

# **Appendix 3.14 - Heritage Officer Comments (9 Sept 2020)**

**Harrison, Debra**

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**From:** Lewis, Elisabeth  
**Sent:** 09 September 2020 16:49  
**To:** Harrison, Debra  
**Subject:** RE: Former B&Q Site Great Stone Road Stretford 100400/OUT/20

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Debra,

Thank you for consulting me on the additional information.

With regard to Longford Park, I agree with the applicants assessment that this will result in a minor change to the setting of Longford Park and the appreciation of the Conservation Area in views looking northwards across the open space. The proposed development, due to light spillage, is also likely to also impact on the experience of the Park at night time which is a relatively dark space.

The submitted images indicate there is potential for the development to cause negligible harm to the setting of Old Trafford Cricket Ground. However, the agreement of an appropriate palette of materials and detailing will mitigate this harm to a neutral level.

**Position**

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 193: NPPF). The applicant should provide a clear and convincing justification for this harm as required by paragraph 194: NPPF. LPAs are also required to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para 190:NPPF).

The minor harm to the setting of Longford Park Conservation Area should therefore be weighed against the public benefits of the proposal in accordance with 196:NPPF.

Whilst the harm relates to setting, the balancing exercise should still take into account the statutory duty of Section 72 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 'to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas'.

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**From:** Harrison, Debra  
**Sent:** 26 August 2020 11:48  
**To:** Lewis, Elisabeth  
**Subject:** RE: Former B&Q Site Great Stone Road Stretford 100400/OUT/20

Hi Liz,

I have received the attached email which seeks to address some of your queries below, notably:

- The impact of the development on Longford Park. They have updated the LVIA to include a view from Longford Park CA. The updated LVIA is [here](#).
- Some CGI images from within the Cricket Ground.

Do these address your concerns