



## Appeal by Accrue (Forum) 1 LLP

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# **TOWN AND COUNTRY PLANNING ACT 1990 APPEAL, BY ACCRUE CAPITAL (FORUM) 1 LLP, FORMER B&Q SITE, GREAT STONE ROAD, STRETFORD, M32 0YP**

## Heritage Proof of Evidence (Appendices)

PINS Ref: APP/Q4245/W/20/3258552

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Appeal by Accrue (Forum) 1 LLP

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**FORMER B&Q SITE, GREAT STONE ROAD,  
STRETFORD, M32 0YP**

Heritage Proof of Evidence (Appendices)

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Appeal by Accrue (Forum) 1 LLP

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**FORMER B&Q SITE, GREAT STONE ROAD,  
STRETFORD, M32 0YP**

Heritage Proof of Evidence (Appendices)

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## Appendix 1: Relevant Legislation and Policy

## Legislation

The Planning (Listed Building and Conservation Areas) Act 1990 (the 'Act'). The Act sets out the principal statutory provisions which must be considered in the determination of any application affecting either listed buildings or Conservation Areas.

Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. By virtue of Section 1(5) of the Act, a listed building includes any object or structure within its curtilage.

Section 72 of the Act states that with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

## Local Plan

Policy R1 Historic Environment of the Trafford Local Plan Core Strategy (January 2012) requires all new development to take account of surrounding building styles, landscapes and historic distinctiveness. It adds that developers must demonstrate how the development will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.

Accordingly, developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:

- Listed buildings;
- Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest;
- Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk.

## National Planning Policy Framework

Paragraph 194: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to

avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197: In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199: 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.

Paragraph 202: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

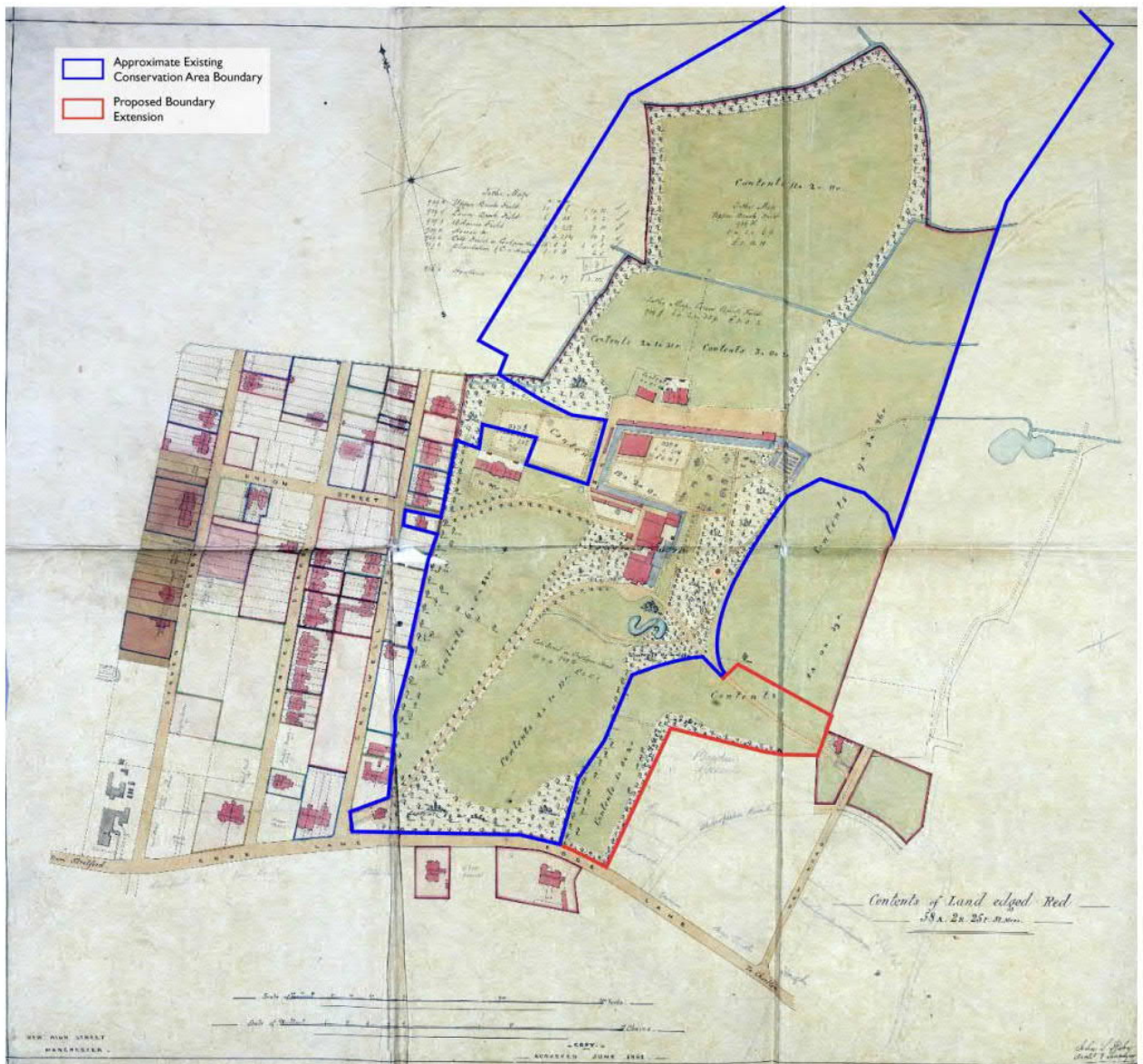


## **Appendix 2: Site boundary and Longford Conservation Area boundary plan**



Source: Google maps, adapted by WSP

## **Appendix 3 – Longford Conservation Area boundary overlaid on the Longford Park Estate plan of 1881**

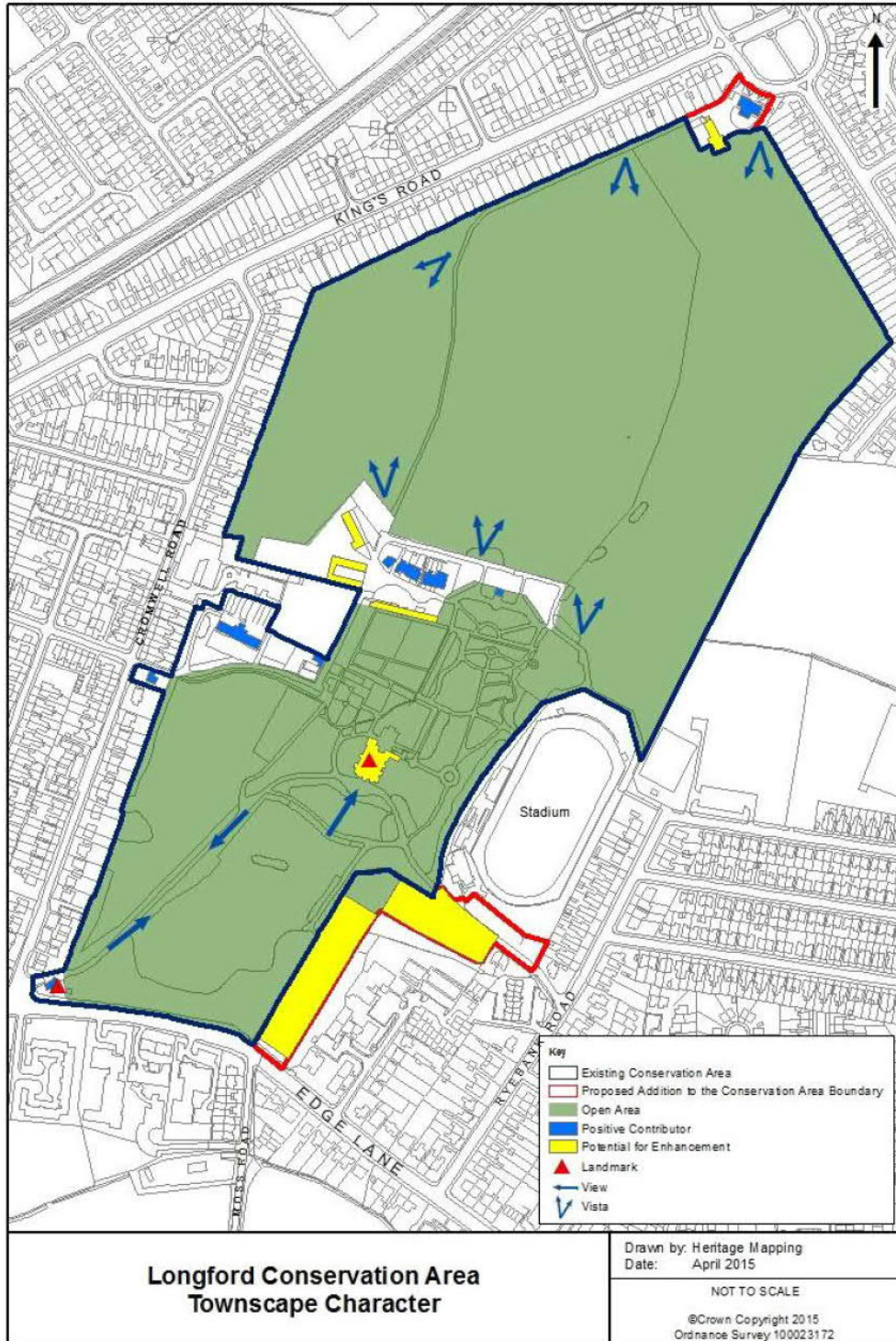


*John Rylands Park, caption: Longford Park, 1881 (reproduced with kind permission of the John Rylands Library. Copyright of the University of Manchester)*

**Figure 1:** Map showing the Longford Conservation Area boundary (in blue) and proposed extension (in red) overlaid on the Longford Park Estate boundary of 1881.

**Source:** Longford Conservation Area Appraisal (Trafford Council, 2016)

## **Appendix 4 – Longford Conservation Area: Townscape Character Analysis Plan**



**Figure 2:** Longford Conservation Area Townscape Character Analysis

**Source:** Longford Conservation Area Appraisal (Trafford Council, 2016)

## Appendix 5 – Site Photograph and Visually Verified Montage



Photograph 1: View looking north-east towards Manchester city centre. A number of high-rise buildings are clearly visible in views out of Longford Park



Visually Verified Montage 1: View looking north towards the site showing the extent to which the proposed development would be visible within views out of the Longford Conservation Area





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