Heritage Statement

Land at Old Mill Street, Manchester

Zentra Group Plc

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SLR Project No.: 440.021620.00001

Client Reference No: UK.VN0848

24 August 2026

Revision: 01

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	24 August 2026	MAH	KT	KT
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Basis of Report

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Executive Summary

SLR Consulting Limited was commissioned by Zentra Group Plc in August 2026 to prepare a Heritage Statement for Proposed Development at Old Mill Street, Ancoats comprising the erection of a residential apartment building comprising 41no. dwellings (Use Class C3), together with landscaping and associated works.

The assessment concludes that the Proposed Development would result in harm (not substantial) at the lower end of the scale to the significance of the Grade II listed Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**) through a change to its setting. The asset's significance is derived principally from its historic and architectural interest, which would remain readily appreciable following development. Furthermore, the contribution of setting to significance has already been diminished by extensive 20th and 21st century redevelopment within the surrounding area, including the loss of many historic industrial buildings and their replacement with modern residential development.

The Proposed Development would not result in any direct physical impact upon the listed building and has incorporated design measures intended to respond positively to the character of the surrounding townscape. Overall, whilst harm (not substantial) at the lower end of the scale has been identified, the proposals are considered to accord with the relevant legislative and planning policy provisions relating to the historic environment. The identified harm should be weighed against the public benefits of the scheme in the planning balance.

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Acronyms and Abbreviations

CIfA	Chartered Institute for Archaeologists
DLUHC	Department for Levelling Up, Housing & Communities
GMAAS	Greater Mancester Archaeological Advisory Service
GPA	Good Practice Advice
HE	Historic England
HER	Historic Environment Record
HS	Heritage Statement
LPA	Local Planning Authority
MHCLG	Ministry of Housing, Communities and Local Government
NGR	National Grid Reference
NHLE	National Heritage List for England
NLS	National Library Scotland
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PPG	Planning Practice Guidance
UK	United Kingdom
WA	Wardell Armstrong

1.0 Introduction

In August 2026, SLR Consulting was commissioned by Zentra Group Plc to prepare a Heritage Statement (HS) in relation to a Proposed Development at Land at Old Mill Street, Ancoats, Manchester (NGR SJ 85487 98448) (hereafter referred to as 'the Site'; **Figure 1, Appendix E**).

The assessment draws upon previous archaeological and heritage work undertaken for the Site, including an Archaeology and Heritage Statement prepared by Wardell Armstrong (now part of SLR) in 2023 (WA 2023).

The Proposed Development comprises the erection of a residential apartment building comprising 41no. dwellings (Use Class C3), together with landscaping and associated works.

1.1 The Site

The Site comprises a square plot of land measuring roughly 0.07 hectares (ha.), currently being used as a car park for a neighbouring building.

It is enclosed by Old Mill Street to the north, Lampwick Lane to the south-west and south-east and an access road to the east. The Grade II listed Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**) lies to the west of the Site, separated from the Site by Lampwick Lane.

The Site lies within Ancoats, an inner-city area located to the north-east of Manchester city centre and is characterised by its urban context. The area has been largely redeveloped, with the converted Stubbs Mill located to the south-east, modern apartment buildings such as Lampwick Quay and Weavers Quay to the south-west and north-west respectively, and the converted Grade II listed Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**) to the west.

The Ashton Canal is located to the south of the Site and the Rochdale Canal to the north, with the Keeps Quay to the east and New Islington Marina to the north-west.

1.2 Planning History

Planning permission (**Planning Ref; 138763/FO/2023**) was granted in June 2025 for residential development of the Site. As part of the consent, a condition requiring a programme of archaeological investigation and recording was attached. The condition required archaeological evaluation trenching and, subject to the results, further excavation, together with post-excavation reporting and dissemination.

1.3 Scope of Report

This report presents the results of a Heritage Statement prepared in respect to potential onsite effects to heritage assets of a built heritage nature, if any, and potential offsite (setting) effects to all heritage assets (including any scheduled monuments should they be present). In this context it identifies sensitive assets within the Site and its vicinity, and discusses their significance, in accordance with the NPPF (2026) Policy HE5. The potential effects of development are discussed in accordance with terminology of the NPPF. Potential impacts to buried archaeological remains are not addressed within this report.

1.4 Standards

The assessment has been undertaken in accordance with all relevant statute, policy and guidance, including the NPPF (2026), the Chartered Institute for Archaeology (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2017), Historic England's *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017), and Historic England's *Statements of Heritage Significance* (2019).

2.0 Methodology

2.1 Data Procurement

2.1.1 Asset Selection

For the purposes of assessment, a search area of 500m was selected. This was considered appropriate given the Site's location within a dense urban environment, characterised by modern high-rise development, where the potential for effects on heritage assets beyond this distance is limited.

2.1.2 Baseline Sources Consulted

The following sources were consulted:

- The National Heritage List for England (NHLE), for all records relating to designated heritage assets (see **Appendix C**);
- Greater Manchester Historic Environment Record (HER) at Greater Manchester Archaeological Advisory Service (GMAAS), for Sites and events (see **Appendix C**);
- The Ordnance Survey open-source library, for topographic and cartographic data, including elevation point cloud, contour and hydrological data;
- Historic cartographic sources, including large-scale county surveys, tithe mapping and early Ordnance Survey editions;
- Historic England's Aerial Photo Explorer, for online access to the historic aerial photo archive;
- The Cambridge University Collection of Aerial Photography (CUCAP) online;
- Manchester City Council's online planning application portal, for relevant documentation submitted in relation to proximate applications; and
- Greater Manchester Archives, for any relevant archival material not held online.

2.1.3 HER Data

The HER was consulted for non-designated heritage assets of a built heritage nature.

2.1.4 Field Observations

Field observations were undertaken in August 2026 in order to assess any assets of a built heritage nature. Observations were taken from within the Site or publicly available areas.

3.0 Heritage Baseline – Asset Selection

This assessment includes assets selected as per the search parameters set out in section 2.1.1. These are listed in **Appendix C**.

Of the assets listed in **Appendix C** it is anticipated that the asset types listed below would not be affected by the proposals (significance is sustained). This is due to their significance lying wholly/predominantly within their fabric and/or the lack of change which the proposals would cause in respect to elements of setting which contribute towards their significance. These types of assets would not therefore be taken forward within the assessment i.e. the types of assets listed below are considered scoped out of further assessment:

- Assets in built up areas for which cones of view to/from are not significant;
- Memorials or features within/ bounding graveyards where the principal setting element of importance is the churchyard and/ or the church;
- Bridges whose setting elements providing an appreciation of their use and function are limited to waterbodies; and
- Assets associated with a canal where views to/ from are not significant.

The assets listed below will be subject to field observation to determine the necessity for assessment of their significance in accordance with the Historic England *Good Practice in Planning Advice Note 3 'The Setting of Heritage Assets'* (2017) and *Advice Note 12 'Statements of Heritage Significance'* (2019).

- Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**); and
- Ancoats Conservation Area.

The assets listed were assessed in the field in August 2026, to ascertain the necessity of providing a full statement of significance to assess the potential impact of the proposals. In the field it was established that the following assets would not require further assessment within this report due to their being no potential effect upon their setting.

- Ancoats Conservation Area located 340m north-west of the Site
    - The Conservation Area derives much of its significance from the survival of its historic industrial townscape, including mill complexes, canal side infrastructure and associated workers' housing. The Site is physically and visually separated from the Conservation Area by intervening blocks of modern residential development, commercial buildings and transport infrastructure. Consequently, there is little to no intervisibility between the Site and the Conservation Area, and the Proposed Development would have no affect on the appreciation of its special architectural or historic interest, nor its wider setting. No effect to the significance of the Conservation Area is therefore anticipated.

The following assets will be taken forward for further assessment within this report:

- Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**) located 10m west of the Site.
    - Due to the proximity to the Site.

4.0 Heritage Baseline – Statements of Significance

This assessment has identified that the significance of the following asset may be susceptible to harm as a result of change within its setting under the proposals:

- Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**).

This asset is depicted on **Figure 2, Appendix E**.

The heritage interests pertaining to the asset, and the contribution of those interests to the asset's significance, are described below.

Plates are presented in **Appendix D, Plates 3 to 8.**

4.1 Ardwick and Ancoats Hospital (NHLE Reference 1283019)

4.1.1 Historic Interest

The historic interest of the Ardwick and Ancoats Hospital derives from its association with industrial growth in Ancoats during the 19th century and its communal and evidential value.

Ardwick and Ancoats Hospital was built between 1872 and 1873 by Daniel Lewis, to replace the Ardwick and Ancoats Dispensary which was built in 1828 at 181 Great Ancoats Street, before moving to Ancoats Crescent at 270 Great Ancoats Street in 1850.

During the 18th and 19th centuries, there was a rapid population growth within Ancoats and Manchester, due to the prospect of work, largely due to the mills, with the population of Ancoats increasing from 11,000 in 1831 to 56,000 in 1861 (Ancoats Dispensary Trust 2026). These additional workers required an increased amount of hospital care, with the previous dispensaries offering no hospital beds and located on smaller premises, with the size of the new hospital notable, with the Manchester Guardian reporting in 1872 that the buildings "*…will be a very handsome structure, and one of the largest of its kind in the kingdom. It will consist of three storeys, flanked on either side by wings, and having a central tower. Together with the outbuildings and yard it will occupy a space of 1,500 square yards, and will have two fronts, one in Mill Street and the other in Kirby Street. It will be built of brick and terra cotta, with the exception of the window sills and the top of the tower, which are to be executed in Ransom's patent stone. The male and female wards will contain together about forty beds; and an advantageous part of the plan consists in keeping the surgical department and the domestic arrangements entirely separate*" (Architects of Greater Manchester 2026).

The hospital was built for £7000, after Hannah Brackenbury, an English philanthropist gifted £5000 as a late bequest and local fundraising. Later additions to the rear include a datestone of 1888 for the Victor Albert Pavilion (Salford Archaeology 2022).

As an inner-city hospital, it was built to treat the industrial workers in the surrounding mills, with the larger size allowing the provision of beds, in a transition from the previous dispensaries it replaced, to a hospital. The Historic England entry notes that in 1875, it became a provident dispensary, with means testing, joining fees and subscriptions for members.

The evolution of the hospital ran alongside the evolution of the industrial period and required health provisions, with it being the site of the world's first dedicated fracture clinic in 1915.

The hospital was open until 1989, with it being the subject of LS Lowry's '*The Outpatients' Hall'* (1952), which depicted the accident and emergency department that operated here until 1979 (Historic England 2026). It has recently been converted into apartments, with a modern extension to the rear.

4.1.2 Architectural Interest

The architectural interest of Ardwick and Ancoats Hospital lies in its imposing Victorian Gothic design, characterised by polychromatic brickwork, decorative detailing and a prominent central tower. The building retains a high degree of its historic external character and remains a prominent component within the surrounding streetscape.

It was built from 1872 to 1873 by Daniel Lewis, in a “Venetian Gothic Revival design with polychromatic brickwork, a saddleback roof and a distinctive central tower together with a clock face” (Ancoats Dispensary Trust 2026).

The building has recently undergone renovations and has been converted into apartments, with a modern extension to the rear.

This Historic England entry describes the building as;

> *“Dispensary and hospital, now disused. 1872 to 1873, by Daniel Lewis. Red brick with polychrome bands, steeply-pitched hipped slate roofs. Irregular plan. Gothic style. Three storeys and basements, 1:1:3:1:1 bays, symmetrical, the three-bay centre and the ends projecting. The centre bay, treated as a four-stage tower, breaks forwards slightly, has a two-centred arched doorway with shafts, the arch inscribed "ANCOATS HOSPITAL" and an arched extrados band inscribed "ARDWICK AND ANCOATS DISPENSARY", two-light windows to the first and second floors, weathered coping with stone turrets, and an elaborate turret with an oculus and tall oversailing parapet with corner tourelles (and formerly a saddle-back roof). All the windows have narrow arched lights with polychrome heads and impost bands, all those of the three-bay centre with shafts: the ground floor has mostly three-light windows and the first floor has mostly two-light windows, but the recessed bays which have four- and three-light windows to these floors; the second floor has two-light windows rising into gabled half-dormers. Later additions to rear. Interior not inspected”.* (Historic England 2026).

The original building comprises three storeys, with basements, and a modern extension to the rear. It is a dominating feature in the streetscape and retains many details from its original construction and design. It was not built by an architect recognised as being a notable Victorian designer, however it is noted that the architect died at the age of 33 (Ancoats Dispensary Trust 2026).

The front elevation contains decorative features and is of symmetrical form, with an arched doorway with an arch above inscribed ‘ANCOATS HOSPITAL’ and an arched extrados band inscribed ‘ARDWICK AND ANCOATS DISPENSARY’ (**Plate 8, Appendix D**).

4.1.3 Contribution of Setting to Significance

The hospital (**NHLE Ref; 1283019**) is located on Old Mill Street, previously Mill Street, within an area historically of municipal, residential and industrial buildings, located c.68m to the south of the Site.

The following aspects of the asset’s setting are considered to make a positive contribution to its significance and the ability to appreciate that significance:

- Its historic relationship with the industrial development of Ancoats, particularly the surrounding mill complexes and associated workforce that it was established to serve;
- Its spatial and historic association with the Ashton Canal, which was integral to the growth and operation of Ancoats as an industrial centre; and
- Its location on Old Mill Street, a street whose historic character and name reflect the concentration of mills that formerly occupied the surrounding area.

Notwithstanding these surviving historic relationships, the asset's setting has undergone substantial change through 20th and 21st century redevelopment. Large areas of the

surrounding industrial townscape have been lost or altered and replaced by modern residential development, while the hospital itself has been converted to residential use and extended to the rear. As a result, the ability to appreciate the building's original functional relationship with the wider industrial landscape has been diminished. Nevertheless, sufficient elements of the historic urban context survive to allow the asset's origins, function and historical associations to be understood and appreciated.

5.0 Embedded Mitigation

The development proposals include for the following embedded mitigation which would be included to minimise any potential harm to the significance of the nearby designated heritage asset:

- The proposed building utilises a predominantly red brick palette, reflecting the traditional materials that characterise the historic industrial and institutional architecture of Ancoats;
- The design incorporates areas of polychromatic brickwork and decorative brick detailing, drawing inspiration from the rich brickwork found on historic buildings within the surrounding townscape, including the Grade II listed Ardwick and Ancoats Hospital;
- The proposed scale and massing have been informed by the prevailing urban grain of the surrounding area, which comprises a mixture of converted historic buildings and modern mid-rise residential development;
- The façade composition incorporates vertical proportions and a regular rhythm of openings, reflecting the established architectural character of nearby historic commercial and industrial buildings;
- The proposed building line reinforces the established urban streetscape and reflects the dense urban form that characterises the historic development pattern of Ancoats; and
- The development is of a scale that remains subordinate to and does not compete with the prominent tower and architectural detailing of the Grade II listed Ardwick and Ancoats Hospital.

6.0 Heritage – Development Effects

Potential harm to the significance of the heritage asset as a result of change to setting under the proposals is discussed below.

6.1 Ardwick and Ancoats Hospital (NHLE Reference 1283019)

6.1.1 Change

The Proposed Development of the erection of a residential apartment building comprising 41no. dwellings (Use Class C3), together with landscaping and associated works would introduce a long-term change of setting to the Grade II listed building of Ardwick and Ancoats Hospital.

The listed building is, however, situated within a townscape that has undergone substantial change through 20th and 21st century redevelopment. The hospital itself has been converted to residential use and incorporates a modern rear extension (Plate 4, Appendix D), whilst the surrounding area is characterised by a mixture of converted historic buildings, modern apartment developments and associated infrastructure. Consequently, the asset is no longer experienced within the predominantly industrial setting in which it was originally constructed.

6.1.2 Effect

The significance of Ardwick and Ancoats Hospital is derived principally from its historic association with the industrial development of Ancoats and its architectural interest as a distinctive Victorian Gothic institutional building. The Proposed Development would not result in any direct physical impact upon the listed building or the loss of historic fabric.

The effect of the Proposed Development would be confined to a change in the asset's setting. Whilst the development would introduce a new six-storey building into views from parts of the hospital and its immediate surroundings, it would do so within an urban environment that already contains a substantial amount of modern development. The proposal would therefore be experienced as part of the continuing evolution and regeneration of the area rather than as an isolated or incongruous addition.

The level of effect is moderated by the following factors:

- The Proposed Development would not physically affect the listed building or any of its surviving historic fabric;
- The principal significance of the asset is derived from its historic and architectural interest, which would remain legible and appreciable following development;
- The building's principal elevation fronts onto Old Mill Street, with its primary architectural composition and most significant views orientated away from the Site;
- The surrounding townscape has already experienced substantial change through redevelopment, reducing the contribution made by the wider setting to the asset's significance;
- The proposed use of brick and articulated elevations reflects the prevailing character and material palette of the surrounding area; and
- The Proposed Development would not interrupt key historic relationships with Old Mill Street, the historic core of Ancoats or the wider canal network.

Overall, the Proposed Development would result in a **harm (not significant) at the lower end of the scale** to the significance of the Grade II listed Ardwick and Ancoats Hospital through change within its setting. The asset would remain readily appreciable as a former Victorian hospital and its historic and architectural significance would continue to be understood. Any

identified harm should therefore be weighed against the public benefits of the scheme in the planning balance, having regard to the requirements of national and local planning policy.

7.0 Compliance with Statute and Policy

7.1 Statute

In reaching the conclusions presented in this report, the need for the application to comply with Section 66 (1) and 72 (1) the Planning Act has been considered. It is considered that the proposals would be in compliance with these statutory conditions.

The assessment has identified harm (not significant) at the lower end of the scale to the Grade II listed Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**), located 10m west of the Site due to the change in the setting of the building, therefore, the act would be engaged and must be afforded considerable importance and weight in the decision-making process. Notwithstanding this identified harm, the Proposed Development has incorporated measures to minimise impacts on the asset's significance and setting, and the ultimate acceptability of the proposal should be considered through the application of the statutory duty and the planning balance.

7.2 National Policy

The assessment provided by this report has set out the significance and setting of built heritage assets in full accordance with Policy HE5 of the NPPF.

The assessment has identified minor degree of harm to the Grade II listed Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**), located 10m west of the Site due to the change in the setting of the building, therefore, this requires consideration to the public benefits offered by the Proposed Development within any planning balance as required in the NPPF, Policy HE6(4).

7.3 Local Policy

The assessment provided by this report is in full accordance with *The Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 – 2039*, Policy JP-P2: Heritage.

Whilst a harm (not significant) at the lower end of the scale has been identified to the setting of the Grade II listed Ardwick and Ancoats Hospital, the proposal incorporates design measures intended to minimise impacts and respond positively to the historic character of the surrounding area. The proposal is therefore considered to accord with the objectives of Policy JP-P2, subject to the identified heritage impacts being appropriately weighed against the benefits of the scheme.

8.0 Conclusions

This Heritage Statement has been prepared with due regard to relevant Historic England guidance and the requirements of the National Planning Policy Framework (NPPF). The assessment has identified and assessed the significance of heritage assets within the Site and surrounding area, including the contribution made by their settings, and has considered the potential effects arising from the Proposed Development.

The assessment concludes that the Proposed Development would result in harm (not significant) at the lower end of the scale to the significance of the Grade II listed Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**) through a change to its setting. The asset's significance is derived principally from its historic and architectural interest, which would remain readily appreciable following development. Furthermore, the contribution of setting to significance has already been diminished by extensive 20th and 21st century redevelopment within the surrounding area, including the loss of many historic industrial buildings and their replacement with modern residential development.

The Proposed Development would not result in any direct physical impact upon the listed building and has incorporated design measures intended to respond positively to the character of the surrounding townscape. Overall, whilst a minor degree of harm has been identified, the proposals are considered to accord with the relevant legislative and planning policy provisions relating to the historic environment. The identified harm should be weighed against the public benefits of the scheme in the planning balance.

9.0 Bibliography

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Appendix A Significance and the Assessment of Effects

Heritage Statement

Land at Old Mill Street, Manchester

Zentra Group Plc

SLR Project No.: 440.021620.00001

24 August 2026

Assessment of Significance

The **NPPF** defines 'significance' as:

> '*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.

The **Planning Practice Guidance (PPG)** define these interests as follows:

> **Archaeological interest:** "*There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point*."
>
> **Architectural and artistic interest**: "*These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture*."
>
> **Historic interest:** *"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."*[1]

Historic England's guidance, 'Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12' (2019),[2] concurs with the use of this terminology and methodology, both of which are thus adopted for the purposes of this report.

The NPPF (2026) defines setting as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The settings assessment within this report was guided by the recommendations outlined in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning. Note 3 (Historic England 2017), which align with the general EIA process. The guidance advocates a staged approach to the assessment of the effects of development on the significance of heritage assets due to a change within their setting, using a five-step process:

- Step 1: Identify which heritage assets and their settings are affected by the proposed development
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow their significance to be appreciated

[1] MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

[2] Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the

significance of the identified heritage assets, or on the ability to appreciate it

- Step 4: Explore ways to maximise enhancement and avoid or minimise harm to that significance
- Step 5: Make and document the decision and monitor outcomes

This approach allows for a detailed and justifiable determination of heritage significance and the interests from which that significance derives. In accordance with the NPPF and the PPG, the level of significance attributed to heritage assets is then articulated as follows:

Designated heritage assets of the highest significance. These are identified in policy HE6(6) of the NPPF as comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites, Registered Battlefields, and non-designated heritage assets of archaeological interest which are of demonstrably equivalent significance to that of Scheduled Monuments (as identified in footnote 64 of the NPPF).

Designated heritage assets of less than the highest significance. These are identified in policy HE6(6) of the NPPF as comprising Grade II Listed buildings and Grade II Registered Parks and Gardens; and

Non-designated heritage assets. These are defined within the PPG as "*buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets*".[3]

Assessment of Effects

Potential development effects (impacts) to heritage assets are discussed in terms of 'harm', with reference to the NPPF (2026). Harm, in heritage terms, relates to a negative effect stemming from a change which results in a diminishment of the significance of a heritage asset. With regard to **designated and non-designated heritage assets** the NPPF allows that harm may vary within each category. How harm is assigned will trigger differing tests under the NPPF. Where harm to a designated heritage asset, or a non-designated heritage asset of equivalent significance, is identified, it must be given great weight in the planning decision. While it is up to the decision maker to determine the nature and degree of harm, they must take into account necessary expertise, and the particular significance of any heritage asset which may be affected.

[3] MHCLG, *PPG*, paragraph 039, reference ID: 18a-039-20190723.

Appendix B Policy and Legislation

Heritage Statement

Land at Old Mill Street, Manchester

Zentra Group Plc

SLR Project No.: 440.021620.00001

24 August 2026

Statute

Scheduled Monuments are protected from physical development effects under the **Ancient Monuments and Archaeological Areas Act 1979**.

Planning Policy

National Planning Policy Framework (Revised 2026)

Applicable national policy comprises the National Planning Policy Framework (NPPF 2026), and specifically the following paragraphs:

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

b. Have no effect on the significance of a heritage asset; or

c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of a heritage asset.

3. In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset's significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;

b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

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

d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, 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 (footnote 64).*[4]

64: Non-designated heritage assets of archaeological interest that a decision-maker considers to be equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.

65: Any development affecting World Heritage Sites should be assessed against this policy. It should be noted that some World Heritage Sites are inscribed by UNESCO to be of natural significance rather than cultural significance; and in some cases they are inscribed for both their natural and cultural significance.

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE7: Decisions on non-designated heritage assets

1. Development proposals which would have a positive effect on a non-designated heritage asset should be supported.

2. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

HE8: World Heritage Sites

1. To secure the long-term future of World Heritage Sites (footnote 65) and support the conservation of their significance and Outstanding Universal Value, development proposals that affect a World Heritage Site should:

a. Be designed in a way which pays particular regard to the significance and Outstanding Universal Value of the World Heritage Site (including any contribution made by its setting including any buffer zone);

b. Retain and conserve buildings and other features which make a positive contribution possible;

c. Have regard to the World Heritage Site management plan; and

d. Be supported by an assessment of the impact, including any potential cumulative impact, on the significance and attributes of Outstanding Universal Value of the World Heritage Site. This should be informed by appropriate information such as visual impact assessments and natural environment, archaeological or historical data.

2. Not all elements of a World Heritage Site will necessarily contribute to its significance or Outstanding Universal Value. Where a development proposal would result in the loss of a building or other element which contributes to the significance or Outstanding Universal Value of a World Heritage Site, the assessment of impact should take into account the significance and the contribution made to Outstanding Universal Value by the element affected and its contribution to the significance of the World Heritage Site as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

3. Proposals that conserve those elements of a World Heritage Site or its setting, including any buffer zone, that make a positive contribution to it or which better reveal its significance, should be supported.

HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

a. Retain and conserve buildings and other features which make a positive contribution to the character or appearance of the conservation area where possible; and

b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to conserve, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals which conserve those elements of a conservation area that make a positive contribution to the area (or which better reveal its significance) should be supported.

HE10: Loss or removal of heritage assets

1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

a. The development should not be approved without all reasonable steps being taken to ensure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset; and

b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and

HE4: Securing the conservation of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and

b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.

2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

2. Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations.

3. Development proposals to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), should retain the feature in situ where possible (and, where appropriate, be supported by an explanation of their historic and social context).

Local Planning Policy

Local planning policy is provided in:

- The Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 – 2039.[5]
  - Policy JP-P2: Heritage
- The Ancoats and New Islington Neighborhood Development Framework (NDF)[6]

[5] The Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 – 2039. Available at; https://www.greatermanchester-ca.gov.uk/media/azeptwds/places-for-everyone-joint-development-plan-document.pdf

[6] Manchester City Council 2020. *The Ancoats and New Islington NDF*. Available at; https://www.manchester.gov.uk/__data/assets/file/0025/124198/poland_street_zone_neighbourhood_development_framework_june_2020.pdf

Directly relevant parts of these policies are quoted below, parts of the policy that are not relevant to the assessment have been omitted:

The Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 – 2039.

Policy JP-P2: Heritage

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
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

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.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place making, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

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.

Appendix C Gazetteer of Built Heritage Assets

Heritage Statement

Land at Old Mill Street, Manchester

Zentra Group Plc

SLR Project No.: 440.021620.00001

24 August 2026

Reference	Description	Status	Distance from Site
1200821	New Mill	Grade II* listed building	474m north-west of the Site
1246950	Hope Mill	Grade II* listed building	239m east of the Site
1247473	Decker Mill Old Mill	Grade II* listed building	420m north-west of the Site
1247474	Royal Mill	Grade II* listed building	500m north-west of the Site
1270855	Doubling Mill Fireproof Mill	Grade II* listed building	393m north-west of the Site
1291735	Beehive Mill	Grade II* listed building	457m north-west of the Site
1197777	Bridge Number 4 over Ashton Canal	Grade II listed building	149m south-east of the Site
1197805	Bridge Number 5 over Ashton Canal	Grade II listed building	315m north-east of the Site
1197807	Brunswick Mill	Grade II listed building	471m north-east of the Site
1197829	Ashton Canal Lock Number 1 immediately east of Great Ancoats Street	Grade II listed building	320m south-west of the Site
1197830	Ashton Canal Towpath Bridge over junction with Islington Branch Canal west of Lock Number 2	Grade II listed building	245m south-west of the Site
1200825	Former Church of All Souls	Grade II listed building	369m south-east of the Site
1207654	Ashton Canal Lock Number 2 off south end of Vesta Street	Grade II listed building	215m south-west of the Site
1220282	Former Warehouses and offices of Old Mill, Decker Mill and New Mill	Grade II listed building	462m north-west of the Site
1247018	Cooperative Warehouse	Grade II listed building	270m south-west of the Site
1247550	Union Street Bridge	Grade II listed building	356m north-west of the Site
1270677	Spectator Mill	Grade II listed building	285m east of the Site
1270856	Sedgwick Mill (to west of junction with Murray Street)	Grade II listed building	464m north-west of the Site
1270860	Rochdale Canal retaining wall on south side of Redhill Street,	Grade II listed building	429m north-west of the Site

Reference	Description	Status	Distance from Site
	west of Union Street Bridge		
1279636	Ashton Canal Lock Keepers Cottage beside Lock Number 2 at Islington Branch Junction Basin	Grade II listed building	235m south-west of the Site
1282961	Little Mill	Grade II listed building	429m north-west of the Site
1283019	Ardwick and Ancoats Hospital	Grade II listed building	10m west of the Site
1283048	Ashton Canal Lock Number 3 on south side of Ancoats Hospital	Grade II listed building	106m south-west of the Site
/	Ancoats Conservation Area	Conservation Area	340m north-west of the Site
2043.1.0	Murray's Mills (overall HER entry)	HER Record	433m north-west of the Site
2043.2.1	Old Mill/ Decker Mill engine house	HER Record	435m north-west of the Site
2049.1.0	Beswick Street Mill (?non-Listed part) (originally part of Harbottle's Cotton Mill)	HER Record	301m east of the Site
2050.1.0	Phoenix Bridge Mill (now Phoenix Mill)	HER Record	279m east of the Site
2052.1.0	Wellington Mill	HER Record	435m east of the Site
2130.1.0	Thompson House Works (formerly Medlock Printing Works; Beswick Street Mill)	HER Record	272m east of the Site
2285.1.0	Warehouse (or printing works)	HER Record	372m east of the Site
6470.1.0	Regina Textile Mill	HER Record	481m north-west of the Site
6472.1.0	The Cross Keys public house (former) (97 Jersey Street)	HER Record	436m north-west of the Site
6473.1.0	Phoenix Iron Works (facade), Jersey Street	HER Record	421m north-west of the Site
6477.1.0	64 Jersey Street (building associated with the former Flint Glass Works?)	HER Record	395m north-west of the Site
11406.1.0	Iron and steel warehouse (former)	HER Record	422m south-west of the Site

Reference	Description	Status	Distance from Site
11426.1.0	Vulcan Works (former)	HER Record	216m south of the Site
16337.1.0	Bank of England public house	HER Record	205m south-east of the Site

Appendix D Site Visit and Plates

Heritage Statement

Land at Old Mill Street, Manchester

Zentra Group Plc

SLR Project No.: 440.021620.00001

24 August 2026

The Site visit was undertaken on 21st August 2026. Conditions were sunny and dry.

Access was not available to the rear of the Grade II Listed Ardwick and Ancoats Hospital (**NHLE Ref; 1283019**).

No intervisibility was evident between the designated heritage assets along the Ashton Canal, or other heritage assets within the study area, including the Ancoats Conservation Area due to the densely built environment around the Site.



Plate 1: The Site, facing east.



Plate 2: The Site, facing north-west, towards the Aston Canal.



Plate 3: The Site, from Old Mill Street, facing south.

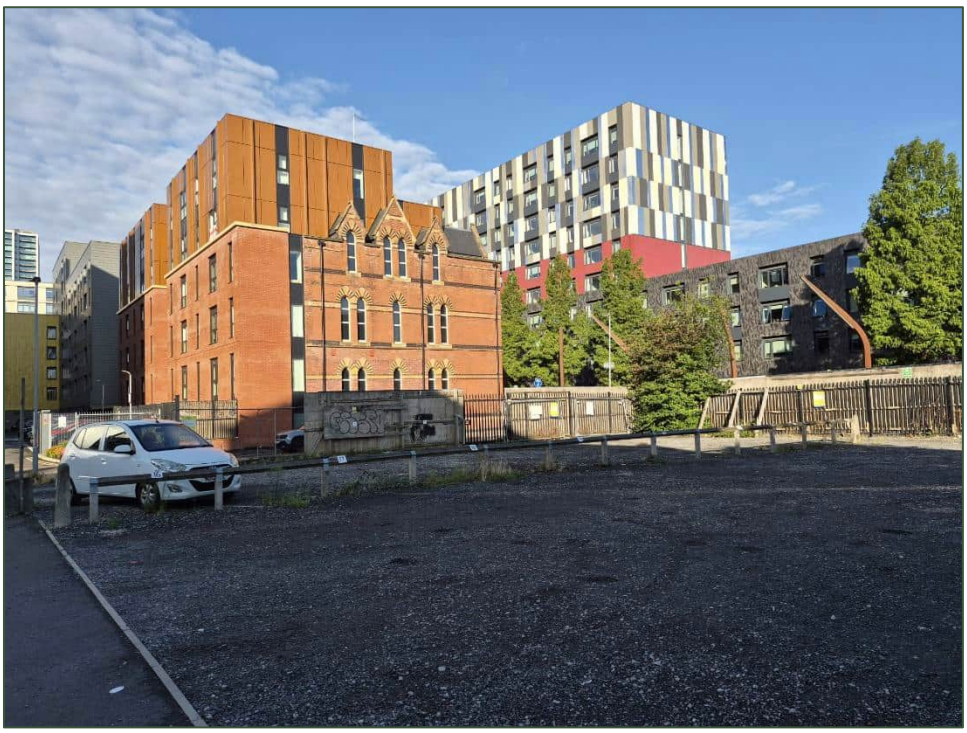


Plate 4: Site, facing north-west, showing the modern extension to the rear of Ardwick and Ancoats Hospital (NHLE Ref; 1283019).



Plate 5: Site from Old Mill Street, showing the proximity to the Ardwick and Ancoats Hospital (NHLE Ref; 1283019).



Plate 6: The Ardwick and Ancoats Hospital (NHLE Ref; 1283019).

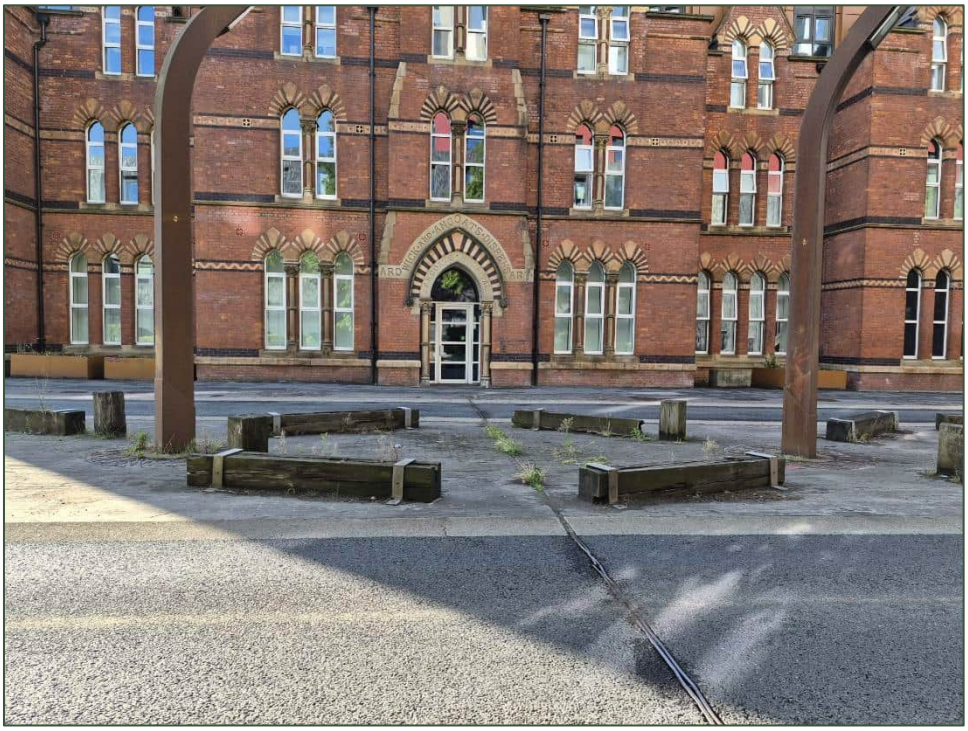


Plate 7: Close up of the Ardwick and Ancoats Hospital (NHLE Ref; 1283019).



Plate 8: Close up of the inscription above the doorway arch on the Ardwick and Ancoats Hospital (NHLE Ref; 1283019).

Appendix E Figures

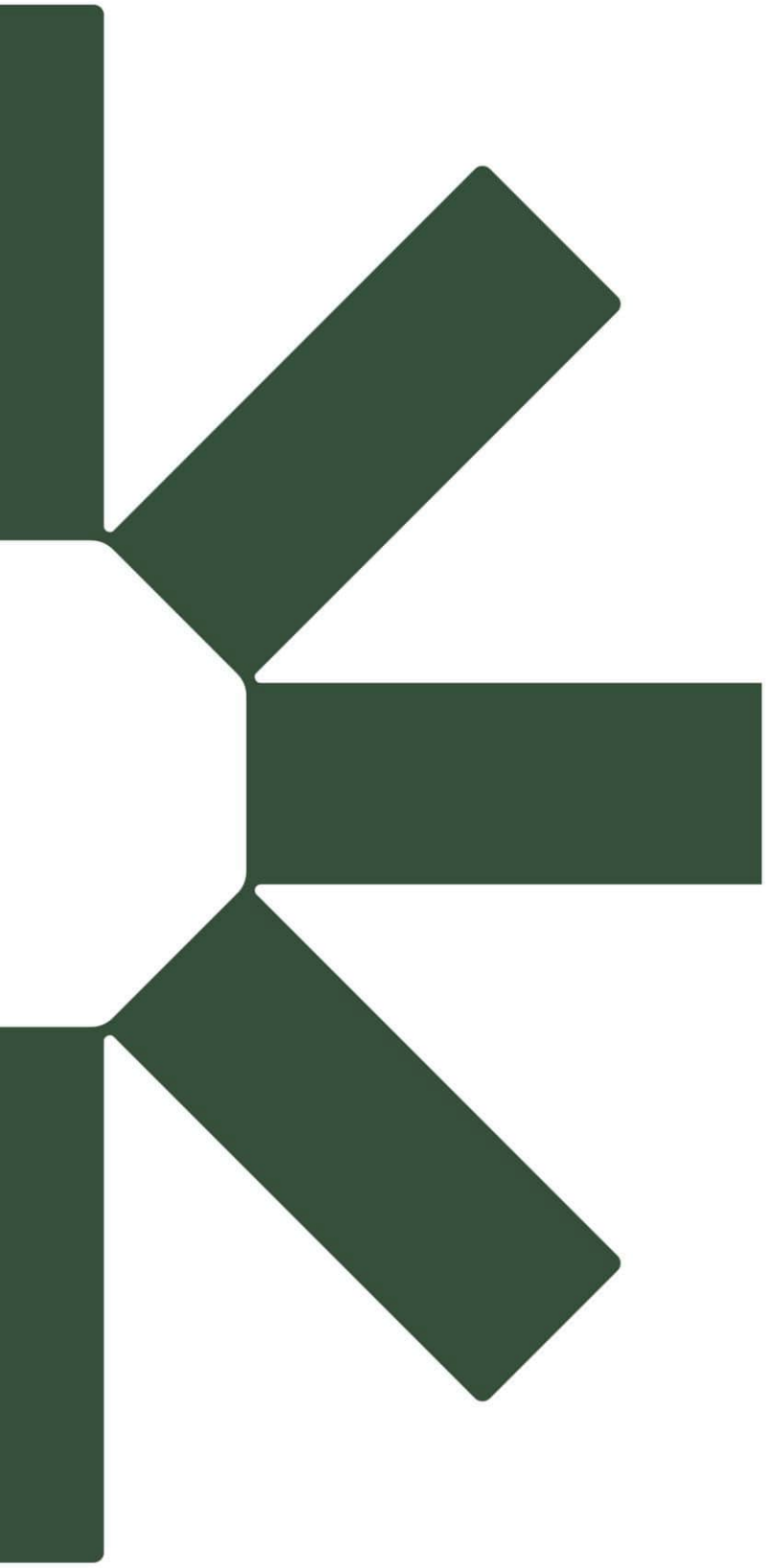
Heritage Statement

Land at Old Mill Street, Manchester

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24 August 2026



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