3. Description of Development
The proposed development comprises:

- Installation of a horizontal 4-fan remote gas cooler unit;
- Installation of an associated protective cage with removable access gate; and
- Ancillary works necessary for operation and maintenance.

The equipment has been carefully positioned within the service area of the site to minimise visibility from the public realm and reduce any impact on the character and appearance of the surrounding area.
4. Assessment of Heritage Impact
The significance of the Albert Park Conservation Area is primarily derived from its historic streetscape, architectural quality, and the collective contribution of its buildings and public spaces.
The proposed gas cooler and enclosure are modest in scale and functional in nature. They are located within an existing service area associated with the commercial operation of the premises and are not a prominent feature within the street scene. Due to their siting, the equipment will have limited visibility from public viewpoints within the Conservation Area.

The proposal does not involve the demolition, alteration, or removal of any historic fabric and does not affect the architectural features of the existing building. The installation is lightweight and reversible, allowing for removal in the future without permanent impact on the building or site.
Given the scale, location, and limited visibility of the proposed equipment, the development would not detract from the character, appearance, or significance of the Albert Park Conservation Area. The proposal would not interrupt important views, undermine the appreciation of the Conservation Area, or harm those elements that contribute to its special architectural and historic interest.
Accordingly, the proposal is considered to preserve the character and appearance of the Albert Park Conservation Area.

5. Planning Policy Context

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
Section 16 of the National Planning Policy Framework (NPPF) requires local planning authorities to consider the impact of development proposals on the significance of designated heritage assets.
The proposed development has been designed and located to minimise visual impact and is considered to preserve the significance, character, and appearance of the Albert Park Conservation Area.

6. Conclusion

The proposed installation of the horizontal 4-fan remote gas cooler and associated cage with removable access gate is a modest and operationally necessary development.
The proposal would not result in harm to the significance, character, appearance, or setting of the Albert Park Conservation Area. No historic fabric would be lost, the equipment would have limited visibility from the public realm, and the installation is fully reversible.
It is therefore concluded that the proposal preserves the character and appearance of the Albert Park Conservation Area and accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and relevant local heritage policies.

Prepared & submitted by:

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