

**APPENDIX 10.5: VISUAL ASSESSMENT**

| Representative Viewpoint |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Visual Effects             |                      |                          |                              |                            |                               |                                        |                               |                               |                               |                                       |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| Ref                      | Name                                              | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Type <sup>i</sup>          | Nature <sup>ii</sup> | Intrusion <sup>iii</sup> | Proporti<br>on <sup>iv</sup> | Construction Phase         |                               | Construction Phase<br>Residual Effects |                               | Operational Phase –<br>Year 1 |                               | Operational Phase<br>Residual Effects |                               | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| 01                       | View west from Victoria Place, Cheetham Hill Road | <p>The viewpoint is located on the junction of A665 Cheetham Hill Road and A6042 Ring Road which is busy with heavy vehicular traffic. The buildings that front onto the junction are comprised of a mixture of ages and styles with the concrete car park of Manchester Area contrasting with older buildings on Cheetham Hill Road. The wide junction allows views along the roads where views are limited in extent due to the urban and developed nature of the location. The foreground of the views are characterised by highway clutter associated with the roads such as street lights, traffic lights and bollards as well as signage and advertising on buildings fronting onto the junction. The views do not contain and cultural associations and do not exhibit any scenic quality with no rare townscape features visible. As such, views gained in this location are considered to have a low value.</p> <p>Visual receptors at this location include those using the footways along the roads and those within offices at Victoria Place or hotel rooms at Park Inn. However due to the urban context of this location within a built-up area where tall buildings are currently under construction and are typical of urban environments. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be medium.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Low-Medium.</p> | Transie<br>nt and<br>Fixed | Restric<br>ted       | Partial                  | Partial                      | Small                      | Minor<br>Adverse              | Small                                  | Minor<br>Adverse              | Small                         | Minor<br>Benefical            | Small                                 | Minor<br>Benefical            | <p>The temporary construction phase of the Proposed Development will be seen in views west to the north of the A6042 where they will contribute to the movement and disturbance that traffic passing through the junction generates. The construction activities will be seen within the context of an urban view where large scale and tall construction activities are a regular occurrence and will not alter the focus of views available as the foreground elements of the highway junction will remain the dominant feature of views gained by receptors. The Proposed Development will therefore cause a Small magnitude of effect, resulting in a Minor Adverse significance of effect.</p> <p>At Completion, the Proposed Development will be partially visible above the Manchester College building to the north of the A6042 where it will appear alongside the existing variety of built forms in views to the west, including taller buildings beyond Manchester College. The Proposed Development will provide a well considered built form that contributes positively to the townscape, with brick elevations that rationalise the heritage of industrial buildings in the city. The precast cills and deep reveals on the windows and the railings on balconettes will add articulation to the building facades. This considered configuration of the Proposed Development will allow visual permeability between the blocks, thus helping to reduce their perceived massing and introduce a positive contribution to the skyline that would help to enhance wayfinding in views along the A6042 by sign-posting the transition between Great Dulcie Street and the city centre. The Proposed Development will cause a limited change in the urban view where existing tall buildings are visible and will therefore cause a Small magnitude of effect, resulting in a Minor Beneficial significance of effect.</p> |

| Representative Viewpoint |                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Visual Effects       |                      |                          |                           |                      |                         |                                     |                         |                            |                         |                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| 02                       | View north from junction of Fennel Street and Corporat ion Street | <p>The viewpoint is located within the Cathedral Conservation Area on the junction of Fennel Street and Corporation Street outside the Urbis building and within the public space adjacent to the Cathedral Gardens. The public realm in the foreground provides a coherent element to views where the new built forms of the Urbis create a juxtaposition with historic buildings such as Chetham’s School of Music and the open space of Cathedral Gardens which has some scenic quality with the public realm utilised for a variety of events, some of which introduce3 clutter into the foreground of views. As such, views gained in this location are considered to have a medium value.</p> <p>Visual receptors at this location include those using the footways and public realm as well as those within office and commercial buildings surrounding Cathedral Gardens. However due to the urban context of this location within a built-up area where tall buildings are currently under construction and are typical of urban environments. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be medium.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p> | Transie nt and Fixed | Restric ted          | Partial                  | Limited                   | Very Small           | Negligibl e Adverse     | Very Small                          | Negligibl e Adverse     | Very Small                 | Negligibl e Beneficia l | Very Small                         | Negligibl e Beneficia l | <p>The temporary construction phase of the Proposed Development will be partially visible in views north where the top of the cranes and tall plant be seen alongside the Urbis building and Chetham’s School of Music, set within the context of an urban environment where built form and construction activities are typical elements in views. The Proposed Development will not alter the emphasis of views available with Cathedral Gardens in the foreground remaining the focus of views. The Proposed Development will therefore cause a Very Small magnitude of effect. This will result in a Negligible Adverse significance of effect.</p> <p>At Completion, the top of the Proposed Development will be partially visible above existing built form alongside Chetham’s School of Music. The Proposed Development will appear alongside the existing variety of built forms in the foreground and will constitute a well considered built form that contributes positively to the townscape, with brick elevations that rationalise the heritage of industrial buildings in the city. The brick facades will introduce a positive contribution to the skyline that will help to enhance wayfinding in views to the north from Cathedral Gardens. The Proposed Development will represent a barely perceptible change in the urban area where the foreground will remain the dominant part of the view and will therefore cause a Very Small magnitude of effect, resulting in a Negligible Beneficial significance of effect.</p> |

| Representative Viewpoint |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Visual Effects    |                      |                          |                           |                      |                         |                                     |                         |                            |                         |                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Ref                      | Name                                              | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Type <sup>i</sup> | Nature <sup>ii</sup> | Intrusion <sup>iii</sup> | Proporti on <sup>iv</sup> | Construction Phase   |                         | Construction Phase Residual Effects |                         | Operational Phase – Year 1 |                         | Operational Phase Residual Effects |                         | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| 03                       | View north from Victoria Street at Cathedral Yard | <p>The viewpoint is located along Victoria Street, in the vicinity of the entrance to Manchester Cathedral and within the Cathedral Conservation Area. Views north along Victoria Street are partially curtailed by the Embankment Towers with Manchester Arena partially visible at the extent of views and the top of Strangeways Prison tower visible between the two. The public realm in the foreground provides a coherent element to views and the historic Manchester Cathedral provides some scenic quality to the urban view. The cathedral is situated adjacent to Victoria Street where highway infrastructure and movement of traffic creates an element of clutter in views. As such, views gained in this location are considered to have a medium value.</p> <p>Visual receptors at this location include those using the footways and public realm in the vicinity of Victoria Street, which is located within the Cathedral Conservation Area. Within the urban context of this location and the built-up area of the city centre, tall buildings are typical elements in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be medium.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Medium.</p> | Transie nt        | Restric ted          | Partial                  | Limited                   | Small                | Minor Adverse           | Small                               | Minor Adverse           | Small                      | Minor Beneficia l       | Small                              | Minor Beneficia l       | <p>The temporary construction phase of the Proposed Development will be partially visible in views north along Victoria Street with the tall construction elements visible between the Embankment Towers and Manchester Arena where the cranes and tall plant be seen at the extent of views along Victoria Street but ground level activities will be screened from view by intervening built form. The temporary construction activities will be seen as part of a view within a city centre where elements of the urban environment such as built form and construction activities are typical. The temporary construction activities will not detract from foreground elements such as Manchester Cathedral and will not alter the focus of views along Victoria Street where Manchester Cathedral is visible in the foreground. Therefore, the Proposed Development will cause a Small magnitude of effect, which will result in a Minor Adverse significance of effect.</p> <p>At Completion, the ground level aspects of the Proposed Development will be screened from view by built form on intervening land while the taller parts of the Proposed Development will be seen as part of the skyline in views along Victoria Street where the well considered built form will contribute positively to the townscape, with brick elevations that rationalise the heritage of industrial buildings in the city. The precast cills and deep reveals on the windows and the railings on balconettes will add articulation to the building facades where the building will help to enhance wayfinding in views to the north from Cathedral Gardens. The Proposed Development will represent a limited change in the urban area where the foreground will remain the dominant part of the view. As such, the Proposed Development will cause a Small magnitude of effect, resulting in a Minor Beneficial significance of effect.</p> |

| Representative Viewpoint |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Visual Effects       |                      |                          |                           |                      |                         |                                     |                         |                            |                         |                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| 04                       | View east from A6042 Ring Road | <p>The viewpoint is located east facing along the A6042 on the overbridge of the River Irwell. Views are channelled along the road corridor by tall buildings south of the road, although oblique views into the vegetated corridor of the River Irwell are available. The Travelodge building immediately adjacent to the northern boundary of the Site and the Manchester College building immediately adjacent to the southern boundary of the Site are partially visible amongst the vegetation on the eastern bank of the River Irwell. The public realm in the foreground exhibits an element of decline and seen alongside highway infrastructure and movement of traffic, creates an element of clutter in views. As such, views gained in this location are considered to have a low value.</p> <p>Visual receptors at this location include those using the footways and travelling on the A6042 as well as those in residential buildings adjacent to the road. Within the urban context of this location and the built-up area of the city centre, tall buildings are typical elements in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be low.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Low.</p> | Transie nt and fixed | Restric ted          | Partial                  | Limited                   | Small                | Minor Adverse           | Small                               | Minor Adverse           | Medium                     | Moderat e Beneficia l   | Medium                             | Moderat e Beneficia l   | <p>The temporary construction phase of the Proposed Development will be partially visible in views north along Victoria Street with the tall construction elements visible between the Embankment Towers and Manchester Arena where the cranes and tall plant be seen at the extent of views along Victoria Street but ground level activities will be screened from view by intervening built form. The temporary construction activities will be seen as part of a view along a highway boulevard within a city centre where elements of the urban environment such as built form and construction activities are typical. Therefore, the Proposed Development will cause a Small magnitude of effect, which will result in a Minor Adverse significance of effect.</p> <p>At Completion, the ground level aspects of the Proposed Development will be screened from view by built form on intervening land while the taller parts of the Proposed Development will be seen as part of the skyline in views along the highway boulevard of the A6042, where the well considered built form will contribute positively to the townscape, with brick elevations that rationalise the heritage of industrial buildings in the city. The precast cills and deep reveals on the windows will add articulation to the building facades while the Proposed Development will create a transition from the lower rise area of Manchester north of the Site, towards the taller buildings within the city centre. The Proposed Development will represent a noticeably improvement in articulation and wayfinding in views east. As such, the Proposed Development will cause a Medium magnitude of effect, resulting in a Moderate Beneficial significance of effect.</p> |

| Representative Viewpoint |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Visual Effects    |                      |                          |                           |                      |                         |                                     |                         |                            |                         |                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| 05                       | View east from footbridge over River Irwell linking East Philip Street and Cottenham Lane | <p>The viewpoint is located west of the Site on the footbridge that crosses the River Irwell and connects the residential and commercial area of East Philip Street to the south of the river, with the industrial area of Cotterham Lane north of the river. Views along the River corridor are oblique views for receptors using the footbridge and are channelled along the river by the vegetated river banks, although some views of buildings adjacent to the river are available through gaps in the trees and taller buildings are seen over the trees. The Travelodge building and the Manchester College building immediately adjacent to the boundary of the Site are partially visible over and amongst vegetation on the river bank which exhibits a declining condition of public realm. As such, views gained in this location are considered to have a low value.</p> <p>Visual receptors at this location are predominantly transient receptors using the footbridge to cross the river where views they are afforded are within the setting of the urban and built-up centre of Manchester where tall buildings and construction activities are typical features in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be low.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Low.</p> | Transient         | Restricted           | Glimpse                  | Limited                   | Small                | Minor Adverse           | Small                               | Minor Adverse           | Small                      | Minor Beneficial        | Small                              | Minor Beneficial        | <p>The temporary construction phase of the Proposed Development will be partially visible in views east along the River Irwell corridor where the tall construction elements visible above vegetation along the river banks, which will screen views of ground level activities. The temporary construction activities will be seen as part of a view towards the city centre where elements of the urban environment such as tall buildings and construction activities are typical. The temporary construction activities will not alter the context of oblique views east along the river corridor where the foreground of the vegetated river banks will remain the predominant focus of views with any construction activities appearing as background elements. Therefore, the Proposed Development will cause a Small magnitude of effect, which will result in a Minor Adverse significance of effect.</p> <p>At Completion, the ground level aspects of the Proposed Development will be screened from view by the vegetation on the banks of the River Irwell on intervening land. The taller parts of the Proposed Development will be seen as part of the skyline in oblique views east along the river corridor for receptors using the footbridge where they appear above the riverside vegetation. The brick elevations of the Proposed Development will contribute positively to views along the river corridor as they will reflect the heritage of industrial buildings in the city and consolidate development in views towards the city centre, reflecting the transition from lower rise development north of the Site towards the taller buildings in the city centre. The Proposed Development will represent a limited change to views along the river corridor where existing tall buildings are visible. The river corridor in the foreground will remain the dominant part of the view. As such, the Proposed Development will cause a Small magnitude of effect, resulting in a Minor Beneficial significance of effect.</p> |

| Representative Viewpoint |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Visual Effects       |                      |                          |                           |                      |                         |                                     |                         |                            |                         |                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| 06                       | View east from A5066 Broughton Bridge over River Irwell | <p>The viewpoint is located west of the Site on the bridge over the River Irwell that carries the A5066 and its road traffic. Oblique views along the River Irwell corridor towards the centre of Manchester, gained by visual receptors using the bridge, are channelled along the straight section of river by vegetation and built form either side of the river towards the modern built forms in the centre of Manchester. The sloping grass bank and straight edge to the river represent a declining condition of river edge that combines with built forms that do not contribute positively to a sense of place through orientation, materiality and massing, such as Greyfriar Court in the foreground. As such, views gained in this location are considered to have a low value.</p> <p>Visual receptors at this location are predominantly transient receptors using bridge to cross the river and by those within residential properties adjacent to the bridge such as Riverside House Student Halls, where views they are afforded are within the setting of the urban and built-up centre of Manchester with tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be low.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Low.</p> | Transie nt and fixed | Restric ted          | Glimpse                  | Limited                   | Small                | Minor Adverse           | Small                               | Minor Adverse           | Small                      | Minor Beneficia l       | Small                              | Minor Beneficia l       | <p>The temporary construction phase of the Proposed Development will be partially visible in views east from Broughton Bridge where the tall elements of the construction phase will be visible above vegetation along the river and amongst existing built form beyond. The temporary construction activities will be seen as part of a view towards the city centre where elements of the urban environment such as tall buildings and construction activities are typical. The temporary construction activities will not alter the context of oblique views east along the river from Broughton Bridge where the foreground view along the straight section of river will remain the predominant focus with any construction activities of the Proposed Development appearing against the skyline amongst existing built form in the city centre in the background of views. Therefore, the Proposed Development will cause a Small magnitude of effect, which will result in a Minor Adverse significance of effect.</p> <p>At Completion, the ground level and lower section of the Proposed Development will be screened from view by the vegetation and existing built form on intervening land between the Site and River Irwell. The taller parts of the Proposed Development will be seen as part of the skyline in oblique views to the east where it will appear amongst existing built form within the city centre. The brick elevations and arrangement of fenestration with deep reveals will contribute positively to the townscape in the background of views where the Proposed Development will appear amongst modern tall buildings within the city centre. The Proposed Development will represent a limited change to views along the river corridor where existing tall buildings are visible against the skyline to the east. As such, the Proposed Development will cause a Small magnitude of effect, resulting in a Minor Beneficial significance of effect.</p> |

| Representative Viewpoint |                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Visual Effects       |                      |                          |                           |                      |                         |                                     |                         |                            |                         |                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| Ref                      | Name                                                       | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Type <sup>i</sup>    | Nature <sup>ii</sup> | Intrusion <sup>iii</sup> | Proporti on <sup>iv</sup> | Construction Phase   |                         | Construction Phase Residual Effects |                         | Operational Phase – Year 1 |                         | Operational Phase Residual Effects |                         | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 07                       | View south-east from A56 Great Ducie Street/ Bury New Road | <p>The viewpoint is located along the A56 Great Ducie Street are characterised by the highway infrastructure and shop front signage that create clutter in the views. The Travelodge on the north-west corner of the Site and Manchester College on the south-west corner of the Site are visible along the road corridor with Strageways Prison and the cultural associations of it in views gained along this section of the A56 towards the centre of Manchester. The western edge of the Site is visible in views towards the modern built forms in the centre of Manchester. The level of visual clutter and discordant retail frontages combine to represent a declining condition of public realm in the foreground of views. As such, views gained in this location are considered to have a low value.</p> <p>Visual receptors at this location are predominantly transient receptors travelling towards Manchester city centre where views are characterised by the setting of the urban and built-up centre of Manchester with tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be low.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Low.</p> | Transie nt and fixed | Restric ted          | Partial                  | Partial                   | Mediu m              | Moderat e Adverse       | Medium                              | Moderat e Adverse       | Medium                     | Moderat e Beneficia l   | Medium                             | Moderat e Beneficia l   | <p>The temporary construction phase of the Proposed Development will be partially visible in views south-east along Great Ducie Street where part of the ground level construction activities will be screened by the Travelodge building although some will be visible along the highway corridor where views are channelled along the road. The temporary construction activities will be seen as part of a view towards the city centre where elements of the urban environment such as tall buildings and construction activities are typical. The temporary construction activities will not alter the context of views along the highway where the road corridor and highway infrastructure will remain the predominant focus with any construction activities of the Proposed Development being seen at close range against the skyline in views towards the city centre, although will create vertical elements to the view. Therefore, the Proposed Development will cause a Medium magnitude of effect, which will result in a Moderate Adverse significance of effect.</p> <p>At Completion, the ground level and lower section of the Proposed Development will be partially screened from view by the existing Travelodge building on Great Ducie Street. However, the taller parts of the Proposed Development will be seen over the Travelodge building where they will appear against the skyline of the city centre. The brick elevations and arrangement of fenestration with deep reveals will contribute positively to the townscape where it will represent a rationalisation of the former industrial heritage in Manchester. The Proposed Development will be seen alongside existing and under construction modern tall buildings within the city centre where it will mark a transition from lower rise development north of the River Irwell, to the taller development within the centre of the urban area. The Proposed Development will be seen in views channelled along Great Ducie Street and will represent noticeable improvement to views towards the city centre where existing tall buildings mark the centre of the city. As such, the Proposed Development will cause a Medium magnitude of effect, resulting in a Moderate Beneficial significance of effect.</p> |

| Representative Viewpoint |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Visual Effects    |                      |                          |                           |                      |                         |                                     |                         |                          |                         |                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| Ref                      | Name                          | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Type <sup>i</sup> | Nature <sup>ii</sup> | Intrusion <sup>iii</sup> | Proporti on <sup>iv</sup> | Construction Phase   |                         | Construction Phase Residual Effects |                         | Operational Phase Year 1 | Phase –                 | Operational Phase Residual Effects |                         | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| 08                       | View west from Bromley Street | <p>The viewpoint is located along Bromley Street to the east of the Site and north-east of the city centre. The foreground of views is characterised by fencing and visual clutter associated with surface level car parking and plant storage. The foreground of views represents a declining condition of townscape in longer views towards the city centre where an eclectic variety of building styles and materials represents continued change. The evolving townscape prevents any views towards designated features or the Site, which is entirely screened from view by existing built form. As such, views gained in this location are considered to have a low value.</p> <p>Visual receptors at this location are predominantly transient receptors travelling towards Manchester city centre where views are characterised by the setting of the urban city centre with tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be low.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Low.</p> | Transie nt        | Restric ted          | Glimpse                  | Limited                   | Very Small           | Negligibl e Adverse     | Very Small                          | Negligibl e Adverse     | None                     | Neutral                 | None                               | Neutral                 | <p>The temporary construction phase of the Proposed Development will be almost entirely screened from view by the existing built form within the centre of Manchester that occupies intervening land. Where the tallest construction works and cranes are visible over elements on intervening land, they will appear amongst existing tall buildings and construction activities for the evolving city centre skyline where elements of the urban environment such as tall buildings and construction activities are typical. The temporary construction activities will not alter the context of views and therefore will cause a Very Small magnitude of effect, which will result in a Negligible Adverse significance of effect.</p> <p>At Completion, the Proposed Development will be almost entirely screened from view by the existing built from on intervening land and vegetation in the foreground. As such, the Proposed Development will cause a magnitude of effect of None and result in a Neutral significance of effect.</p> |

| Representative Viewpoint |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Visual Effects    |                      |                          |                           |                      |                         |                                     |                         |                            |                         |                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| Ref                      | Name                                    | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Type <sup>i</sup> | Nature <sup>ii</sup> | Intrusion <sup>iii</sup> | Proporti on <sup>iv</sup> | Construction Phase   |                         | Construction Phase Residual Effects |                         | Operational Phase – Year 1 |                         | Operational Phase Residual Effects |                         | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| 09                       | View south-west from Bignor Street Park | <p>The viewpoint is located within Bignor Street Park to the north-east of the Site. The foreground of views is dominated by the park which is lined by mature trees along the park boundaries. Some elements in the foreground represent a declining condition of the features in the view with broken fences and play equipment visible. The Strangeways Prison tower is visible amongst the taller and more modern townscape elements in the background of views towards the city centre where the variety of building styles and materials represents continued change. As such, views gained in this location are considered to have a low value.</p> <p>Visual receptors at this location are predominantly engaged in recreation where their view may be focused on the enjoyment of their environment. Framed views between trees towards Manchester city centre are characterised by modern tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be low.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Low.</p> | Transie nt        | Restric ted          | Partial                  | Limited                   | Very Small           | Negligibl e Adverse     | Very Small                          | Negligibl e Adverse     | Very Small                 | Negligibl e Beneficia l | Very Small                         | Negligibl e Beneficia l | <p>The temporary construction phase of the Proposed Development will be partially visible in views south-east from where they will be seen in a framed view through vegetation on the boundary of the park and amongst existing built form beyond. The temporary construction activities will be seen as part of a view towards the city centre where elements of the urban environment such as tall buildings and construction activities are typical. The temporary construction activities will appear in the background of the view and will not alter the foreground of views where the open space of the park will remain the focus. Therefore, the Proposed Development will cause a Very Small magnitude of effect, which will result in a Negligible Adverse significance of effect.</p> <p>At Completion, much of the Proposed Development will be screened from view by the vegetation and existing built form on intervening land. The taller parts of the Proposed Development will be seen as part of the skyline in views towards the city centre and tall buildings within it. The Proposed Development will represent a barely perceptible change to views from the park where existing tall buildings are visible. The open space of the park in the foreground will remain the dominant part of the view. As such, the Proposed Development will cause a Very Small magnitude of effect, resulting in a Negligible Beneficial significance of effect.</p> |

| Representative Viewpoint |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Visual Effects    |                      |                          |                           |                      |                         |                                     |                         |                            |                         |                                    |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| Ref                      | Name                             | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Type <sup>i</sup> | Nature <sup>ii</sup> | Intrusion <sup>iii</sup> | Proporti on <sup>iv</sup> | Construction Phase   |                         | Construction Phase Residual Effects |                         | Operational Phase – Year 1 |                         | Operational Phase Residual Effects |                         | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                          |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |                      |                          |                           | Magnit ude of Effect | Significa nce of Effect | Magnitu de of Effect                | Significa nce of Effect | Magnitude of Effect        | Significa nce of Effect | Magnitu de of Effect               | Significa nce of Effect |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 10                       | View south-east from Albert Park | <p>The viewpoint is located within Albert Park where views gained by visual receptors are predominantly focused within the park, the boundaries of which are lined by mature trees. The Anaconda Cut Residencies is one of the more visible taller and modern townscape elements in the background of views towards the city centre where the variety of building styles and materials represents continued change. As such, views gained in this location are considered to have a low value.</p> <p>Visual receptors at this location are predominantly engaged in recreation where their view may be focused on the enjoyment of their environment. Framed views between trees towards Manchester city centre are characterised by modern tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be low.</p> <p>On the basis of the above the sensitivity of receptors at this location is considered to be Low.</p> | Transie nt        | Restric ted          | Partial                  | Limited                   | Very Small           | Negligibl e Adverse     | Very Small                          | Negligibl e Adverse     | Very Small                 | Negligibl e Beneficia l | Very Small                         | Negligibl e Beneficia l | <p>The temporary construction phase of the Proposed Development will be partially visible in views south-west from where they will be partially visible over existing built form adjacent to the boundary of the park in the foreground, and amongst taller buildings within the city centre beyond. The temporary construction activities will be seen as part of a view towards the city centre where elements of the urban environment such as tall buildings and construction activities are typical. The temporary construction activities will appear in the background of the view and will not alter the foreground of views where the open space of the park will remain the focus. Therefore, the Proposed Development will cause a Very Small magnitude of effect, which will result in a Negligible Adverse significance of effect.</p> <p>At Completion, much of the Proposed Development will be screened from view by development adjacent to the park boundary although the very top of the Proposed Development will be visible amongst tall buildings within the city centre forming the skyline in the background of the view. The Proposed Development will represent a barely perceptible change to views from the park where existing tall buildings are visible. The open space of the park in the foreground will remain the dominant part of the view. As such, the Proposed Development will cause a Very Small magnitude of effect, resulting in a Negligible Beneficial significance of effect.</p> |

<sup>i</sup> Type of receptor: Fixed, Transient

<sup>ii</sup> Nature of the view of the Development: Open, Filtered/restricted, None

<sup>iii</sup> Degree of visual intrusion of the Development (extent of the view occupied by the Development): Full, Partial, Glimpse, None

<sup>iv</sup> Proportion of the Development visible: Full, Most, Partial, Limited, None