

Heritage statement to support planning application for construction of a lined earth bank slurry lagoon at Nabbs Farm, Rowlands Road, Bury, BL9 5LJ

1 Introduction

- 1.1 This heritage statement was commissioned by the applicants R & G & M Falshaw through their agent WBW Surveyors Ltd, to support their planning application to Bury Council for a new slurry lagoon. It has been written by Stephen Haigh MA, following a site visit on 2 June 2025.
- 1.2 The proposed lagoon lies within the vicinity of a site included in the council's draft local list of buildings of special architectural or historic interest ("Nabbs Farm (Barn/Outbuildings)"), and so is potentially a non-designated heritage asset (NDHA) within the terms of the NPPF¹. This statement assesses the significance of the site, and the potential impact of the development on it, in accordance with NPPF paragraph 207; no other heritage assets are known to be relevant to the application.

2 Location and setting

- 2.1 The application site is a working dairy/livestock farm with associated farm shop, lying to the west of the A56 Walmersley Road, east of the Irwell valley, and about 4km north of Bury town centre. Rowlands Road passes along the north side of the farm, whose NGR is SD 80179 14367. The surroundings are largely made up of pasture fields and grassland, and there is 20th century housing close to the east.

3 Proposed development

- 3.1 The proposed lagoon would measure approximately 60m x 40m in plan, and be sited in a pasture field adjacent to Rowlands Road, some 150m west of the farmhouse.

4 Heritage status and significance

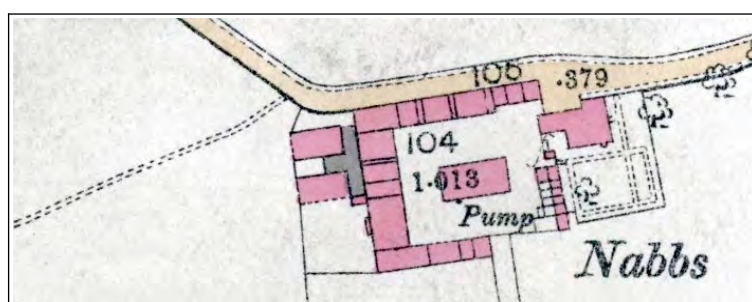
- 4.1 Bury Council has compiled a draft local list of buildings of special architectural or historic interest², which includes "*Nabbs Farm (Barn/Outbuildings), Rowlands*

¹ "Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets." *Guidance: Historic Environment* Paragraph: 039 Reference ID: 18a-039-20190723

² <https://www.bury.gov.uk/planning-building-control/heritage-and-conservation/local-list>

*Road, Ramsbottom, BL9 5LJ*³, with no further details. Because the local list has yet to be confirmed, the site is not believed to be a NDHA currently, though national planning guidance advises that NDHAs can be identified as part of the decision-making process on planning applications, so the council may accord it NDHA status when considering the current application.

- 4.2 Nabbs Farm is noted in the Greater Manchester Historic Environment Record³, which describes historic map evidence both for the farm's existence from 1785, and for the likelihood that the majority of its buildings actually date from the second half of the 19th century, when the present U-shaped courtyard arrangement was established.



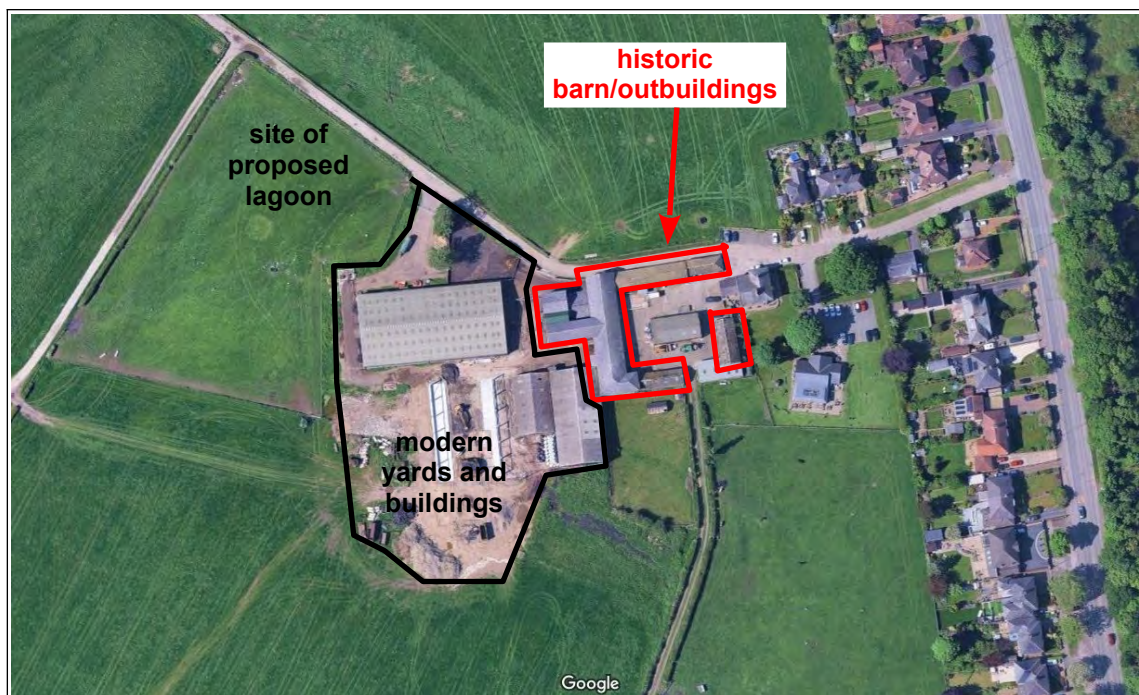
OS 1:2500 map, 1893

- 4.3 The principal surviving historic farm buildings comprise three adjoining stone-built ranges which form an east-facing, U-shaped plan. The two-storey west range dominates the group and contains a barn and cart-shed (photo 1), while the south and north ranges are single-storey; despite some changes, the front elevations to the courtyard retain their 19th century character, and display evidence for their varied agricultural functions. Further stone and brick-buildings adjoin the west side of the barn, and are of lesser interest but nonetheless form part of the group.
- 4.4 There has been considerable enlargement of the farmstead to the west since 1950 in the form of modern sheds, silos, and slurry storage, which very largely conceal the cluster of historic buildings from this aspect (see satellite image below).

³ HER number: 9408.1.0



Photo 1: North-west corner of courtyard



Satellite image

- 4.5 In summary, the barn and outbuildings have a low, local level of significance, for their architectural and historic interest as a 19th century courtyard farmstead of a locally typical form, which is found at numerous locations in the north and

eastern parts of Greater Manchester⁴. The chief interest is the three main ranges and their courtyard elevations, while the outer sides are rather plainer, and in any case are largely concealed by later additions, particularly on the west side.



Photo 2: View eastwards across site of proposed lagoon, towards farm buildings

5 Impact of proposal

- 5.1 The location of the proposed slurry lagoon means that it would have no impact on the setting of the historic buildings included in the draft local list, because of their distance from it, the lack of intervisibility, dominance of the existing modern structures in views of this side of the farmstead (photo 2), and the fact that the primary interest of the historic buildings lies largely in their courtyard elevations.
- 5.2 In conclusion, no harm to the potential NDHA of Nabbs Farm would arise, and the scheme is entirely acceptable as regards its impact on the historic environment.

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⁴ Historic England 2020 *Farmstead and Landscape Statement: Manchester Pennine Fringe and Manchester Conurbation*