Heritage Statement

Land adjoining Atlas Business Park, Manchester

September 2026

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Client
Aviva Investors

Our reference
02618

September 2026

1. Introduction

1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Aviva Investors in connection with a full planning application for redevelopment ('the Proposed Scheme') of Land adjoining Atlas Business Park, Manchester ('the Site').

1.2 The formal description of development is as follows:

"Application for full planning permission for the construction of seven units (light industrial (Use Class E(g)(iii), general industrial (Use Class B2) and/or storage or distribution (Use Class B8), together with ancillary offices (Use Class E(g)(i)) providing a total gross external area of 38,430 sqm; and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway".

1.3 The National Planning Policy Framework 2026 (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

"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."[1] .

1.4 To comply with these requirements, Section 2 of this Assessment identifies the Site and describes its history and development. Section 3 identifies heritage assets with potential to be affected by the Proposed Scheme. Section 4 provides an assessment of significance and setting of the identified heritage assets; proportionate to both the importance of the asset and likely impacts. The assessment has been informed by published information, research and a site visit.

1.5 Section 5 assesses the impact of the Proposed Scheme on the significance of identified heritage assets, in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national planning policy and relevant Historic England Good Practice Advice on *'Managing Significance in Decision Taking in the Historic Environment*[2]*'* (GPA 2) and 'The Setting of Heritage Assets (GPA 3)'.[3]

1 Ministry of Housing, Communities and Local Government (MHCLG) (2026) National Planning Policy Framework (NPPF)

2 Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

3 Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2nd edition)

2. The Site

Introduction

2.1 The Site is located to the south of Simonsway and comprises an area of handstanding that was previously developed. The northern boundary is formed by a mixture of tall, mature Lombardy Poplar trees, other tree groups, self-seeded vegetation, iron railings and a low brick wall. The other boundaries are formed of a combination of mature and other trees, self-seeded vegetation and a combination of low brick walls, wire mesh, palisade and concrete post fencing. The Site is separated from Simonsway by deep grass verges with mature trees. Land to the east is a grassed area with scrub and self-seeded vegetation. Atlas Business Park is to the west.

2.2 The Site is well enclosed by existing vegetation. Where visible, the boundary treatments and unkempt nature of the Site create a derelict appearance.

Figure 2.1: The existing Site (edged red)



Summary of History and Development

2.3 Prior to the outward expansion of Manchester, Wythenshawe and the surrounding area was predominantly open countryside, largely controlled by the Tatton family of Wythenshawe Hall. An open field system existed until the late seventeenth century, when William Tatton allowed residents to buy their own land.

2.4 According to 'The Buildings of England, Lancashire: Manchester and the South East' Wythenshawe was described in 1920 by Fletcher Moss in the following terms:

"…a typical bit of Cheshire, fertile, historical, well wooded, well cultivated, with ancient manor houses and prosperous farms."

2.5 These characteristics are evident on the 1841 Tithe Map and subsequent Ordnance Survey (OS) Maps. These maps show the Site and surrounding area dominated by agricultural land, with scattered farmsteads, cottages, and extant manor houses. Industry was, at that time, undertaken on a domestic scale.

2.6 Wythenshawe was originally intended to be Manchester's Garden City. Initiated under Barry Parker in 1931, it was the first example in Britain of a municipality owned satellite suburb. Land was bought following the death of T.E Tatton of Wythenshawe Hall in 1926 and by the 1930s additional areas from Cheshire had been incorporated into the City of Manchester.

2.7 Expansive residential development of the area began in the inter war period and continued post war. Wythenshawe became the largest council estate in Europe, including the estates of Baguley, Benchill, Brooklands, Peel Hall, Newall Green, Woodhouse Park, Moss Nook, Northern Moor, Northenden, and Sharston. Many of these names are taken from the farmsteads that historically occupied the area.

2.8 Although change was taking place within the surrounding area, evident from the arrival of the railway and the outward expansion of Manchester, the Site remained as open undeveloped land until the mid-20th century. The 1976/77 and 1995 OS Maps show the Site largely occupied by an industrial 'Works'.

Figure 2.2: 1897-1899 Ordnance Survey Map (OS Map)

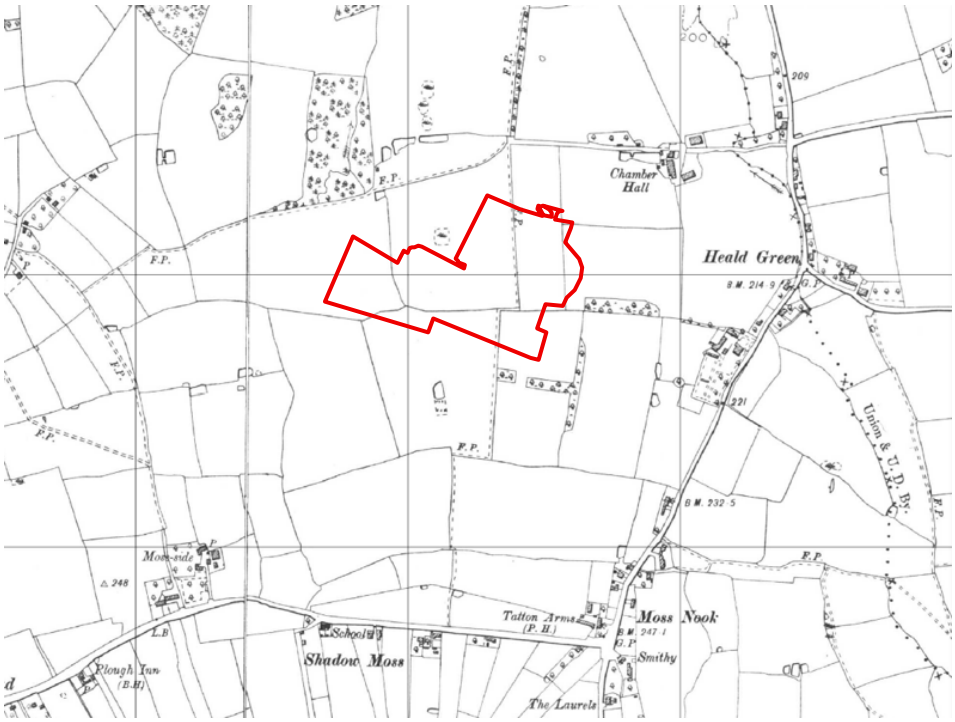


Figure 2.3: 1907-1910 OS Map

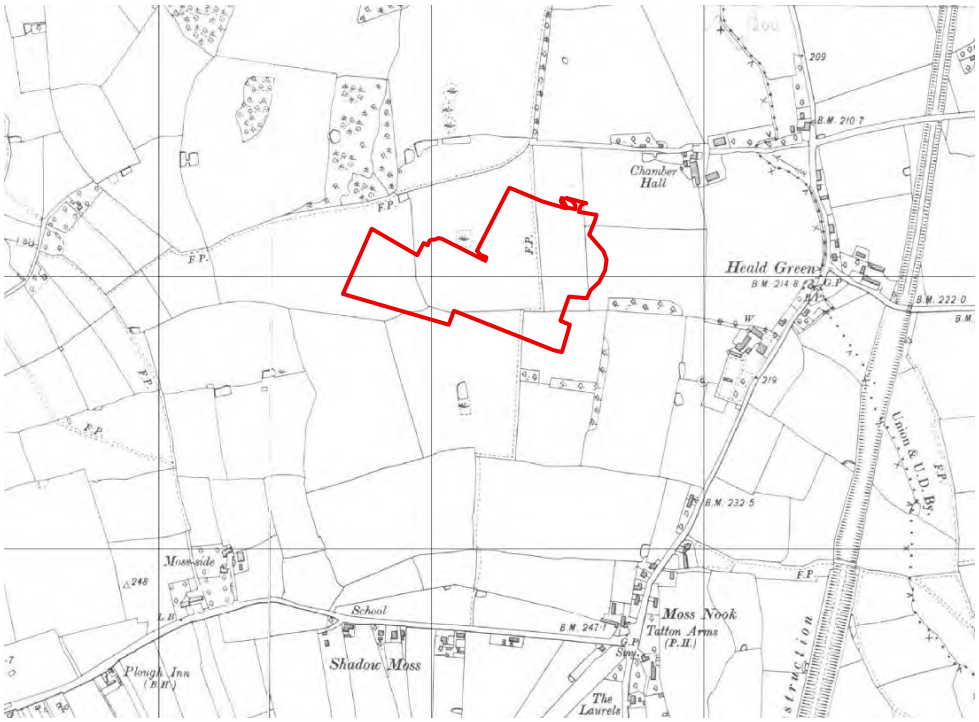


Figure 2.4: 1954 OS Map

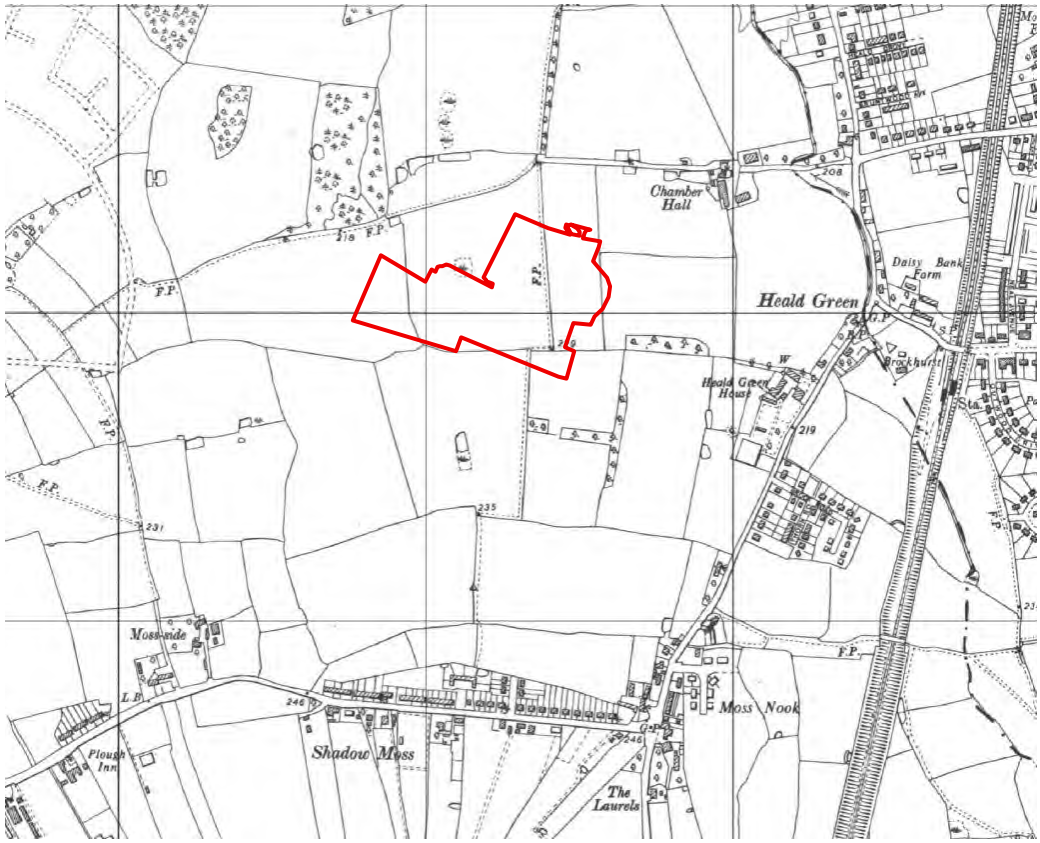


Figure 2.5: 1976-1977 OS Map

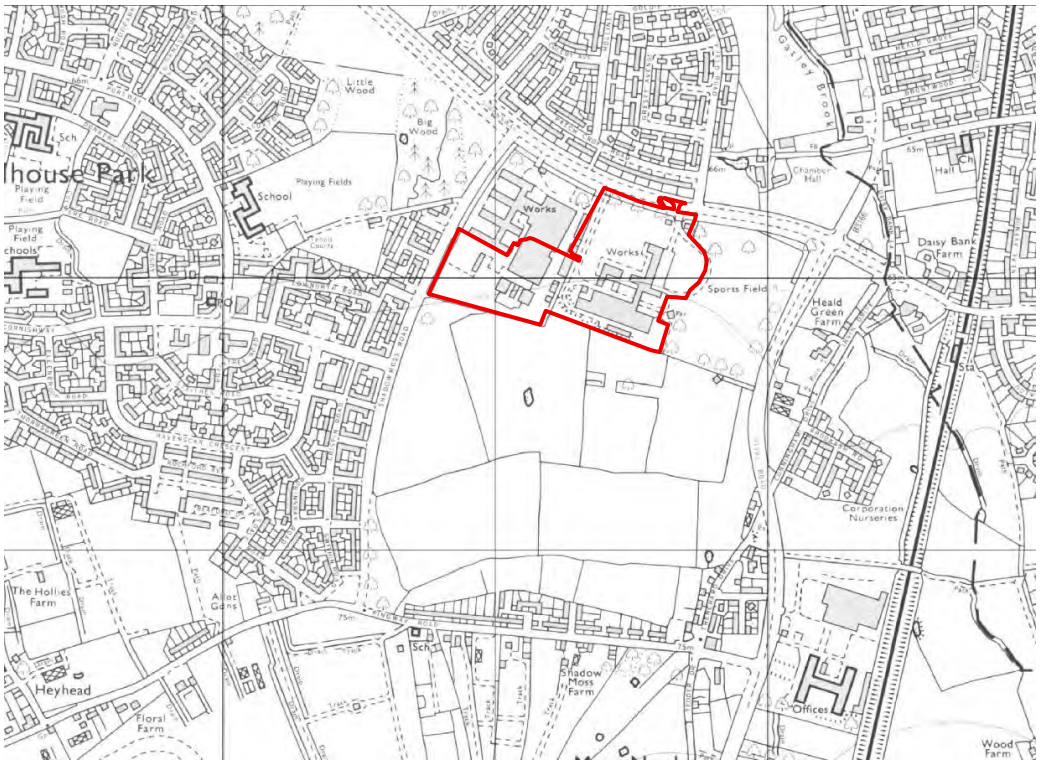
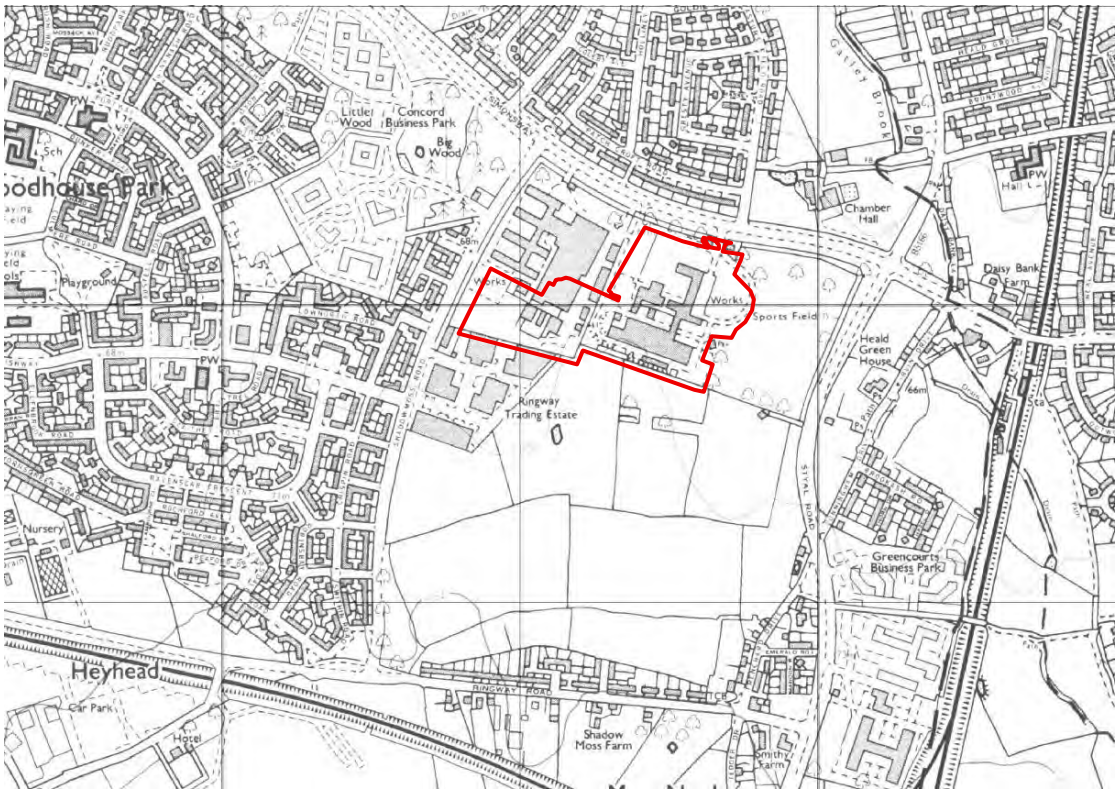


Figure 2.6: 1995 OS Map



3. The Heritage Assets

3.1 The National Planning Policy Framework (NPPF) (2026) defines a heritage asset as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest."

Study Area

3.2 A Study Area of approximately 500m from the Site boundary has been defined as a basis for the consideration of potential effects of the Proposed Scheme on built heritage assets. The Site, Study Area and all heritage assets within it are identified on a **Heritage Asset Plan** at **Appendix 1**.

3.3 In defining an appropriate Study Area, best practice guidance, professional judgement, and a review of the potential effects of the Proposed Scheme on built heritage has been applied.

3.4 The following factors have been taken into consideration:

- The nature and extent of the Proposed Scheme;
- The proximity of heritage assets to the Proposed Scheme;
- The degree of inter-visibility between heritage assets and the Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features, informed by a **Zone of Theoretical Visibility (ZTV) (Appendix 2)** and a site visit; and
- The significance of heritage assets and the contribution made by their setting, including any known historic or functional relationships.

3.5 The Proposed Scheme, due to its height, scale and mass, may be visible beyond the Study Area and from heritage assets not individually assessed. In accordance with the NPPF and Historic England guidance the judgements made in this Assessment are based on the effect of the Proposed Scheme on the **significance** of heritage assets, rather than whether the development will be visible from them, although this is also a consideration.

Designated Heritage Assets

3.6 There are no designated heritage assets within the Site, however the Proposed Scheme has the potential to affect the significance of heritage assets as a result of development and change within their setting.

Listed Buildings

3.7 There are two listed buildings near the Site with potential to be affected by the Proposed Scheme. These are as follows:

- Chamber Hall (grade II listed); and
- Chamber Hall, Barn approximately 5 metres south of Farmhouse (grade II listed).

3.8 Further north, beyond an area of post war residential development, are the scheduled remains of Peel Hall Moated Site and an associated grade II listed Bridge (Bridge of Approach over Moat to former Peel Hall).

3.9 These assets occupy a spacious setting in which the undulating landform of the remains and square plan form of the moat remains clearly legible and discernible within a wider area of open land with trees. Although later in date, the relationship and functional association of the stone bridge traversing the moat is also appreciable. Beyond this open area, which is also dedicated, in part, to modern recreational use, the scheduled remains and listed building are surrounded by an expansive area of modern/post war residential development and associated facilities and infrastructure. Due to distance, tree cover and the extent of intervening development it is not considered that the Proposed Scheme would have an effect on the significance of the remains or the listed bridge and they have not been considered further in this Statement.

Non-Designated Heritage Assets

3.10 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015) states that:[4]

"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application."

3.11 Manchester City Council (MCC) does not currently have a published list of locally listed buildings. GMAAS was commissioned by Turley Heritage to undertake a search of the Greater Manchester Historic Environment Record (HER) for the site and surrounding area during September 2026. This identified the following building entries within a 500m radius of the Appraisal Site:

- Cottages, Daisy Bank Lane;
- Cottages, 2 and 4 Daisy Bank Lane;
- Daisy Bank Farm;

4 MHCLG (2026), National Planning Policy Framework (NPPF) – Annex B: Glossary

- Heald Green Station; and
- Tatton Arms Public House.

3.12 The HER entry for Heald Green Station refers to a former Edwardian railway station and notes that a station on the 'Styal Line' was opened by the London and North Western Railway in 1909. The existing station building was built in the late 20th century and is a modern low rise single storey building in a mix of corrugated metal and other cladding. It is of no heritage value and has therefore not been considered further in this Statement.

3.13 Two additional HER entries (Buildings, Styal Road (site of) and Heald Green Settlement) relate to archaeological remains or a cluster of buildings or pattern of settlement evident from historic mapping. These have also been excluded from assessment.

3.14 All identified assets, including those excluded from assessment, are shown on a **Heritage Asset Plan** at **Appendix 1**.

4. Significance of the Heritage Assets

4.1 The NPPF defines the significance of a heritage asset 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."[5]

Listed Buildings

4.2 Listed buildings are defined as designated heritage assets that hold architectural or historic interest. The Principles of Selection for Listed Buildings are published by the Department of Culture, Media and Sport (DCMS[6]) and supported by Historic England's Listing Selection Guides for each building type.

Non-Designated Heritage Assets

4.3 Planning Practice Guidance (2024)[7] (PPG) which provides guidance on planning practice to support the NPPF, defines a non-designated heritage asset as:

"Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'".

Setting

4.4 The NPPF defines the setting of a heritage asset 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 ."[8]

Designated Heritage Assets

Chamber Hall and Chamber Hall Barn, approximately 5 metres south of the farmhouse (1) and (2)

Significance

4.5 Chamber Hall and Chamber Hall Barn form a group and are considered together. They are both grade II listed.

5 MHCLG (2026) National Planning Policy Framework (NPPF) – Annex B: Glossary

6 DCMS (2018) Principles of Selection for Listed Buildings

7 MHCLG (2024) Planning Practice Guidance

8 MHCLG (2026), National Planning Policy Framework (NPPF) – Annex B: Glossary

4.6 The origins of Chamber Hall Farmhouse are unclear. The Historic England list entry description describes it as a 17th century farmhouse, enlarged in the 18th century. A plaque on the building however suggests it has earlier origins and a local history website[9] provides a more detailed review of the history of the building or a predecessor, from its origins in the 1500s as a court house, its later use as a dwelling, housing religious services for nonconformist worship, and its use as a farmhouse. It is possible therefore that the existing farmhouse occupies the site of an earlier building.

4.7 As found today, Chamber Hall has the characteristics of a substantial brick built vernacular farmhouse, in a H-plan formed by a single-unit hall range with two short cross-wings. The southern cross-wing extends slightly further to the rear. The building is of two and three storeys, with cellar and attic floors. It has a square-headed doorway with moulded wooden jambs and a studded plank door with strap hinges and had a number of segmental headed casement windows at the time of listing.

4.8 It is possible that the building was originally timber framed and then encased in brick. The list description notes that there is surviving timber framing internally and a dog-legged, splat baluster staircase. There is a blocked opening near the eaves that may have contained a chapel bell.

4.9 Chamber Hall Barn to the south of the farmhouse is a large simple linear brick-built building with attached shippons, also in brick. It is broadly comprised of seven bays, altered and divided by brick pilasters. The fourth bay has a wagon entrance and the pilaster between the fifth and sixth bays has a stone pediment, inscribed with the date '1703', suggesting it could be later than the farmhouse to the north.

Setting

Physical Surroundings

4.10 Chamber Hall and the Chamber Hall Barn are located to the north of Simonsway. Both are accessed from a long private lane extending westwards from Styal Road and form part of a complex of farm buildings of differing date, separated by open grassed areas and hardstanding. To the south of the grouping a single storey functional building has been added. This sits beyond structural planting and is clearly visible from Simonsway. Chamber Hall itself in the north has private domestic garden space, beyond which, further west, is a large pond. The grouping of buildings and spaces is enclosed by sections of structural planting, beyond which, to the east and west, are former fields, now areas of open green space. To the north is a stable complex with riding facilities, interspersed with more green space which extends northwards. The surrounding area is dominated by post war residential development and the modern road network to the south (Simonsway), beyond which is the Site.

Experience of the Assets

4.11 Chamber Hall and the Chamber Hall Barn occupy a highly enclosed and private setting. This means that they are principally experienced and appreciated within their defined complex and functional yard, where the associations between the buildings can be understood as part of a wider grouping of agricultural buildings and spaces. Tall

9 https://www.healdgreenheritage.org/chamber-hall

leylandii trees have been planted and these, in combination with hedging and other planting, create a high level of privacy and enclosure. Views of the former farmhouse and barn are extremely limited. Only the very upper stages of the farmhouse are visible in restricted and filtered views from Simonsway and from the Public Right of Way (Prow) to the north, diverted in circa 2007.

4.12 The 1841 Tithe Map and subsequent OS Maps illustrate the former rural setting of the listed building and barn prior to the encroachment of residential development and the modern road network. The remnants of this rural area remain in the open space to the north, east and west of the complex. Although beyond the screen planting around the complex, these areas make a degree of contribution to the significance of both listed buildings, by referencing their former rural and open setting. Beyond these areas, the setting of the two listed buildings is highly altered and influenced by modern development and the modern road network. They are experienced within this mixed setting, influenced by a mix of residential, commercial development, transport infrastructure and the presence of Manchester Airport.

Non-Designated Heritage Assets

Cottages, Daisy Bank Lane (1) and Cottages, 2 and 4 Daisy Bank Lane (2)

4.13 These two non-designated heritage assets are located on Daisy Bank Lane to the east of the Site and Chamber Hall and Chamber Hall Barn.

4.14 Nos 2 and 4 Daisy Bank Lane are expressed as a row of low, two storey simple vernacular cottages, in rendered brick with a slate roof and brick chimney stacks. They are likely to date from the 18th century but have replacement windows and have been altered and extended.

Figure 4.1: Cottages, 2 and 4 Daisy Bank Lane



4.15 Further north, the Cottages on Daisy Bank Lane are also likely to date from the 18th century. They are another longer linear range of two storey cottages with modern extensions. They are also of brick construction, finished in variable render. The cottage to the centre has large multi pane sash windows but there is evidence of widespread alteration and replacement window units.

Setting

4.16 Both sets of cottages line Daisy Bank Lane and have private domestic garden space. Nos 2 and 4 are set back from the road frontage. Daisy Bank Lane retains rural characteristics, but the setting of the cottages is generally mixed, characterised both by areas of open space, reflecting the former rural/agrarian setting of the assets, in combination with the modern road network and modern development. Nos 2 and 4 have a clear visual relationship with Daisy Bank Farm.

Daisy Bank Farm (3)

4.17 Daisy Bank Farm is a compact vernacular two storey farmhouse with an adjoining barn to the east. It is evident on the 1841 Tithe Map and may be 18th century in date. It is brick built with a stone slate roof and has a symmetrical façade with a central door, set within a later porch. Replacement windows have flat brick lintels.

Figure 4.2: Daisy Bank Farm



Setting

4.18 The farmhouse is experienced principally from Finney Lane, set back from the road frontage and within a lawned garden. It forms part of a wider farm complex, in which the former function and associative relationships of the building can be appreciated. To the east is a four-storey telephone exchange and to the south a modern hotel and post war public house. It is experienced in a mixed setting containing a combination of

open space, that resonates with the historic rural context of the building, the modern road network and modern built development.

Tatton Arms Public House (5)

4.19 The public house is a former coaching inn and forms part of a wider complex of connected buildings. The extended main range is two storeys and in rendered brick with stone quoins and multi pane casement windows. It has a replaced slate roof with two chimneys. It is identified on the 1841 Tithe Map as the Tatton Arms and the HER entry for the building suggests there is no indication of ancient fabric in the building.

Figure 4.3: Tatton Arms Public House



Setting

4.20 The public house is set back from Trenchard Drive and Ringway Road and has distinction from its character as an historic coaching inn. It is now surrounded by hardstanding dedicated to car parking. Open space to the north and south of the building references its former rural setting but otherwise it now occupies a varied setting characterised by traditional and modern residential development and other buildings, interspersed with areas of open green space and airport car parking. It is principally experienced from Tedder Drive, Trenchard Drive and Ringway Road.

Contribution made by the Site

4.21 The Site is located to the south of Simonsway. The red line boundary includes one unit at the southern extent of the existing Atlas Business Park, but beyond this it largely comprises an area of handstanding that was previously developed and now includes self-seeded vegetation.

4.22 The northern boundary is formed by a mixture of tall, mature Lombardy Poplar trees, other tree groups, self-seeded vegetation, iron railings and a low brick wall. The other boundaries are formed of a combination of mature and other trees, self-seeded vegetation and a combination of low brick walls, wire mesh, palisade and concrete post fencing. The Site is separated from Simonsway and Styal Road by deep grass verges with mature trees.

4.23 The Site is well enclosed by existing vegetation. Where visible, the boundary treatments and unkempt nature of the Site create a derelict appearance.

4.24 The 1841 Tithe and subsequent maps show that the Site was historically part of a wider area of agricultural land, prior to the outward expansion of Manchester from the 1920s onwards. The Tithe Map shows the Site as part of a network of fields to the south of Chamber Hall, west of Daisy Bank Farmhouse and the cottages on Daisy Bank Lane and north of the Tatton Arms Public House. The corresponding apportionment shows that part of the Site was within the wider landholdings of the Tatton Estate (owned by Thomas William Tatton Esquire at the time, tenanted by John Simpson). Chamber Hall was also within the Tatton Estate, and it can therefore be assumed that there was a degree of functional association between the farm complex and part of the Site at that time.

4.25 This relationship is no longer legible, and the farm complex is heavily screened and hidden. The wide highway network on Simonsway creates a strong division and degree of visual separation between the listed buildings and the Site and this is accentuated by the deep verges adjoining the highway and existing screening created by trees and other planting around the perimeter. Although the trees provide a degree of verdancy consistent with the former rural setting of the listed buildings, any former relationship is no longer discernible. The Site is expressed as a wider area of land with a modern access and defined boundaries comprised of a combination of planting and fencing. It neither contributes to nor detracts from the significance of Chamber Hall or the Barn and is neutral.

4.26 The Site is visible to varying degrees from the identified non-designated heritage assets. As with the listed buildings, it historically formed part of a wider area of agricultural land and was part of a continuous wider rural setting of these assets. This relationship is also no longer legible, and the Site is not an aspect of the setting of these assets that contributes to their significance.

5. Assessment of Impact

5.1 In determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty, under s.66 of the Planning (Listed Building and Conservation Areas) Act 1990 ('the Act') to have special regard to the desirability of preserving the special interest and setting of listed buildings.

5.2 Case law has confirmed that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm.'

5.3 Policy HE4 states that 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 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. Harm to the significance of heritage assets should be avoided (or if that is not possible, minimised). 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.

5.4 Policy HE5 states that 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 have a positive effect, have no effect on the significance of a heritage asset, or 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 identified, and 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.

5.5 Policy HE6 states that 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). 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.' The weight to be given is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. Any harm to a designated heritage asset will be a matter of considerable importance and weight. 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.

5.6 Policy HE7 states that 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.

5.7 In light of legislation and national planning policy, the key heritage issue to be taken into consideration in assessing the Proposed Scheme is the impact of development on the significance and setting of listed buildings and non-designated heritage assets, as a result of development within their setting.

The Proposed Scheme

5.8 The Proposed Scheme comprises the development of seven light industrial warehouse units. The existing access will be retained and widened at the intersection with Simonsway.

5.9 Units 1, 2 and 3 occupy the northern part of the Site, with Units 4, 6, 7 and 8 located to the south. With the exception of Unit 1, building frontages face towards a central spine, parallel to Simonsway and are interspersed with services areas and car parking. A landscape ecology zone has been created around the Site edges and extending into the site itself.

5.10 The Units will be faced in a combination of metal and timber cladding. The cladding will be in graduated shades of grey and seren copper, darker to the base of each unit and lighter to the parapet. Double glazed dark grey aluminium windows are proposed to the offices and loading doors.

5.11 The proposals seek to retain a number of the existing trees along the site boundaries, including the Poplars lining Simonsway. Perimeter fencing will either be retained and refurbished or replaced.

Assessment of Impact

Impact on Chamber Hall and Chamber Hall Barn

5.12 A narrative on the history and development of the Site and surrounding area is included in Section 2 of this Statement. This, and the associated historic maps, illustrate that the Site historically formed part of a much wider area of agricultural land, the remnants of which still remain.

5.13 The Site does not form part of this remnant agrarian landscape. Any former relationship between it and Chamber Hall and Barn is no longer legible and the farm complex is heavily screened and hidden. The Site is expressed as an area of land with a modern access and defined boundaries comprised of a combination of planting and fencing. It neither contributes to nor detracts from the significance of Chamber Hall or the Barn and is neutral.

5.14 Historic map regression demonstrates that, when initially developed in the 20th century, the Site was partially occupied by a complex of large format industrial buildings, evident on the 1976/77 and 1995 OS Maps at Figures 2.5 and 2.6. Although these former buildings have been demolished (with the exception of one modern unit still being in situ), the Site remains legible as a defined area and is heavily screened from the surrounding area by perimeter planting and trees. The Site now occupies an area that is characterised by both the remnants of a rural area, combined with the influence of the wide modern road network and the mix of employment land, swathes of post war residential development and expansive areas of airport car parking.

5.15 The ZTV at **Appendix 2** shows that anticipated visibility of the Proposed Scheme is concentrated within the Site itself, from the remaining open land to the east, from within the existing business park to the west, and from the large swathe of airport car parking to the south.

5.16 Views of the Proposed Scheme are likely to be heavily restricted from Chamber Hall, the separately listed barn and the associated farmyard. A verified wireline view of the Proposed Scheme has been prepared and is included at **Appendix 3**. This demonstrates that the Proposed Scheme would not be visible in views in a south westerly direction from the area of farmstead to the east of the two listed buildings.

5.17 The ZTV indicates that there would be filtered views of the Proposed Scheme from open land to the west of the farm complex. It is expected that the proposed Units would be partially visible, but filtered by existing and proposed planting, and in combination with the tall hedging to the south of this parcel of land (lining the northern edge of Simonsway). From further north and from the area around Gatley Brook, it is possible that there would be partial views of the Proposed Scheme, these would however be heavily filtered and restricted to the lighter coloured upper stages of the Units.

5.18 The Proposed Scheme would introduce additional built development within the setting of Chamber Hall and Barn. Views of the development from the listed buildings would be heavily restricted. From those wider aspects of setting that contribute to their significance views of the Proposed Scheme would be filtered, largely screened by existing and proposed planting and would occupy an area already heavily influenced by modern development and road infrastructure.

5.19 The Proposed Scheme would not be visible from the farmstead area to the east of the listed buildings. This area of setting contributes the most to the significance of these assets. The verified wireline view at **Appendix 3**, supported by the ZTV at **Appendix 2**, confirms that there would be no erosion or reduction in the ability to appreciate the architectural, historic or rural characteristics of Chamber Hall or Chamber Hall Barn. The significance of the two listed buildings, invested in their historic and architectural interest, the legibility of their former functions, their group value and the relationship they have within a recognisable farmstead, would be sustained.

Non-Designated Heritage Assets

Cottages, Daisy Bank Lane (1), Cottages, 2 and 4 Daisy Bank Lane (2) and Daisy Bank Farm (3)

5.20 The ZTV indicates that the Proposed Scheme is unlikely to be visible from the identified non-designated heritage assets. The Cottages on Daisy Bank Lane have more open aspect westwards and south westwards, however the Proposed Scheme will be distanced from these assets and filtered by existing and proposed planting. Inter-visibility from 2 and 4 Daisy Bank Lane will be even more restricted due to increased levels of screening by existing planting. These assets are vernacular buildings principally experienced and appreciated from Daisy Bank Lane, where their group value is also appreciable.

5.21 Daisy Bank Farm is principally experienced from Finney Lane. Although partially screened by existing hedging, the building fronts Finney Lane and is appreciable in combination with the neighbouring barn. The Proposed Scheme is unlikely to be clearly visible from the asset. If visible existing retained and proposed landscaping will have a filtering effect and provide screening. Although introducing additional built development within the setting of the non-designated asset, a combination of distance, screening, and taking into consideration the mixed setting these assets occupy, it is not considered that the Proposed Scheme would diminish or compromise their local significance.

Tatton Arms Public House (5)

5.22 The Tatton Arms is distanced from the Site to the south. It is expected that the proposed units would be visible from the public house, but in the distance and separated from the asset by an expansive area of airport car parking. Although visible, the approach to materials and graduated colour of the cladding will lessen the visual impact of the units.

5.23 Open space to the north and south of the building references its former rural setting but otherwise it now occupies a varied setting characterised by traditional and modern residential development and other buildings, interspersed with areas of open green space and airport car parking. It is not considered that the significance of the asset, invested in its local historic interest and character as a coaching inn would be harmed by the Proposed Scheme due to distance and the already urbanised character of its setting.

Legislation, National and Local Planning Policy

5.24 Based on an assessment of the significance and setting of heritage assets near the site with potential to be affected by the Proposed Scheme, consideration of the contribution made by the site to the significance of these assets and the likely impact of the Proposed Scheme, it is concluded that there would be no effect on the significance of the grade II listed Chamber Hall, the grade II listed Chamber Hall Barn or the identified non-designated heritage assets. The Proposed Scheme will meet the objectives of Chapter 20 of the NPPF, and the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act can be satisfied if MCC grants planning permission.

6. Summary and Conclusions

6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Aviva Investors in connection with a full planning application for redevelopment ('the Proposed Scheme') of Land adjoining Atlas Business Park, Manchester ('the Site').

6.2 The formal description of development is as follows:

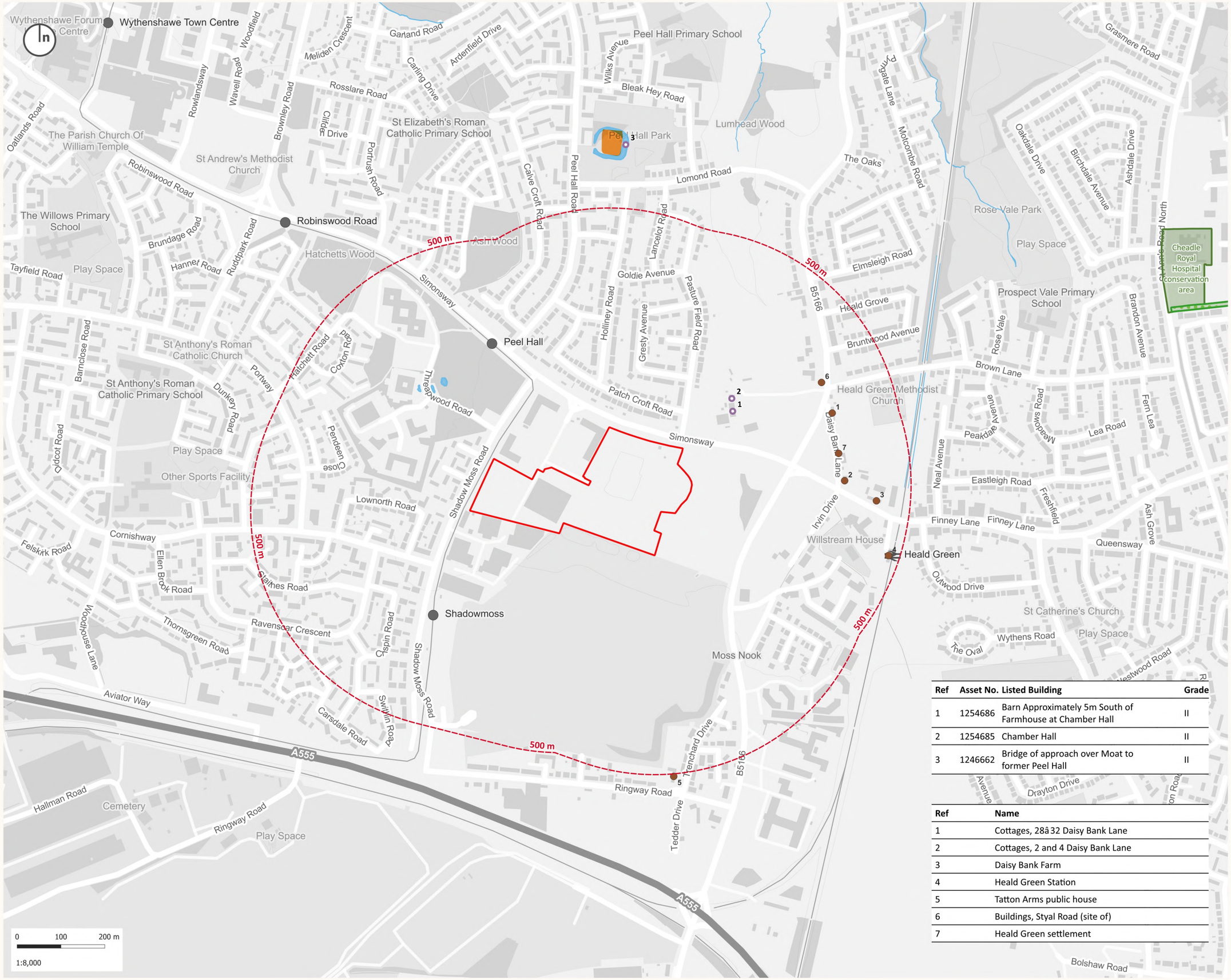
"Application for full planning permission for the construction of seven units (light industrial (Use Class E(g)(iii), general industrial (Use Class B2) and/or storage or distribution (Use Class B8), together with ancillary offices (Use Class E(g)(i)) providing a total gross external area of 38,430 sqm; and associated service yards, parking, landscaping, amenity space and infrastructure, with vehicular access off Simonsway".

6.3 The Site is located to the south of Simonsway and comprises an area of handstanding that was previously developed. The northern boundary is formed by a mixture of tall, mature Lombardy Poplar trees, other tree groups, self-seeded vegetation, iron railings and a low brick wall. The other boundaries are formed of a combination of mature and other trees, self-seeded vegetation and a combination of low brick walls, wire mesh, palisade and concrete post fencing. The Site is separated from Simonsway by deep grass verges with mature trees. Land to the east is a grassed area with scrub and self-seeded vegetation. Atlas Business Park is to the west.

6.4 There are no designated or non-designated heritage assets within the Site, however the Proposed Scheme has the potential to affect the significance of heritage assets as a result of development and change within their setting.

6.5 Based on an assessment of the significance and setting of heritage assets near the site with potential to be affected by the Proposed Scheme, consideration of the contribution made by the site to the significance of these assets and the likely impact of the Proposed Scheme, it is concluded that there would be no effect on the significance of the grade II listed Chamber Hall, the grade II listed Chamber Hall Barn or the identified non-designated heritage assets. The Proposed Scheme will meet the objectives of Chapter 20 of the NPPF, and the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act can be satisfied if MCC grants planning permission.

Appendix 1: Heritage Asset Plan



Ref	Asset No.	Listed Building	Grade
1	1254686	Barn Approximately 5m South of Farmhouse at Chamber Hall	II
2	1254685	Chamber Hall	II
3	1246662	Bridge of approach over Moat to former Peel Hall	II

Ref	Name
1	Cottages, 28â32 Daisy Bank Lane
2	Cottages, 2 and 4 Daisy Bank Lane
3	Daisy Bank Farm
4	Heald Green Station
5	Tatton Arms public house
6	Buildings, Styal Road (site of)
7	Heald Green settlement

Client
Aviva Investors

Project
Atlas Business Park

Drawing
Heritage Asset Plan

Project Number
02618

Drawing Number
GIS_000

Date
September 2026

Revision
1.0

Checked By
KL

Scale
1:8,000 @ A3

Status
Final

- Application Site
- Study Area
- Conservation Area
- Registered Park and Garden
- Scheduled Monument

Listed Buildings

- I
- II*
- II
- HER Buildings

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Appendix 2: Zone of Theoretical Visibility (ZTV)

Client
Bell Hammer

Project
Atlas Business Park

Drawing
Zone of Theoretical Visibility

Project Number
02618

Drawing Number	Date
GIS_000	June 2026

Revision	Checked By
1.0	CW

Scale		Status
1:10,000	@ A3	Draft

Study Site

Study Area

Zone of Theoretical Visibility

High Potential Visibility

No Visibility

Notes:-
This viewshed was created using Lidar data from Defra Data Services Platform. The most recent data to cover this area is from 2022. The inset map shows the building heights (in metres from ground level) used for the viewshed.



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Appendix 3: Verified Wireline View and Methodology

Verified View Methodology

Visualisation Type 4 | AVR Level 0

Overview
This document has been prepared to explain the process of generating verified views (also referred to as accurate visual representations (AVR)) for the proposed development at Atlas Business Park, Manchester.

Rob Lockhart Studios use a methodology that is compliant with relevant sections of The Landscape Institute/IEMA Guidelines for Landscape and Visual Impact Assessment and the Landscape Institute Technical Guidance Note 06/19 (Visual Representation of Development Proposals).

High quality digital photographs were taken from the agreed locations.
A number of up to twenty visible features were surveyed per view along with the precise location of each camera.
Development 3D models were imported to correct geographical co-ordinates.
With a known camera position, orientation and surveyed visible features the development 3D models were accurately aligned to the photograph.

Photography
Prior to visiting the site virtual cameras were placed into the 3D model to assess and plan the required viewpoints. It was clear that to capture the proposed site and heritage context from the heritage viewpoint, it was necessary to take the photo with a 24mm lens.
For each agreed photo viewpoint location, photographs were taken with a high resolution full frame digital SLR camera.
The locations at which the photographs were taken were marked by a survey nail or marker paint. The surveyor was present at the same time as the photographer and the points required for the survey were identified on site.
The camera was mounted on a tripod with a pano head and levelled horizontally and laterally by means of integrated and additional spirit levels.
The camera height from ground level was measured and recorded.

Equipment Used for Photography:
- Nikon Z6ii Digital SLR
- Nikkor Z S-Line 50mm Lens
- Nikkor Z S-Line 24mm Lens
- Tripod with indexed pano head and adjustable nodal slider
- Remote shutter release
- Spirit levels
- Leica DISTO D210
- Plumb line
- Survey nails and ground paint
- 2nd camera to record position and setup of equipment

Post Production
Each photo viewpoint photograph was processed from a RAW data file in 16bit colour space using Adobe Camera Raw.
Standard (digital) photographic post production techniques were used to create a corrected final 16bit file to be used as the basis for each photomontage.

Survey
The surveyor was present at the same time as the photographer and the points required for the survey were identified on site referencing what could be seen in the photographs. The surveyor was instructed to record a range of up to 20 reference points per view from visible fixed locations.
The survey was carried out by Survey Hub on 21/09/2023 in accordance with best practice guidlines and using approved industry standard equipment. A spreadsheet and 3D CAD file of all the survey data was produced and issued for our use to align the 3D virtual cameras with the photographs and 3D model.

The Proposed 3D Development Model
The most recent CAD drawings of the plans, sections and elevations and a 3D model were provided by the architect and were checked for accuracy and consistency.
3D massing models were built from this information to create wireline images suitable for AVR Level 0. The models were aligned in the correct position and height above ordnance datum to the OSGB36 coordinate system.

The Verification Process
The verification process confirms the accuracy of the 3D model in relation to each view.
The survey reference points and camera location data were imported into the 3D model using a proprietary script. At the coordinates of each surveyed camera location a virtual camera was created and setup by matching the settings from the EXIF data of each photograph. The cameras were then positioned and aligned in the 3D model by matching the survey points with the relevant visible features on the photograph. Once all points are perfectly matched the scene is then deemed verified.

Post Production
The 3D model of the proposed development was rendered for each viewpoint to create an image file.
Using a photo editing package the rendered images were photomontaged with the corresponding photographs. As the proposed development is totally obscured from view, AVR level 0 was used to show it's relative location and scale behind the existing context.

Applications Used
Adobe Photoshop
Adobe Lightroom
Autodesk 3ds Max
Chaos Group Vray
PTGui
Google Earth Pro
QGIS
Grid InQuest 2



Visual Receptor
Supplied by Turley

Key:

Site Boundary

Viewpoint Location

Atlas Business Park, Manchester
Verified View
September 2026 v1.0 (Heritage Viewpoint)

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Heritage Viewpoint | Principal Photomontage | Visualisation Type 4 | AVR Level 0





VFOV 52.94°

HFOV 73.49°

Shaded and Outline - Represents the extent of the proposed built form





Location Photos



Camera Location

Atlas Business Park, Manchester
Verified View
September 2026 v1.0 (Heritage Viewpoint)

Photo Captured | 21/09/2023 @ 10:49	**Distance to Nearest Site Boundary |** 151m
Camera Location | E 384007.251, N 386240.08 @ 65.154m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 212.7° from N	**Focal Length and Orientation |** 24mm Landscape

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Heritage Viewpoint | Composite Process Images | Visualisation Type 4 | AVR Level 0



Screen grab of camera and site location in 3ds Max software



Screen grab of camera matching to survey data



Screen grab of the development model matched to photograph

Atlas Business Park, Manchester
Verified View
September 2026 v1.0 (Heritage Viewpoint)

Photo Captured | 21/09/2023 @ 10:49	**Distance to Nearest Site Boundary |** 151m
Camera Location | E 384007.251, N 386240.08 @ 65.154m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 212.7° from N	**Focal Length and Orientation |** 24mm Landscape

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Heritage Viewpoint | Baseline Photograph



HFOV 73.49°

Enlargement 100% at A1 sheet size

Atlas Business Park, Manchester

Verified View

September 2026 v1.0 (Heritage Viewpoint)

Photo Captured | 21/09/2023 @ 10:49	**Distance to Nearest Site Boundary |** 151m
Camera Location | E 384007.251, N 386240.08 @ 65.154m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 212.7° from N	**Focal Length and Orientation |** 24mm Landscape

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Heritage Viewpoint | Proposed Development | Visualisation Type 4 | AVR Level 0



Enlargement 100% at A1 sheet size

HFOV 73.49°

Shaded and Outline - Represents the extent of the proposed built form

Atlas Business Park, Manchester

Verified View

September 2026 v1.0 (Heritage Viewpoint)

Photo Captured | 21/09/2023 @ 10:49	**Distance to Nearest Site Boundary |** 151m
Camera Location | E 384007.251, N 386240.08 @ 65.154m AOD	**Camera Model |** Nikon Z6ii, Full Frame Sensor
Camera's Nodal Point Height From Ground | 1.6m	**Camera Lens |** Nikon Nikkor Z S-Line 24mm
Direction of View | 212.7° from N	**Focal Length and Orientation |** 24mm Landscape

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