Townscape and Visual Appraisal

Ferrous, Chapeltown Street, Manchester

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Produced by: Influence Environmental Ltd
landscape architects, urban designers, environmental planners

Midlands Office

Healy's Wharf, Huddlestones Wharf

Millgate, Newark, NG24 4UL

+44 (0) 1636 702152

info@influence.co.uk

www.influence.co.uk

Contributors:

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Author:	Sara Boland
Checked by:	
Proof read by:	

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1 Introduction and Methodology

Outline

1.1 This Townscape and Visual Appraisal (TVA) has been prepared by Influence Landscape Planning and Design Limited, a chartered Landscape Architecture and Environmental Planning practice.

1.2 Influence has been appointed by Zerum Consult Limited to carry out this TVA for the erection of a 15 storey building comprising of 107 apartments (Use Class C3), residential amenity facilities including a roof terrace, two ground floor commercial units (Use Class E/ Sui Generis), multipurpose event pavilion (Use Class E/ Sui Generis) and associated landscaping at Chapeltown Street, Manchester ('the Site').

1.3 This assessment has been undertaken based upon information provided within the accompanying planning drawings prepared by BDP.

1.4 This TVA has been undertaken as a stand-alone report based upon the guidance contained within the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA)[1]. It provides a narrative appraisal of the proposed development within the identified application site and surrounding study area.

Guidance

1.5 The format of this TVA is based on the principles set out in the Guidelines for Landscape and Visual Impact Assessment Third Edition[2], the Landscape Character Assessment Guidance for England and Scotland[3] and An Approach to Landscape Character Assessment[4]. A detailed methodology is provided within Appendix A and guides the assessment of potential effects of the proposed development within the Site on surrounding landscape and visual receptors.

1.6 Viewpoint photographs have been presented in accordance with the Landscape Institute's Advice Note TGN Visual Representation 06/19[5].

Consultation

1.7 Contact was made with Angela Leckie, Senior Planner for the City Centre Team at Manchester City Council following an initial site visit on Tuesday 19 October 2021. The viewpoints which form the baseline of the TVA were agreed with Ms Leckie on 26 October 2021 and include four additional views from Store Street and Great Ancoats Street. An email referencing this agreement is appended to this report (Appendix D) The views which form the baseline of this report were agreed with Ms Leckie on the 1 November 2021

1.8 The attached email which is agreement between the clients landscape architecture team and Angle on which views should be worked up to verifiable views and which should be

[1] Landscape Institute and Institute of Environmental Management and Assessment, 2013
[2] Landscape Institute and Institute of Environmental Management and Assessment, 2013
[3] Former Countryside Agency and Scottish Natural Heritage, 2002
[4] Natural England, 2014
[5] Landscape Institute, 2019

wireframe only. The email states that views on P7 and P9 should be CGI/renders and the remaining view should be wireframe.

- The view on P7 (page 7) became VP11 Verifiable View in the submitted rbmp AVR Verifiable Views.
- The view on P9 (page 9) became VP09 Verifiable View in the submitted rbmp AVR Verifiable Views.

1.9 Of the remaining views these were all wireframed as agreed and shown in the rbmp AVR Verifiable Views document

2 Planning Context

Introduction

2.1 Aspects of planning guidance and policy, which are of particular relevance to the TVA, are examined below. Relevant statutory, non-statutory and planning designations within the TVA study area are shown on figure INF_N0855(08)002.

International Legislation

2.2 The European Landscape Convention (ELC)[6], which was signed by the UK in February 2006 and became binding in 2007, is the first international convention to focus specifically on landscape issues and aims to protect, manage and plan landscapes in Europe.

2.3 The ELC highlights the importance of developing landscape policies dedicated to the protection, management and creation of landscapes, and establishing procedures for the general public and other stakeholders to participate in policy creation and implementation.

2.4 The ELC defines landscape as *"an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors"*[7].

National Legislation

2.5 This report takes into account the legislation and policy relevant to landscape and visual amenity, and the relevant ecology and cultural heritage including the following.

National Planning Policy Framework

2.6 The National Planning Policy Framework (NPPF)[8] is a material consideration and provides guidance for national and local planning. At the heart of the NPPF is a presumption in favour of sustainable development, which forms the basis of plan-making and decision-taking.

2.7 The NPPF sets out three objectives in order to achieve sustainable development – economic, social and environmental. The environmental objective is relevant to this report. Particularly relevant is the requirement to *"contribute to protecting and enhancing our natural, built and historic environment"*.

2.8 The NPPF provides the national policy approach to delivering sustainable development. The material planning considerations of relevance to this TVA are summarised as:

- Section 12 Achieving well-designed places highlights the importance of creating high quality and beautiful buildings and places which are a key aspect of ensuring development is sustainable. Developments should add to the overall quality of an area, should be visually attractive with regards to architecture, layout and landscaping, should be sympathetic to local character and establish or maintain a sense of place.

[6] Council of Europe, 2004
[7] Council of Europe, 2004
[8] Ministry of Housing, Communities and Local Government, 2021

- Section 16 Conserving and Enhancing the historic environment sets out the approach to heritage assets identifying that they are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. This section goes on to state that look local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.

National Design Guide

2.1 The National Design Guide (NDG)[9] has been published to expand on the design policies set out in the NPPF providing a framework to assess proposals against in terms of achieving well designed places.

2.2 One of the key components identified in the NDG that needs to be considered to ensure good design is landscape. When addressing the identity of a place, characteristic I1 identifies the importance of landscape setting and backdrop in order to respond effectively to local identity.

2.3 A key part of the NDG assessment relates to context and how well-designed places need to be integrated into their surroundings so they relate well to them along with being influenced by and influencing their context positively[10]. Characteristic C1 emphasises the need to respond appropriately to landscape character in order to provide positive new developments.

Local Planning Policy

2.4 The application site is located within the administrative jurisdiction of Manchester City Council who are also the Local Planning Authority (LPA). The Manchester Core Strategy was adopted in 2012. In addition, a number of policies within the previous Unitary Development Plan have been saved and are still relevant material planning considerations.

2.5 These two documents therefore form the development plan for the area.

2.6 A summary of the key aspects of the local planning policies that are considered relevant to the townscape and visual assessment are presented below.

2.7 It should be noted that a joint development plan called Places for Everyone, has been prepared jointly by nine districts including Manchester City and has recently been out for the final round of consultation before being submitted for examination by the Planning Inspectorate. As the Draft Plan moves through the process towards adoption it will gain more weight as a material planning consideration.

Manchester's Core Strategy Development Plan Document 2012

2.8 The Core Strategy sets out a vision for Manchester up until 2027. Part of the vision includes 'a City defined by excellence in urban design and environmental quality, where its distinctive historic environment is understood, valued, cared for and its potential fully realised'.

[9] Ministry of Housing, Communities and Local Government, National Design Guide, January 2021

[10] Ministry of Housing, Communities and Local Government, National Design Guide, January 2021, p10

The Core Strategy sets out a range of objectives that it seeks to achieve through sustainable development. Of note is Objective S06 which is:

'Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.'

2.9 Key policies within the Core Strategy that are relevant to this assessment are identified below.

2.10 **Policy EC3 – The Regional Centre**. This policy sets out the uses appropriate in areas identified as Regional Centres and states:

'Housing will also be an appropriate use within the Regional Centre, although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate.'

2.11 The Site is identified on the Interactive Policy Map as being within the City Centre Development Strategy area, the following are relevant policies from this section of the Core Strategy.

2.12 **Policy CC1 – Primary Economic Development Focus: City Centre & Fringe**. This Policy sets out the approach to development in the City Centre area. It states that, 'the City Centre and fringe will be considered a suitable location for the consideration of high density buildings and commercially led mixed use schemes'. The Site is located in the Eastern Gateway area on Figure 8.2 which sets out the City Centre and Fringe areas.

2.13 **Policy CC3 – Housing**. This Policy sets out the general approach to housing and states that 'residential development in the City Centre will comprise apartment schemes'.

Policy CC6 – City Centre High Density Development. This policy provides support for high density housing provision in the City Centre Area and states:

'City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City. Development will need to have regard to the Council's approach to tall buildings (policy EN2), but any proposals which do not reflect the importance of maximising the development opportunities in the City Centre will only be supported where this accords with wider Core Strategy objectives.'

2.14 **Policy CC8 – Change and Renewal**. This policy supports the provision of large scale schemes in the City Centre, subject to the proposal's impact on key aspects of the City's heritage and character. It goes on to state that 'new development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy'.

2.15 **Policy CC9 – Design and Heritage**. This policy sets out the approach to considering the design and heritage implications of a scheme. It states:

'Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.'

2.16 Section 12 of the Core Strategy confirms that Manchester has significant opportunities for growth over the next 15 years, but that '*the future success of the City depends not on the level of development it fosters but on the quality of place that emerges as a result*'.

2.17 Place Making and Design are identified in the justification text to the environmental policies that follow and provide the following principles that are expected in the submission of schemes:

- Character: a place with its own identity;
- Continuity and enclosure: a place where public and private places are clearly distinguished;
- Quality of the public realm: a place with attractive, and successful outdoor areas;
- Ease of movement: a place that is easy to get to and move through;
- Legibility: a place that has a clear image and is easy to understand;
- Adaptability: a place that can change easily;
- Diversity: a place with variety and choice.

2.18 **Policy EN1 – Design Principles and Strategic Character Areas**. Through a Character Study the Manchester City area has been divided into eleven different areas to inform the local character and distinctiveness of place and landscape. The justification text states that '*new development in Manchester will be expected to take into consideration its location within the specific character areas and reinforce the sense of place and local distinctiveness of the City*'.

2.19 The Site is located within the City Centre Character Area and the policy reflects on heritage and established patterns of density. It also provides three key considerations:

- Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area;
- While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level;
- Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

2.20 **Policy EN2 – Tall Buildings**. This policy defines tall buildings as 'buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline'. The policy sets out that in order to support proposals for tall buildings a scheme must be of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to placemaking principles and bring with it regeneration benefits.

2.21 **Policy EN3 – Heritage**. This policy sets out the approach to the preservation and enhancement of the historic environment and states that:

'New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.'

2.22 **Policy EN9 – Green Infrastructure**. This policy sets out that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function and requires mitigation strategies if existing green infrastructure is to be lost. Key points set out in the policy are that the protection of existing street trees, the promotion of new planting and the provision of green roofs and walls will be supported.

2.23 **Policy DM1 Development Management**. This policy provides a range of key issues for consideration in the assessment including the impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. In addition, effects relating to biodiversity, landscape, archaeological and built heritage are also highlighted.

Saved Unitary Development Plan Policies

2.24 The relevant saved policies from the Unitary Development Plan are set out below.

2.25 **Policy DC18.1 – Conservation Areas**. This policy supports the preservation and enhancement of conservation areas. The views into and out of conservation areas are also identified as a key issue to be considered.

2.26 **Policy DC19.1 – Listed Buildings**. This policy sets out the approach to the preservation of listed buildings and confirms that the setting of such heritage assets is also a key consideration in the assessment of proposals.

2.27 **Policy E3.3 – Environmental Improvement and Protection**. This policy states that '*the Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems*'.

2.28 The City Centre Area map which identifies smaller areas for policy consideration purposes, identifies the Site in area 13 Piccadilly Station/ Trading Estate. The reason for drilling down to these smaller areas is to respect the fact that areas in the City Centre each have their own particular character, atmosphere and range of activities. The policy approach sets out that 'one of the main objectives of the Plan is to seek to enhance this aspect of the character of the City Centre'.

2.29 The description under Area 13: Piccadilly Station/ Trading Estate stated under the policy is as follows:

'This area is predominantly industrial, with premises ranging from relatively large older buildings around Chapel Street to modern floorspace on the Piccadilly Trading Estate.

New small industrial units have been built near Store Street and there are further cleared sites nearby which offer the potential for additional development to take advantage of the areas's ready access to the Inner Relief Route and to the rail network. The Great Ancoats Street frontage offers particular opportunities for mixed commercial uses where consistent with the general policies for the City Centre Area.

The largest single user in the area is British Rail with Piccadilly Station's bulk effectively divorcing much of the area from the heart of the City Centre. However the general area immediately behind the station is not inappropriate for long-stay parking use as already exists at Sheffield Street.

The potential of Travis Street as a traffic route is an important consideration in improving access to the City Centre and especially relevant to catering for through traffic seeking to avoid the core. The increased use of Travis Street, which connects well into Whitworth Street, is proposed. Store Street is restricted as a traffic route by its limited width at the canal aqueduct and its junction with London Road. The attraction of new uses to the area should seek not only to generate new activity but also to integrate it more closely into the City Centre as a whole.

Environmental works throughout the area will be relevant to increasing its attractions as a working environment and these, together with improved access arrangements and parking provision where appropriate, will be important in sustaining and encouraging existing activity. The provision of adequate on-site parking will be required on redevelopment. Environmental measures, which will be valuable in this area, need to reflect the importance of the Great Ancoats Street frontage.'

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance 2007

2.30 The Guide to Development in Manchester (Guide) does not create new planning policy but rather expands on and provides further detail on existing planning policies. It was initially published in support of the Unitary Development Plan.

2.31 The aim of the document is to *'provide guidance which will help to develop and enhance an environment within Manchester which is visually attractive, has a unique and positive sense of place and which properly caters for the functions which it accommodates both now and in the future'*.

2.32 With regard to context the Guide states that '*a high quality environment is created by buildings which reflect their purpose and respect the place in which they are located*' and that '*each new development should be designed having full regard to its context and the character of the area'*. Heritage is identified as a particular consideration that needs to be responded to through the design process.

2.33 The need to create a sense of place is highlighted as an important part of quality design, and the Guide states that 'it will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contributes to the creation of a positive identity'.

2.34 With regard to continuity and enclosure the Guide states that buildings should front onto the street and relate well to each other. With regard to the height of proposed buildings it states that *'it is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones'* and in particular '*where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide*'.

2.35 With regard to legibility, the Guide states that:

'Vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings, spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises. Gaps between buildings should not distract from the major view along a street. Signage can be used positively to enhance legibility in new developments and if appropriately located and designed can be particularly helpful for visitors and users of large complex schemes.'

2.36 The Guide goes onto state that good design is an essential requirement of new schemes and that the Council '*encourage developments which are "designed for place" not simply for purpose, and overly corporate designs will be discouraged*'.

2.37 With particular reference to tall buildings the Guide states:

'It will always be important for the City to be able to accommodate new interest and activity in its different forms, including tall buildings. There is now much more interest in these types of developments than there has been for many years, and this is a great indication of the strength of the City Centre economy. Schemes will be considered on an individual basis, by reference to their appearance, their impact on the immediate area and the effect on the City's skyline. Key questions will be the quality and interest of the roofline; the design of the lower floors; the relationship to the surrounding streets; the impact of servicing and parking requirements; the microclimate, including overshadowing and air turbulence effects, created by the relationship of the building to those adjacent; and the quality and usability of the spaces surrounding the building.'

2.38 Key issues identified for design in the City Centre include:

- Street layout - the most dominant design characteristic of the City Centre is the grid pattern of streets. This grid is not a regular rectangle, but has a fanlike shape which is open to the north and converges to the South around G-MEX. This results in variety in the size and shape of the blocks, and it is important that this variety and permeability is not comprised by new developments that propose the closure of roads.
- Angle - the changes in angle within the City's streets and the consequential alignment of building blocks gives an added importance to those buildings located at road junctions. Although there are no deliberately designed grand axial views, the grid system of streets

allows for long vistas in different parts of the City Centre. Some of these views have been terminated with buildings that are designed to be different from those that simply form the "street wall"; new developments should continue to exploit this characteristic.

- Building lines - subtle variations in building lines create variety and interest in the City's street frontages which should be respected. Buildings were erected to the back of pavement and corners were emphasised as they could be viewed from more than one street. New developments should recognise these characteristics, but in a contemporary manner.
- Watercourses - Manchester's City Centre is located on three rivers: the Irwell, Medlock and Irk, and three canals: Rochdale, Bridgewater and Ashton. These waterways possess particularly attractive visual and commercial qualities. The buildings and structure associated with these areas were of a contrasting character compared with those in the commercial heart of the City Centre, often displaying heavier, rounded and robust detailing. New development in these areas should recognise these contrasting urban forms.
- Views - the City Centre possesses many interesting buildings and structures, which help to orientate visitors; this is as true of the rail viaducts across Castlefield as it is of buildings such as the Cathedral and the Town Hall. Views of landmark buildings need to be protected. Such buildings include those which are tall, substantial or obviously different from their neighbours (eg CIS, Midland Bank, G-MEX), those which have a unique setting (eg St Ann's Church, Friends Meeting House) and those which mark or terminate an attractive view (eg Minshull Street Law Courts, Central Reference Library).
- Tall Buildings: the location and design of tall buildings need careful consideration as they can be viewed from longer distances and have an impact on a much wider area, both within and outside of the City Centre. The effect of tall buildings is significant in a City Centre where its conservation area status means that the relationship of buildings and spaces is as important as the quality of individual buildings. Tall buildings provide very positive messages about Manchester and can significantly improve its image and peoples' perceptions of it. Conversely, badly located tall buildings could have an adverse effect and as such any proposals will always have to be fully justified and carefully considered. We would require any such proposals to be presented in context of the joint guidance produced by CABE and English Heritage for assessing tall buildings.
- Topography - in common with other British cities, 20th century developments in Manchester have tended to ignore natural variations in ground level. The interest created by changes in ground level has been removed by the imposition of artificial decks and by developments containing long horizontal lines. Regaining these changes in level and reinforcing Manchester's natural topography should be a major consideration in the design of proposed developments.
- Architectural Styles - few buildings remain from the medieval period, but both domestic and civic buildings exist from the Georgian era. The most dominant architectural styles in the City Centre are Victorian and Edwardian. Although different in form, most buildings of these periods exhibit similar characteristics: subdivision of elevations; emphasis on the corners of buildings; vertically proportioned windows with deeply recessed glazing. Building materials include sandstone, terracotta and faience, but the most common was a red-orange brick. Vertical rhythms were created along the City's street by chimneys or other architectural features that projected above the main elevation. These characteristics

have been re-used in a contemporary manner in recent years, allowing new buildings to sit comfortably with their Victorian and Edwardian neighbours.

- Street Level Activity - increasing interest in the City's history and in its commercial and retail attractions has brought about an increase in the number of visitors. This in turn demands that greater attention must be paid to the ground floor of buildings, where active uses should be seen by passers-by, and to the design of street surfaces and the public domain in general.

Relevant Planning History

2.39 Planning history on the Site is fairly historic with an application (049419/FU/CITY3/96) for change of use from B8 to B2 approved in 1996 and an application (F08242) for extension at 1st floor level to form office accommodation approved in 1978.

2.40 Of note, neighbouring the Site is the permission granted adjacent to the south east, identified as Victoria House Great Ancoats Street on the planning application for a part 25 part 3 storey residential tower for 177 apartments with ground floor commercial space above partial basement level associated shared amenity spaces at 3rd floor level, public realm enhancements following demolition of existing buildings, approved in August 2020. This scheme has been subsequently amended under s73 applications and non-material minor amendments. A current s73 application to amend the scheme is currently being assessed (131634/JO/2021).

2.41 Removed from the Site to the North is an area covered by the Ancoats and New Islington Neighbourhood Development Framework which was first published in 2016. It set out character areas in order to guide the regeneration of the area. Since the majority of the 'front' of Ancoats has been completed, a refreshed Neighbourhood Development Framework looking at the 'back' of Ancoats was prepared in 2020 and should be published shortly. Whilst this does not impact on the Site, it is interesting to note what has happened in close proximity that has guided development. Located along the frontage of Great Ancoats Street, annotation provided states, a '*critical area of interaction*'.

Designations, Registered Sites and Public Rights of Way

2.42 Landscape related designations and policy considerations within 3km of the application site are shown on figure INF_N0855(08)002.

Heritage Matters

2.43 Heritage assets can influence the visual character of the landscape and enrich its historic value. There are no designated heritage assets on the Site. Located to the west of the neighbouring building that abuts the Site is the Grade II listed Crusader Works (Listing no. 1293172). The listing description states:

'*Probably cotton spinning mill, now works. Mid C19, altered. Red brick with some sandstone dressings, roof not visible. Very long rectangular plan parallel to street. A six-storey 28-window range with three-storey four-window continuation at west end; panelled corner pilasters with stone cornices, parapet with stone coping, eight-window centre breaking forwards very slightly; vertical-rectangular windows with raised sills and flat-arched heads, those in the west portion mostly four-pane sashes but the others with altered glazing; inserted*

doorway in second bay of centre; round-headed doorways in first and fourth bays of right-hand portion, that to the right altered as a window.'

2.44 The nearest Grade II* Listed Building is Store Street Aqueduct (Listing no. 1270666) approximately 215m to the north west of the Site.

2.45 There are a number of Grade II listed buildings to the east of the Site, located beyond Great Ancoats Street. The five in closest proximity in this direction are between approximately 100m and 200m away and are Ashton Canal Lock Number 1 immediately east of Great Ancoats Street (Listing no. 1197829), Ashton Canal Lock Number 2 off South End of Vesta Street (Listing no. 1207654), Ashton Canal Towpath Bridge over junction with Islington Branch Canal West of Lock Number 2 (Listing no. 1197830), Ashton Canal Lock Keepers Cottage beside Lock Number 2 at Islington Branch Junction Basin (Listing no. 1279636) and Cooperative Warehouse (Listing no. 1247018). Further Listed Buildings are located further north east along the Canal.

2.46 There are a significant number of Listed Buildings located within the Conservation Areas and adjacent to them, to the north and northwest of the Site. To the north of the Site by approximately 475m is Ancoats Conservation Area and approximately 500m to the north west is Stevenson Square Conservation Area.

2.47 Detailed heritage information is set out in the Graeme Ives Heritage Planning Report.

Ecology Matters

2.48 The Site does not sit within any ecological designations. To the north beyond the neighbouring apartment building is the Ashton Canal which is identified as a Site of Biological Interest and further north within Ancoats is an area of Open Mosaic Habitat.

2.49 In addition, the Rochdale Canal which is located to the north of the Ashton Canal is also identified as a Site of Biological Interest.

Arboricultural Matters

2.50 There are no Tree Preservation Orders (TPO) or Ancient Woodland blocks within or adjacent to the Site. An area of woodland is identified to the east of the Site, approximately 950m away.

Public Access and Rights of Way

2.51 There are no Public Rights of Way located across or adjacent to the Site. A review of the definitive map reveals that there are permissive footpaths along both the Ashton and Rochdale Canals. Another permissive footpath tracks the edge of the identified Woodland to the east of the Site.

Summary

2.52 Local and national planning policies contain a number of overarching policies of relevance to this study. The main themes of these policies, against which the proposed development could be tested, have been summarised here for convenience:

- Development proposals should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- With regard to tall buildings, schemes must be of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to placemaking principles and bring with it regeneration benefits;
- Schemes should be designed in a way that is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- It should be ensured that new development makes a positive contribution to local character and distinctiveness;
- It is required that the historic environment including designated and non-designated heritage assets are taken account of including their setting in the design and layout of proposals.

3 Development Proposals

3.1 The proposals are for the erection of a 15-storey building comprising 107 apartments, a roof terrace on level 14, two ground floor commercial units, multipurpose event pavilion and associated landscaping.

3.2 The design ethos of the building incorporates strong and monolithic massing, referencing the classic warehouse block which contribute to the existing urban grain.

3.3 The standalone events pavilion is located on the acute corner of the site facing Great Ancoats Street and will provide a small space for temporary pop-up food and drink offerings. The pavilion is separate from the main body of the apartment block and there is the provision of landscaped public realm in the space between with the provision for tree planting, seating, and landscaped planters.

3.4 The application includes landscaping to the public realm and the 14th floor roof terrace which takes its driver from the sites industrial past and seeks to establish a new 'urban wildness' Positive space is created on three of the buildings aspects. An Illustrative Layout for the street level public realm is shown on page 45 of the DAS which includes generous space and planting to the west between the proposals and the Phoenix building.

3.5 The 14th floor roof terrace (page 49 of the DAS) provides seating, informal and formal brak out space and soft landscaping,

4 Townscape Appraisal

Introduction and Technical

4.1 The assessment of effects on townscape, landscape and visual amenity is aided through consideration of a series of viewpoints. The viewpoints have been selected to be representative of the visual sensitivities of the study area and publicly accessible locations in the general vicinity of the Site from which clear views of the development may be obtained.

4.2 Due to the location of the proposals within the urban grain a Zone of Theoretical Visibility (ZTV) was not run, instead an initial site visit was carried out and the collated views discussed with the planning officer. This is outlined in paragraph 1.7 and the viewpoint locations are shown on INF_N0855(08)001, supported by RBMP single shots, wirelines and rendered verifiable views.

4.3 The townscape character within the study area is described and assessed below and relevant information concerning landscape character is shown in figure INF_N0855(08)017 which illustrates the existing relevant landscape character areas and the key landscape features within the study area.

Townscape Character Assessment

National Landscape Character

4.4 The Site is located within National Character Area (NCA) 55: Manchester Conurbation. It is described as '*dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure. The conurbation is centred on low hills, crossed by several river valleys that thread through the urban fabric*'.

Strategic Level City-wide Urban Characterisation Study

4.5 At the local level, a strategic level characterisation study of Manchester was completed in support of the Core Strategy.

4.6 The Study takes a broad-brush approach and provides eleven over-lapping areas ('strategic character areas') of varying size which can each be viewed as having a distinctive character. The Site is located within the City Centre Character Area.

4.7 With regard to urban form the study states the following in relation to the City Centre:

'The urban form is one of contrasts. Despite an urban history dating from Roman times, the principal remaining influence of the pre-Victorian era on the city centre urban form is the street pattern in the historic core and routes that radiate from it and that respond organically to topography and other landscape features.

While some built form remains of both Medieval and Georgian Manchester, the core area is principally a mix of development from the Victorian period onwards with some localities often displaying a predominance of a particular age and style of built form and others having a

more eclectic mix. A series of colliding street grids - with origins in the Georgian period but mainly dating from the Victorian period - have informed both the original and subsequent built development and the legibility and permeability of the city centre. The scale of built form also varies, sometimes dramatically, but the core area is mainly one of higher, larger scale buildings. Other than open spaces relating to transport infrastructure, the core has a relatively modest amount of open space (when compared to built floorspace) principally in the form of larger, high quality civic spaces but also with some smaller, much greener and less formal public gardens. The Conservation Area status of much of the centre and the concentration of listed buildings reflects the urban history and quality of the urban environment.

The urban form around the core reflects the economic, social and physical dynamic of the city's on-going evolution and transition from the core to the outer areas. It contains a mix of building ages, types and quality but with a predominance of often lower scale built form a greater sense of space and lower density arising from areas of cleared, previously developed land.

Mancunian Way forms a more distinct boundary to the southern edge of the City Centre than elsewhere along the remainder of the Inner Relief Route or along the River Irwell where the city centre character extends outwards.'

4.8 With regard to activity, use and movement the following is identified:

'The over-riding character of the core area is a dense mix of non-industrial commercial uses, a predominance of regionally and locally significant uses and activities (including events) and a notable number of residential apartments. By comparison, outside the core, the intensity of activity falls and, within larger areas, uses are less mixed with fewer uses of particular regional significance but that can include uses not generally found in the core area including elements of industrial use. The non-core area includes significant areas of cleared land (often used for surface car parking) and a growing component of contemporary residential use as the core area pushes outwards.'

4.9 The strategic approach sets out that areas could be further defined in the future through Supplementary Planning Documents, however no further detailed documents can be found on the Local Plan website pages.

4.10 Looking to the evidence base prepared in support of the Greater Manchester Combined Local Plan recently consulted on, prior to submission for examination, there is a Landscape Character Assessment prepared in 2018 that was undertaken to provide an evidence base for the landscape character/sensitivity of Greater Manchester which takes account of changes in land use, pressures for change including characterisation of the landscape, identification of sensitive and non-sensitive areas.

4.11 The Site, as is the majority of the Manchester City Local Authority area is not located in any of the Landscape Character Type or Landscape Character Areas identified.

Description of the Site and Surrounding Townscape

4.12 The Site itself is a comparatively small area of land which appears 'left over' from ongoing developments, especially with the surrounding development such as 1 Adair Street and the developments alongside the Rochdale Canal and the former carparking site. We know from

historic mapping (below) that the Site was formally part of the run of wharf side warehouses along Chapeltown Street.

4.13 With reference to the Heritage Statement by 1813 the area to the south of Store Street was laid out in a 'rational grid pattern of principle east-west streets including Chapel Street'. By 1848 the Crusader Works is constructed, and the application site is shown as a combination of private residential properties, warehouse and commercial premises in a 'highly enclosed and dense form of townscape'. By the end of the century the front of the Site was occupied by a hotel. By the 1950s the Site has been cleared and overall, the townscape of Chapel Street has become fragmented. This was an ongoing process supported by the OS maps through to the 1980s. Laterally, into the C20th the area has continued to evolve and change, for example with the replacement of the engineering works with residential and the introduction of the Metro Link.

View of the Site from Longacre Street to the south

4.14 Relative to the proposal is the recent conversion of the Crusader Works from warehouse to residential, the redevelopment of 1 Adair Street, opposite the Site on Longacre Street and the high rise Oxygen scheme on the junction of Store Street which rises to 31 storeys. Planning consent has been granted for a cluster of tall buildings between Longacre and Heyrod Street immediately south of the application which include Forshaw Victoria House (25 storeys) and Package Living Castings.

4.15 The Site no longer contributes to the character of the area, it is simply an area which has previously been cleared and left unattended. There are no features which give it sense of place and focus which is apparent in the other surrounding spaces. As a result, the application site has a low value and a low sensitivity to the proposed development.

4.16 The setting of the Site is typical of the descriptions set out in the Area 13 Piccadilly Station/ Trading Estate descriptions. It is a mix of living and industrial, old warehouses and modern flatted developments combined to house the mixed uses. The approach from the west along Chapeltown Street passes the converted listed former Crusader Works which is now residential, directly adjoining the more modern yellow and black building, the two units facing each other over a modern pedestrian route.

4.17 When approaching from Piccadilly the townscape has moved from lower key residential, to hotels to former warehouse conversion onto higher, taller buildings. These sit side by side with the modern wharf side developments off the Ashton Canal Tow Path.

4.18 The canal is a feature of this townscape, dictating the style of the buildings, the relationship of the new buildings and developments to the waterside and the retained features along its route. Of most note are the listed locks along its route and the Lock Keepers Cottage which are just beyond Great Ancoats Street. The canal and the features alongside it bring a distinct element to the townscape in this location and the juxtaposition of the new buildings up against the heritage features contributes to the character and there is a unison in this. The canal and the open area associated with it do open this part of the townscape and contribute to the transition to the lower rise typical residential streets to the east. Views are available across this space but are foreshortened by the surrounding higher-level development particularly to the east, north and south. Once down on the canal towpaths the enclosed nature of them creates a sense of intimacy and a quieter space, removed slightly from the street level aspects of the city.

4.19 Historically this land was farmed and the transformation of Ancoats began in 1775 and the grid like pattern of the streets still evident today and the dense nature of the workers housing and factories was formed. The Ashton Canal opened in 1796 and the Rochdale Canal in 1804, this brought about the ribbon development of factories along its bank. Wharfs such as Islington Wharf formed as spurs off the main route and new large, predominantly cotton mills were built.

4.20 Surrounding the Site are the modern elements of the main routes of Great Ancoats Street and the metro link runs south of the Site and in parallel, with the station located to the east. Piccadilly Main Railway Station is only a ten-minute walk to the east and all these elements contribute to experience of the modern and heritage land uses, sitting side by side. This is also highlighted by the Conservation Areas which are close to the Site. The view below shows how the listed former Lock Keepers Cottage is retained next to a modern tall building.

View of the listed Lock Keepers Cottage from Lampwick Lane (near Vesta Street)

4.21 Overall, the surrounding area ranges from high to low in terms of its sensitivity to the proposals. The sensitive elements are considered to be the relationship with the heritage buildings, the open experience associated with the canal basin and the views across this space and the quieter, more intimate experience along the canal itself.

Potential Effects on the Townscape Character

4.22 Important considerations in the appraisal of the potential impact of the proposals on the townscape character are the approved developments as described in paragraph 2.40-2.42 which will bring forward tall buildings, up to 25 storeys, just to the south of the Site. Also, the regeneration proposals outlined in the Ancoats and New Islington Neighbourhood Development Framework which continues the development of the wharf side areas and proposes a 'landmark building' across Great Ancoats Street from the application site. The message from these approvals and the ongoing construction is the continued investment and drive to regenerate this part of Manchester and a commitment to upgrading the building stock.

4.23 The existing townscape is a 'mix' of the old and the new, located side by side. This is a formally developed site which has been cleared and now lies redundant. Other locations which have been and are being developed are more sensitive due to heritage assets and public routes. The character of the urban grain in this location is fragmented and lacks cohesion. Travelling further east the buildings become lower key, smaller in scale and eventually suburban. The concentration of taller buildings is in the vicinity of the proposals.

4.24 The application site is an appropriate and suitable site for development in the townscape due to its character as 'left over' land from previous clearance. The taller buildings are clustered in the location, however it will be significantly smaller than the Oxygen building and the forthcoming approvals. Focussing taller units in this location allows the wharf side and canal edges to be developed at a more human scale.

4.25 The proposals are an opportunity to contribute to the townscape in this location with no detriment to the character.

5 Visual Appraisal

5.1 An initial site visit was made on 19 October 2021 and a series of views were captured. These were presented to Angela Leckie, Senior Planner at Manchester City Council and following discussion the below selection was agreed. The baseline views were recorded on Thursday 28th October 2021 by Richard Bennet from rbmp, a chartered landscape architect working in collaboration with Influence on the production of the baseline information and completing the verifiable views.

5.2 This section looks at the baseline experience for the potentially sensitive receptors and the potential effects on their visual amenity. Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experienced and through this the change to the overall visual amenity of the study area, as brought about by the proposed development.

5.3 The views agreed are set out on INF_N0855(08)001 and RBMP Ferrous, Chapeltown street, Manchester AVR Verified Views, 5th November 2021 and are summarised as:

- Views on Great Ancoats Street;
- Views on Chapeltown Street;
- Views from Cotton Field Wharf; and
- Views from the Ashton and Rochdale Canals and adjacent green space.

5.4 The construction impacts are considered as a whole after the individual viewpoint appraisal.

Sensitive Visual Receptors

User of Great Ancoats Street to the North

5.5 The sensitive receptors in this area are represented on INF VP08 & RBMP VP08 recorded at the junction with Old Mill Street. At this point Great Ancoats is a wide, dual carriageway street and this is a busy junction where pedestrian and vehicles are intersecting. This part of the townscape is more modern, the large carpark to the north is proposed for development, the corner building on Old Mill Street is under development and just beyond is the retail unit with Aldi, Go Outdoors and Marks and Spencer. The Oxygen building between Store Street and Millbank Street dominates this part of the townscape and features in the majority of views. The visual receptors are moving either by car or crossing the streets and in the main will not be focussed on the detail of their surroundings – rather the general character - to help guide their travel. They will understand that the historic buildings associated with the Conservation Area are to the west, the wharf side buildings and the canal are to the east and south and that there is a cluster of new development and retail around this junction.

5.6 These receptors have a low sensitivity to the proposals.

Potential Visual Effects

5.7 The wireframes show that the proposals will appear as a new building but nestled behind the dominant Oxygen towers and aligned with the building heights in close proximity. The new Phoenix building is already visible and the introduction of the proposals will not alter the experience for the viewer in this location.

5.8 These receptors will receive a negligible level of effect on their visual amenity as a result of the proposed development.

User of Great Ancoats Street Opposite the Site

5.9 As above, these receptors are pedestrians and vehicle users of the busy road network around the Site. Pedestrians waiting to cross will view the townscape as represented in INF VP11 & RBMP VP11 looking west towards the yellow and black modern building. Additional new build residential buildings flank either side of the view and there are views to the former warehouse buildings along the edge of Piccadilly in the background. There are no key or strategic views in this location, they are incidental between the buildings although it is acknowledged that this more open feeling is part of the character of this area along with new and historic buildings located side by side.

5.10 The Site is apparent but is not a relevant feature of the view, it simply appears as an area of redundant land. This is emphasised due to the larger more functional area of designed open space behind the viewer.

5.11 These receptors have a low sensitivity to the proposals.

Potential Visual Effects

5.12 The wireframe shows the introduction of a new building in the centre of the view. It is not a dominating building and not dissimilar to the Phoenix building visible in the baseline view. The proposals are taller but due to the nature of the Site, are slim. The viewer largely experiences the same view albeit with a taller building slightly closer in the view.

5.13 Given that the viewer is experiencing the development of 1 Adair Street and other demolition and construction sites in the vicinity, this will likely have very little impact upon their visual amenity. No views are restricted or compromised by the proposal.

5.14 These receptors will receive a negligible level of effect on their visual amenity as a result of the proposed development.

User of Great Ancoats Street to the South

5.15 This view is similar to both those described above except that the area is more enclosed to the visual receptor. In front, south of the development site, as shown on INF VP09 and RBMP VP09, 1 Adair Street is being constructed, behind is the Ibis Hotel and the configuration of buildings associated with it which are approximately eleven storeys. The street in this location is lined from the corner of Every Street to the south with buildings which are located on the footpath edge. The receptors will understand that the townscape opens up a little around the Site's location but further north along Great Ancoats Street are more tall buildings – the most dominant being the three towered development which reaches approximately 30 storeys at its tallest.

5.16 These receptors have a low sensitivity to the proposals,

Potential Visual Effects

5.17 The wireline show that the proposals will appear as an additional building in the cluster of taller buildings in this location. 1 Adair Street and the Oxygen building bookend this section of the street and the proposals will appear at the same height and scale as the residential units on the north of Chapeltown Street.

5.18 As set out above, these receptors are already experiencing an active road frontage where the buildings come up to the pavement edge. This section of Great Ancoats Street is more open but the proposal does not affect or change that experience.

5.19 These receptors will receive a negligible level of effect on their visual amenity as a result of the proposed development.

Users of Chapeltown Street to the West

5.20 Users of Chapeltown Street are represented by INF VP01 & RBMP VP 01 and consist of mostly residential receptors in converted or retro built warehouse accommodation. The Crusader Works building which has been converted is a Grade II listed warehouse mid-way along the street and is the typical red brick, triangular plan building, running parallel to the street with rounded regimented windows. Adjacent to that is the newly constructed yellow and black building (Phoenix) a slate grey and concrete building with yellow trim. Opposite these are a mix of sand coloured and red brick buildings representative of the era they were constructed.

5.21 The residents in this location experience a variety of building types but do understand that they are on the periphery of the taller elements and the busier parts of the city. There is a lower key feel to the street however towards the western end buildings increase in height (Phoenix is ten storeys) and it opens up to more modern development.

5.22 Vehicle users and pedestrians pass along this street – it is a route connecting back to the station and it is assumed that commuters and workers travelling between home and work use this route.

5.23 Overall, the receptors in this location have a low to medium sensitivity to the proposals.

Potential Visual Effects

5.24 The wireframe shows that the proposals appear as a very small addition on the eastern end of Chapeltown Street. The Phoenix building already appears as a modern, taller addition to the street frontage. Due to the materials and the staggered height increase (when combined with the existing buildings) there will very little perception of change for those receptors at the mid and western end of the street.

5.25 For those residents of the units directly to the north of the application site, their direct view will change from scrubland to built form. However, their wider view contains these elements already and the trajectory of the street follows this townscape. It is acknowledged that they experience a more direct change in their view but not to the overall detriment of their visual amenity. Other developments with approved permissions are to be brought forward to the south of these receptors and therefore the visual character of this area has already changed and the views to the south closed down.

5.26 These receptors will receive a medium level of effect on their visual amenity as a result of the proposed development.

Users of the Cheshire Ring Canal Walk and the Ashton and Rochdale Canal

5.27 This is a route which follows the towpaths along six historic canals including the Ashton and Rochdale Canal in this part of Manchester. Walkers and canal craft experience typical features as they approach the city centre. The canal is set lower than the surrounding townscape and connects into adjacent wharfs. A number of the locks are listed and the key feature in this location is the listed Lock Keepers Cottage. The representative view is INF VP 04 & 06 recorded just before the bridge over Caruthers Street along the eastern stretch and on the bridge by the Lock Keepers Cottage.

5.28 Views from the east are funnelled along the canal between the taller modern buildings. Historic mapping tells us that this part of the canal in Ancoats would have a similar character but with traditional wharf side buildings now replaced with modern residential blocks. As the receptors walk along the route there are breaks through to modern mews such as Lock Gate Mews. This route is also a designated wildlife site.

5.29 Along the route now are a mix of developments but there is a sense of removal from the surrounding townscape and a connection with the past. Receptors along this route have a medium sensitivity to the proposals.

Potential Visual Effects

5.30 The users of the canal already experience taller buildings in the line of the view when looking east and the wirelines show that the proposals will introduce an additional element but behind the existing built form. The existing buildings already dictate the character of the canal side and document the change in the building typology. The proposals will not compromise the experience for the receptor, this route specifically follows canal towpaths through urban areas and tracks the changes which have occurred.

5.31 The Lock Keepers Cottage is located within the heart of redevelopment and the wireframes show that the experience of this part of the canal, where the receptors are in closer proximity to more visible assets and information about the past, will not be changed.

5.32 These receptors will receive a low to negligible level of effect on their visual amenity as a result of the proposed development.

Users of the Green Space Adjacent to the Canal and the Metro Link

5.33 These receptors are generally dog walkers or people playing informal sport or making a short cut to the metro station at the eastern end. A desire line is evident, worn in the grass. The area has no formal open space designation. These views are represented by INF VP03.

5.34 According to the historic mapping this was originally developed with the aforementioned factories and houses which lined the canal, as was the Site. Now the Site affords its users 360 views of the surrounding townscape which is a mix of modern rectangular low rise residential development, tall slimmer buildings and historic warehouse. Further to the west the areas become predominantly traditional suburban residential. Overall it is a mix of building types and sizes, evident in the baseline photo, which do lack cohesion from this location.

5.35 These receptors are represented by VP RBMP 03 recorded looking directly west towards the city centre. These are not key views, simply incidental local views, available due to the opening of this area presumably in part for the metro link construction. The buildings in the views are of interest – the old UMIST building, Deansgate Square and the former BBC site – but these are not documented or designed views from a specific noted location.

5.36 Views to the north are shown on the image below and capture the historic canal and its assets set against the back drop of the developed wharf side developments. To the south the retained warehouses sit next to new hotel developments. The metro link station is situated to the east of this area and many of the receptors are accessing the platform.

5.37 This still remains a busy and active part of the city and the modern elements are experienced in unison with the heritage assets. Receptors are more likely to be lingering here and it is conceivable that on a summer's day people may gather for recreation purposes. It is judged that they have a medium sensitivity to the proposals.

Potential Visual Effects

5.38 The baseline views looking west highlight the mix of size, scale and type of built form in these views. There is a lack of cohesion and the changes over time from the late 1800s is evident.

5.39 The wireframe and render show that the proposals do not appear taller than the surrounding buildings and do not restrict any views to the heart of the city. It is established that there are some incidental views of other buildings in Manchester, and this remains with the proposals in place. The proposals do not compromise the experience or the visual amenity of the users in this location, it will simply appear as a new building to be read in the view.

5.40 These receptors will receive a low to negligible level of effect on their visual amenity as a result of the proposed development.

View from Cotton Field Wharf Marina

5.41 Cotton Field Wharf is one of the areas of recent redevelopment in Ancoats, with Phase 2 completed in 2015. It comprises retail, apartments and the Islington Free School. Visitors can access from Redhill Street down onto the wharf side and move through to Cotton Field Park, a new municipal eco park on the west side of the wharf. This is a more vibrant area and additional regeneration of the large carpark to the southwest is proposed. The area is more low lying and views look south towards the cluster of taller buildings around the Oxygen building which dominates the skyline. Views are represented by INF VP07.

5.42 The focus of the receptors in this location is enjoying the wharf and canal side atmosphere and experience. There is some green space and the trees associated with the Cotton Field Park filter some views to the taller buildings.

5.43 These receptors have a medium to low sensitivity to the proposals.

Potential Visual Effects

5.44 In the representative view the proposal are located behind the Oxygen tower complex and therefore there is no change, however as the receptors move along the wharf side, the proposal will filter into and out of the view. The area is subject to wholesale redevelopment which continues in the southern areas and in the disused carpark to the west. There are a number of larger buildings which have been erected in the wharf itself – the units on Keepers Quay standing at nine storeys.

5.45 The focus for the receptor is on their immediate surroundings including the wharf and canal side and the newly developed Cotton Field Park. It is considered that it is an inward looking environment and functions within its own setting, that said the visitors and residents understand their location on the edge of the city.

5.46 These receptors will receive a negligible level of effect on their visual amenity as a result of the proposed development.

Views from Store Street and the Area to the East

5.47 Views from Store Street capture the visual character to the east of the application site around the Piccadilly area. Views are represented by INF VP10 & RBMP VP10. This area is a mix of retained warehouses, modern commercial and new build industrial style buildings. Typical views are along enclosed streets where the built form is located at the back of the pavement and frame the views. Gaps open up to views down onto the canal.

5.48 These receptors are residential and road users and have a low sensitivity to the proposals given the townscape environment they are within.

Potential Visual Effects

5.49 Due to the dense grid pattern of buildings and the change in topography views of the proposal will be restricted and where visible will not be noticeable as change or having an impact.

Other Visual Receptors

View 2

5.50 This is recorded directly opposite the site and is mainly to explain the context of the proposals. It is relevant to include such a close proximity view, however it does not inform us of anything which is not predictable – that the development proposals will encompass the whole view and there will be a complete change to the actual land within the red line boundary. However, these proposals are set within the context of a programme of development, specifically on the land to the south of the viewer where there are several consented tall buildings. Overall, it is not considered that the proposals will have a significant impact on this view, in the round, when considered in the context of the wider development schemes.

View 5

5.51 This view is recorded, proportionately, some distance from the site on the junction of Pollard Street and Carruthers Street and it is considered that given the surrounding streetscape and the nature of the receptor there will be no discernible impact from this location on the receptors.

View 10

5.52 This view is recorded close to Piccadilly station west of the application site on Store Street and is recorded in rbmp AVR Verifiable Views report as AVR VP10. This verifiable view shows that there is a very small section of the development proposals visible between the two existing buildings and behind a tree in the foreground but once the consented schemes shown in blue and orange have been developed is it will be overshadowed and will not be discernible in this view and therefore it is judged that there is no impact from this location.

Table 1: Summary of Residual Visual Effects

Receptor	Sensitivity	Viewpoint Ref	Magnitude of Effect	Nature of Effect
User of Great Ancoats Street to the north	Low	INF VP08 RBMP VP08 (wireframe)	Negligible	Indirect Permanent adverse
User of Great Ancoats Street opposite the Site	Low	INF VP11 RBMP VP11(wireframe & render)	Negligible	Indirect Permanent adverse
User of Great Ancoats Street to the south	Low	INF VP09 RBMP VP11(wireframe)	Negligible	Indirect Permanent adverse
Users of Chapeltown Street to the west	Low to medium	INF VP01 RBMP VP01 (wireframe)	Medium	Indirect Permanent adverse
Users of Cheshire Ring Canal Walk and the Ashton and Rochdale Canal	Medium	INF VP04 & 06	Low to Negligible	Indirect Permanent adverse
Users of the Green Space adjacent to the canal and the metro link	Medium	INF VP03	Low to Negligible	Indirect Permanent adverse
View from Cotton Field Wharf Marina	Low to Medium	INF VP07	Negligible	Indirect Permanent adverse
Views from Store Street and the area to the east	Low	INF VP10 RBMP VP10 (wireframe)	Negligible	Indirect Permanent adverse

Receptor	Sensitivity	Viewpoint Ref	Magnitude of Effect	Nature of Effect
View directly opposite the site	Low	VP02	Medium	Indirect Permanent adverse
Views from the junction of Pollard Street and Carruthers Street	Low	VP05	Negligible	Indirect Permanent adverse
View from Store Street near Piccadilly Station	Low	VP10	Negligible	Indirect Permanent adverse

Potential construction Impacts

5.53 The surrounding area is subject to a large number of future developments. Most immediately the approved schemes outlined on page 8 of the DAS which show that the area to the south will become additional residential and hotel schemes, some of which are 25 storeys high. This townscape is regenerating and there are sites in construction across Ancoats, Cotton Field Wharf, Islington Wharf and Piccadilly south and east. As outlined briefly in this report and I more detail in the Heritage Appraisal, as a whole this area has been cleared and redeveloped a number of times and the area around the wharfside to the east of the site is earmarked for further development.

5.54 This is positive regeneration of the area and although it has an impact on the townscape and visual receptors in the area, it is a part of the process to rejuvenate and reinvent this part of Manchester. The residents of and visitors to the area are already experiencing ongoing construction works of which this is a small component. There will be the obvious impacts from the construction vehicle movements, the redirection of highway footpaths, the potential temporary road closures and the noise from construction, most acutely on those residents in close proximity to the site. However when considered within the wider context outlined above the level of impact is judged to be low.

Potential cumulative impacts

5.55 As outlined previously the application site is located just north of an area which has 3 consented schemes on it;

- Forshaw Victoria House 12200-FO-2018
- Packaged Living Castings 127317-FO-2020
- Olympian Portugal Street East 127317-FO-2020

5.56 In addition, 1 Adair Street is in construction as a new hotel.

5.57 It is considered that these applications, with the Oxygen Tower scheme will dominate the skyline and the townscape of this area once complete. In scale, height and form they are more impactful than the development proposals. The Ferrous scheme is less significant due to its height but also the location on the eastern end of two recent development schemes – the Phoenix Apartments and the conversion of the Crusader Works. It is a continuation and completes the development of this parcel of land.

5.58 From some views the proposals will no longer be visible – such as from the south on Great Ancoats Street – which is shown on the RBMP wireframe and rendered views (VP09)

6 Summary and Conclusions

Townscape Character

6.1 Built form previously existing on the site, likely as part of the industrial works connected with the canal and railway and was latterly cleared as regeneration works have commenced through the area. It has the appearance of 'left over' piece of land and does not contribute positively to the character of the area currently. As a whole, the area is undergoing significant regeneration, including the redevelopment of some existing building such as the Crusader ~Works listed warehouse, next door but one to the site, and new tall buildings such as 1 Adair Street and the Oxygen Building. Consented schemes up to 25 storeys are coming forward just to the south of the site on part vacant land.

6.2 Retained heritage assets such as the Lock keepers Cottage, sit as a juxtaposition to the new built form but there is a unison which forms some of the character rof this area. Continued development and regeneration is proposed at the wharfs, along the canal and through the area known as Ancoats.

6.3 The development of this site is appropriate and suitable and utilised a vacant site. The proposals are an opportunity to contribute to the townscape in this location with no detriment to the character.

Visual Amenity

6.4 Potentially sensitive visual receptors were reviewed, and representative views were collated across and agreed study area. Wireframes and renders were produced for a number of the locations, and these are appended to this report.

6.5 Most of the receptors are road and pedestrian users of the highways, residents in the area and visitors to the canal and Wharfside. These later receptors are considered to be more sensitive, but it is judged that the development of the proposals will at most have a low adverse impact on their visual amenity but largely the change will be negligible.

6.6 This is due to the ongoing regeneration and development of the area as outlined above, the dense grid like pattern and topography of the existing built form restricting views, the more dominant buildings constructed (Oxygen) and those consented and the existing experience of these receptors.

Overall Summary

6.7 It is considered that there is an opportunity to positively develop this site in townscape character terms with little adverse impact upon the potentially sensitive visual receptors in the area.

Appendices

Appendix A – TVA Methodology

A Methodology

Guidance

1.1 The Townscape and Visual Impact Assessment (TVIA) and supporting studies and surveys were conducted in accordance with the principles set out by *Landscape Character Assessment Guidance for England and Scotland* (CA and SNH, 2002) and *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (LI and IEMA, 2013).

1.2 GLVIA 3 defines townscape as "areas where the built environment is dominant… including the buildings, the relationships between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces". Townscape, like landscape, is a combination of both cultural and physical characteristics or components that give rise to patterns that are distinctive to particular localities and help to define a 'sense of place'. The townscape character is an interaction of influences including topography, land use and management, historic and cultural associations together with built form and its relationship with the surroundings.

1.3 Townscape and visual assessments are two separate but interlinked processes that are undertaken in parallel. The assessments are informed by a combination of desk and site based appraisal techniques and professional judgements.

1.4 The townscape assessment considers the effects of the proposed development on the physical townscape and landscape, which may give rise to changes in its character, and how this is experienced; separately considering the effects of development on:

- Defined Townscape Character Zones (in order to consider variations and contrasts in surrounding land use pattern and built form);
- Designated townscape resources (sites designated and protected under legislation and local policy).

Stages in Townscape and Visual Impact Assessment

1.5 The TVIA process comprises the following stages:

- Baseline assessment: record and analyse the existing nature and value of the townscape character and features, and visual amenity of the study area through desk and field based appraisal;
- Description of the nature, forms and features of the proposed development including and constraints and opportunities;
- Assessment of sensitivity of the existing townscape and identified visual receptors to change;
- Identification of potential townscape and visual impacts due to the proposed development;

- Identification of proposed mitigation measures appropriate to the development and its townscape context;
- Assessment of the magnitude of effect upon the identified receptors, likely to result from implementation of the proposed development;
- Assessment of the significance of the residual effects on townscape and visual resource, taking into account appropriate mitigation.

1.6 The assessment process is iterative; the analysis of the baseline conditions and evaluation of the potential effects resulting from a development informs the evolution of the proposed development. It is, therefore, important to take into consideration the mitigation that is inherent or proposed as part of the development in order to assess the residual effects and their significance.

1.7 The assessment process is recorded in two principal stages: a baseline study of the existing landscape and surrounding visual receptor groups, followed by the impact assessment.

1.8 The visual assessment considers the potential changes that would occur to available views in the townscape as a result of the development proposals, the resultant effect on visual amenity and people's responses to the changes.

1.9 The TVIA comprises, firstly the identification, understanding and description of the existing townscape and visual baseline conditions (townscape receptors and groups of views likely to be impacted by the proposed development within a defined study area) and secondly the identification and description of the impacts arising from the development on the townscape and the visual receptors.

1.10 The assessment examines both construction phase impacts and impacts on completion of the proposed scheme including mitigation strategy. The impacts are assessed based on professional judgements and an understanding of the construction phases and phasing of completion, which are summarised in the TVIA and include any proposed townscape and visual mitigation works.

Study Area

1.11 Consultation with the LPA alongside published guidance provides recommendations on the extent of the Zone of Theoretical Visibility that should be produced to assess the area that would potentially experience significant visual effects.

1.12 The purpose of the TVIA is to identify significant landscape/ townscape and visual effects. It is, therefore, reasonable to limit the study area in various respects to meet the requirements of the specific project and its landscape context and to reflect the likelihood of significant effects arising over very long distances. It is also important that the more significant effects occurring over shorter distances are given appropriate emphasis. This report has adopted the following approach:

- The focus of the visual assessment, identification of receptors and the selection of representative viewpoints is generally limited to 2km from the application site. The study area is defined as extending approximately 4.5km northeast to include an area of elevated and open landscape, otherwise 2km

approximately 2km south, east and west of the application site, in order to ensure an adequate focus on potentially significant effects;

- Effects on townscape character areas and designations are considered within the study area; limited by the 2km study area. This is based on professional experience of residential and mixed-use development assessment, that visibility over greater distance does not have the potential to result in significant changes to the townscape character or value in the local landscape context. The key characteristics of the immediate landscape to the application site will be assessed up to 2km in order to understand how this corresponds with those characteristics identified within existing character assessments. Views were identified beyond this, especially due to the height of the proposal, however effects were judged to be less significant from beyond this area.

1.13 The TVIA focusses on potentially significant townscape and visual effects likely to occur within the localised study area and those features within it. This is considered appropriate in the surrounding landscape context, where the combination of the topography with the vegetative land cover and most significantly, built form, would restrict significant townscape and visual effects.

Field Observations

1.14 For the purpose of informing the assessment, desk top study on the site and its surrounding areas have been undertaken to survey any potential receptors and key views.

1.15 Photographs illustrating views from a selected series of viewpoints have been taken using a Canon EOS digital camera set to a 50mm focal length. Viewpoint photographs have been presented in accordance with the Landscape Institute's Advice Note 01/11 Photography and Photomontage in Landscape and Visual Impact Assessment.

1.16 Field survey visits were undertaken during October 2021 for the initial development of the photo viewpoint locations. The baseline views were recorded on 28 October 2021 for the production of the baseline information and completing the verifiable views.

1.17 Specific methodologies relating to verified photography and the production of computer modelled photo montages is detailed within Appendix C.

Landscape Sensitivity

1.18 Landscape is a combination of both cultural and physical components that give rise to patterns that are distinctive to particular localities and help to define a 'sense of place'. Landscape character is defined by the interaction of influences and components such as landform, hydrology, vegetation, landcover, land use pattern and cultural features and associations, and their relationship with the surroundings.

1.19 Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types. To reliably inform detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the changes arising from a specific type of development. Therefore landscape sensitivity is assessed combining judgments on the value attached to a landscape and the susceptibility to the type of change or development proposed.

1.20 Landscape value is the relative value attached to a potentially affected landscape. Landscape value is relative in relation to the different stakeholders and different parts of society that use or experience a landscape. Factors that have been considered in making judgments on landscape value include designations (both national and local), local planning documents, status of features (eg. TPO's or Conservation Areas) and local community and interests (for example local green spaces, village greens or allotments). Landscape value will vary in response to the specific landscape that is being considered.

1.21 The value is assessed as **high**, **medium** or **low** and the assessment is made based on the following factors:

- The quality placed on the landscape, including the scenic quality;
- The presence of rare elements or features, or rare landscape character types;
- Whether the landscape contains a particular character and/or features or elements considered to be particularly important examples;
- The presence of nature, historical or cultural features of interest;
- Evidence that the landscape is important for recreational users;
- Perceptual aspects, such as tranquillity or wildness;
- Associations of the landscape with particular people in history (such as artists or writers), or historical events, that contribute to the perception of natural beauty.

1.22 The second component of landscape sensitivity relates to susceptibility. Landscape susceptibility to change is the ability to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover overall character areas, condition or a particular landscape character type or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature of the type of change that may occur.

1.23 To assess landscape susceptibility it is important to appreciate the key characteristics and attributes of the landscape of the application site and surrounding study area, in order to understand local landscape variations and if the landscape of the application site fits with the description of the LCT/LCA that it is within.

1.24 The characteristics of the landscape that should be considered with regard to their susceptibility to change include a variety of attributes, such as scale and enclosure, landform, nature of land use, nature of existing elements or nature of existing

features. Landscape susceptibility is described on the verbal scale as **high**, **medium** or **low**.

1.25 Sensitivity is a term applied to specific receptors, combining judgments of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor. Receptors can include specific elements of features or may be judged at a wider scale and include landscape character parcels, types or areas.

1.26 The consideration of value of the landscape receptor combined with susceptibility to the type of change arising from the proposal, allows for assessment of sensitivity of the landscape receptor. The sensitivity of landscape receptors is categorised as **high, medium** or **low**; the criteria for each category is outlined in Table B-1.

Table B-1: Sensitivity of Landscape Receptors

Receptor sensitivity	Guide on typical criteria
High	A landscape of particularly distinctive character and high or exceptional scenic quality. Strong representation of the typical landscape character type. Intact landscape with excellent condition of elements and features. Presence of rare features in the landscape. National and/or regionally designated landscape for its scenic quality and character, such as an Area of Outstanding Natural Beauty (AONB) or National Park. High recreational value with strong cultural and historical associations. High susceptibility to changes arising from the proposal.
Medium	A landscape of moderately distinctive character and scenic quality. Typical landscape character type is apparent. Relatively intact landscape with occasional features of interest. Locally designated for its quality and character. Receptor of higher value but lower susceptibility to the type of change or development, or vice versa.
Low	A landscape of no distinctive character or scenic quality or is damaged, neglected or of poor character and lacking scenic quality. Landscape has become eroded with no more than occasional elements and features of interest. Not subject to any form of landscape designation. Receptor of low value and low susceptibility to the type of change arising from the proposal.

Magnitude of Landscape Change

1.27 Once the sensitivity of the landscape receptors has been determined, the effect that the proposed development will have on the landscape resource can be assessed.

1.28 The effect on landscape receptors is assessed in relation to the size or scale of impact, the geographical extent or the change and the duration and the reversibility of the impact.

1.29 The magnitude of landscape change effect from the proposed development on landscape character or designations is appraised, taking into account each phase (construction and completion) of the proposed development and any inherent / proposed mitigation. The assessment of the magnitude of effect takes into account the following factors:

- The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones, for example removal of hedges may change the small-scale, intimate landscape into a large-scale, open one, or introduction of new buildings or tall structures that may alter open skylines;
- The extent of existing landscape elements that would be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;
- The scale of overall predicted change to character;
- The timescale or phasing of the construction stages;
- Whether the landscape change would be reversible or not.

1.30 The magnitude of effect is categorised as **high, medium, low** or **negligible**; the criteria for each magnitude is outlined in Table B-2 below.

Table B-2: Magnitude of Landscape Effects

Magnitude of Effect	Guide on typical criteria
High	The proposed development would cause a large, irreversible change to the existing landscape for a long time or permanently. Impact upon landscape features of international and national importance that would change the key characteristics of that landscape. Long-term or permanent change to existing landscape conditions.
Medium	The proposed development would cause a noticeable change to the existing landscape, however, only few elements and features that contribute to the overall character would be affected. Medium or short term change of landscape conditions. Moderate alteration of the individual components of the landscape leading to small change in aesthetic and perceptual aspects of the landscape.
Low	The proposed development would cause a small impact / change and would affect relatively few receptors. Temporary and reversible change in landscape conditions. The key characteristics of the landscape contributing to its character would not be significantly affected.

Magnitude of Effect	Guide on typical criteria
Negligible	The proposed development is appropriate in its context or barely perceptible. It may be difficult to differentiate from its surroundings and has very little or no impact on receptors compared to the baseline situation. No key characteristics of the landscape contributing to its character would be affected.

Visual Assessment

Tall Buildings – Historic England Guidance Note 4[1]

1.31 *'Towns and cities evolve, as do their skylines. Individually, or in groups, tall buildings can significantly affect the image, character and identity of towns and cities as a whole, and over a long period. In the right place well designed tall buildings can make a positive contribution to urban life. The purpose of this advice note is to 'support all those involved in dealing with proposals for tall buildings in implementing historic environment legislation, the relevant policies in the National Planning Policy Framework (NPPF), and the related guidance given in the Planning Practice Guidance (PPG)' . The process of consultation, where the involvement of local planning authorities and stakeholders is encouraged when making a planning application for a tall building. This guidance suggests:*

1.32 *The Identify the zones of visual influence of a proposal, which then help to understand the character of the areas that may be affected and determine which individual heritage assets are likely to be affected (this includes considering recognised views and the settings of heritage assets);*

1.33 *b. Guide and improve design. Design Review is an established tool for the assessment of impact at the pre-planning and planning application stages, and can inform the Design and Access Statement. The greater the impact, the more detailed and comprehensive the Design and Access Statement needed. The same is true in relation to the heritage assessment;*

1.34 *c. Understand what illustrative material is likely to be needed in terms of the quality, accuracy, clarity and detail, so that the impact of a tall building can be properly and objectively assessed'.*

1.35 *4.6 'Careful assessment of any cumulative impacts in relation to other existing tall buildings and concurrent proposals will also be needed to fully understand the merits of the proposal. The existence of a built or permitted tall building does not of itself justify a cluster or additions to a cluster. Where a proposal is promoted as part of a cluster, a successful design will have a positive relationship within the cluster; the altered impact of a cluster itself needs to be considered. The use of modelling and visual aids is recommended to fully assess a proposal's impact on the surrounding area'.*

[1] Tall Buildings. Advice Note 4. Historic England. December 2015

1.36 *4.10 'Given their likely impact on a wide area, it is important that social and environmental effects are also assessed. Consideration needs to be given to a tall building's contribution to public space and facilities. This applies both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm. Consideration of the impact on the local environment is also important, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience'.*

1.37 Following desk studies and site visits a range of visual receptors (people) that have a potential to be affected by the proposed development are identified. They may include local residents, users of footpaths and roads (motorists, cyclists), and users of recreational facilities, visitors to popular tourist attractions or people at their place of work.

1.38 Potential viewpoints and areas for investigation are then identified following an initial study of Ordnance Survey (OS) maps, analysis of Zone of Theoretical Visibility and, most importantly, site visits. Viewpoints and areas of further investigation are identified based on the following criteria**:**

- Distance from the application site to the receptor;
- The proportion of the application site / proposed development visible, as well as the absolute visibility of the proposed development;
- The height of the proposed development relative to the receptor with reference also to the scale of other features in the view;
- The number and character of elements which would be lost from or added to the view;
- High concentrations of viewers, such as settlements, local recreational facilities, public footpaths and attractions etc;
- Views illustrating the visual character of the surrounding area; and
- Areas identified as having a high potential for visual impact.

1.39 A site visit was carried out on 5th June 2014 to assess general landscape character and views experienced by different types of visual receptors during the day. Photographs were taken to represent the surrounding visual receptors.

1.40 Following desktop research to understand the surrounding potentially sensitive receptors, a selection of viewpoints was made to represent key relevant visual receptor types likely to be affected by the proposed development, such as residents of nearby properties, users of Public Rights of Way (PRoW), pedestrians or road users, to enable the assessment of the proposed change in views and the significance of effect on these receptors.

1.41 Photographs illustrating views from a series of representative viewpoints were taken using Nikon D70 Digital SLR camera set to the 35mm focal length. The photographs have been reproduced in a series of viewpoint sheets with annotation and details of the image recorded. Where viewpoints consisted of more than one frame, the relevant frames were merged together using Photoshop CS6.

Visual Receptors

1.42 Visual receptors are groups of people, which include the public or community at large, residents, visitors and other groups of views. Study of OS data, production of a ZTV and consultation with the LPA are used to identify viewpoints for assessment that best represent the visual receptors likely to experience an impact from the proposed development.

1.43 Representative viewpoints are validated through site visits, resulting in the repositioning or exclusion of some of the preliminary viewpoints, due to lack of visibility towards the application site.

Visual Sensitivity Criteria

1.44 Sensitivity of visual receptors (people), whose groups are represented by a selection of viewpoints, depends on the susceptibility of these receptors to change in views and the value attached to views experienced by these receptors.

1.45 The susceptibility of different visual receptors to changes in views and visual amenity is judged based on:

- The occupation or activity of people experiencing the view at particular locations; and
- The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.

1.46 Judgements about the value of views take account of:

- Recognition of the value attached to particular views, for example in relation to heritage/cultural assets, or through planning designations; and
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment.

1.47 The sensitivity of visual receptors is categorised as high, medium or low, as defined in Table B-3.

Table B-3: Criteria for assessing sensitivity of visual receptors

Visual receptor sensitivity	Guide on typical criteria
High	People with a particular interest in their surroundings or with prolonged viewing opportunities, examples include: - Users of promoted viewpoints (often with interpretation boards); - Users of tourist and visitor destinations including recreational or heritage sites (ornamental parks and open spaces); - Users of recreational hilltops and peaks; - Residential locations and occupiers of residential properties;

Visual receptor sensitivity	Guide on typical criteria
	- People using important recreational facilities such as National Trails/Long Distance promoted routes and National Cycle Routes; - Users of Paths and Rights of Way (PRoW) in nationally or locally designated landscapes.
Medium	People with a general interest in their surroundings or with some viewing opportunities, examples include: - Users of public open spaces and outdoor recreational spaces; - Other public routes, and users of PRoW; - Local viewpoints.
Low	People with a limited or passing interest in the surroundings, examples include: - Users of more transitory routes, such as other public routes; - Users of the local road network and major highways; - People at their place of work; - Users of indoor facilities.

Magnitude of Visual Effect

1.48 For each of the identified group of receptors, the potential magnitude of the visual effect (in comparison to the existing 'baseline' situation) was assessed, taking into account each phase of the proposed development and any inherent / proposed mitigation. The magnitude of visual effect takes into account the following factors:

- The scale of change to the view with respect to loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics;
- The nature of the view of the proposed development, considering the relative amount of time over which it will be experienced and whether views will be full, partial or glimpsed;
- The degree of visual intrusion or obstruction that would occur;
- The distance of the viewpoint from the proposed development;
- The angle of the view in relation to the main activity of the receptor; and
- Duration and reversibility of the effect.

1.49 The magnitude of visual effects is categorised as **high, medium, low** or **negligible**.

Table B-4: Magnitude of Visual Effects

Magnitude of Effect	Guide on typical criteria
High	Severe change to views. Removal of valuable landscape features / elements that highly contribute to the overall quality and nature of views; Total change to the visual character of the surrounding landscape. Large number of viewers affected over a prolonged period of time. Development is highly prominent in the view.
Medium	Moderate alteration to views. Development affects few visual features/elements on or adjacent to the Application Site. Reversible effect affecting only a part of the wider view. Development 'stands out' in the view.
Low	The proposed development would cause a small impact / change and would affect relatively few visual receptors. Change to views on transitory routes such as infrequently used paths and roads. Small change to more complex views for a small number of viewers with no particular focus on the proposed development.
Negligible	The proposed development is appropriate in its context or barely perceptible. It may be difficult to differentiate from its surroundings and has very little or no impact on receptors compared to the baseline situation. It would have no or minimal effect on visual features / elements on or adjacent to the Application Site.

Nature of Effects

1.50 The nature of effects contributes to the assessment of magnitude of landscape and visual effects.

1.51 The LVIA considers whether the landscape and visual changes that would arise as a result of the proposed development would be beneficial or adverse. An adverse effect is one that introduces a new, discordant or intrusive element to the landscape or a view. A beneficial effect would be from an overall improvement to the landscape or a view through the removal of existing discordant features and replacement with features of similar scale to those in the surrounding landscape or view, or introduction of high quality features within landscape or a view that would contribute to its overall character.

1.52 With regard to the duration of landscape and visual effects, short to medium-term effects are normally considered to be temporary and associated with the construction of the proposed development, and long-term effects are normally associated with a fully occupied and operational scheme. Permanent effects are those which result in an irreversible change to baseline conditions or will last for the foreseeable future.

1.53 The duration of landscape and visual effects is typically categorised as follows.

- Long term – 15 years and beyond;
- Medium term – 5-15 years;
- Short term – 0-5 years.

1.54 Landscape and visual effects can be direct (effects that are caused by activities which are an integral part of the scheme) or indirect (effects that are due to activities that are not part of the scheme, e.g. regeneration benefits attributable to the scheme).

Significance of Landscape and Visual Effects

1.55 Assessment of landscape and visual effects refers to the change that is predicted to take place to the existing (baseline) condition of the landscape and views as a result of the proposed development.

1.56 The significance of an effect is broadly determined by assessing the sensitivity to change of the landscape resource and visual receptors against the magnitude of change predicted upon them. The assessment of the effects takes into account mitigation measures implemented as part of the proposed development. **Table B-5 is used as a guide only and the assessment of the significance of landscape and visual effects takes into account other modifying factors based on professional judgement**. Ultimately a combination of sensitivity and magnitude will give effects which may be major, moderate, minor or negligible

Table B-5: Significance of the effect on the landscape resource and visual receptors

Magnitude of effect	Impact significance		
High	Moderate	Major or Moderate	Major
Medium	Minor or Moderate	Moderate	Major or Moderate
Low	Minor	Minor or Moderate	Moderate
Negligible	Negligible	Negligible	Negligible
	Low	Medium	High
	Receptor Sensitivity		

1.57 The following table provides a brief definition of the key landscape and visual significance criteria.

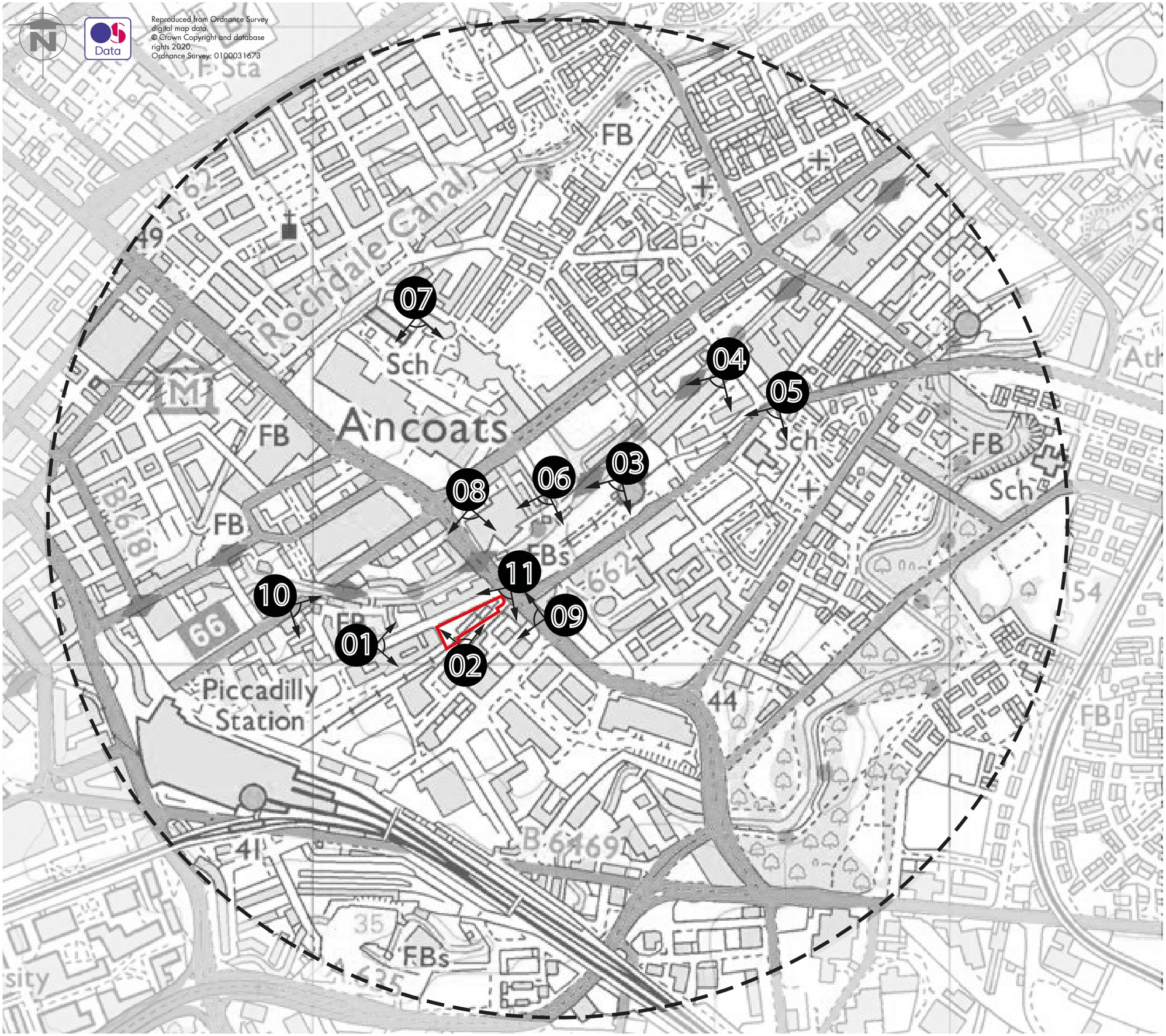
Table B-6: Significance Criteria

Significance	Description
Major	Important or substantial change in landscapes of national, district or local importance, or substantial changes in views experienced by most sensitive visual receptors.
Moderate	Noteworthy or medium change in landscape and visual conditions.
Minor	Inconsiderable or small change in landscape and visual conditions.
Negligible	No discernible change in landscape and visual conditions. No effect or an effect which is beneath the level of perception, within normal bounds of variation or within the margin of forecasting error.

1.58 Major effects are usually deemed significant. Similarly, effect of medium magnitude on a highly sensitive receptor or effect of high magnitude on receptors of medium sensitivity may also be judged 'significant'. The assessment also considers the nature of the landscape and visual effects as described above.

Appendix B – Figures

INF_N0855(08)001	Viewpoint Location Plan
INF_N0855(08)002	Context and Designations
INF_N0855(08)003-008	Representative Viewpoints



Legend

- Application Site
- 0.5 km radius
- 07 Viewpoint Locations

0m 250m

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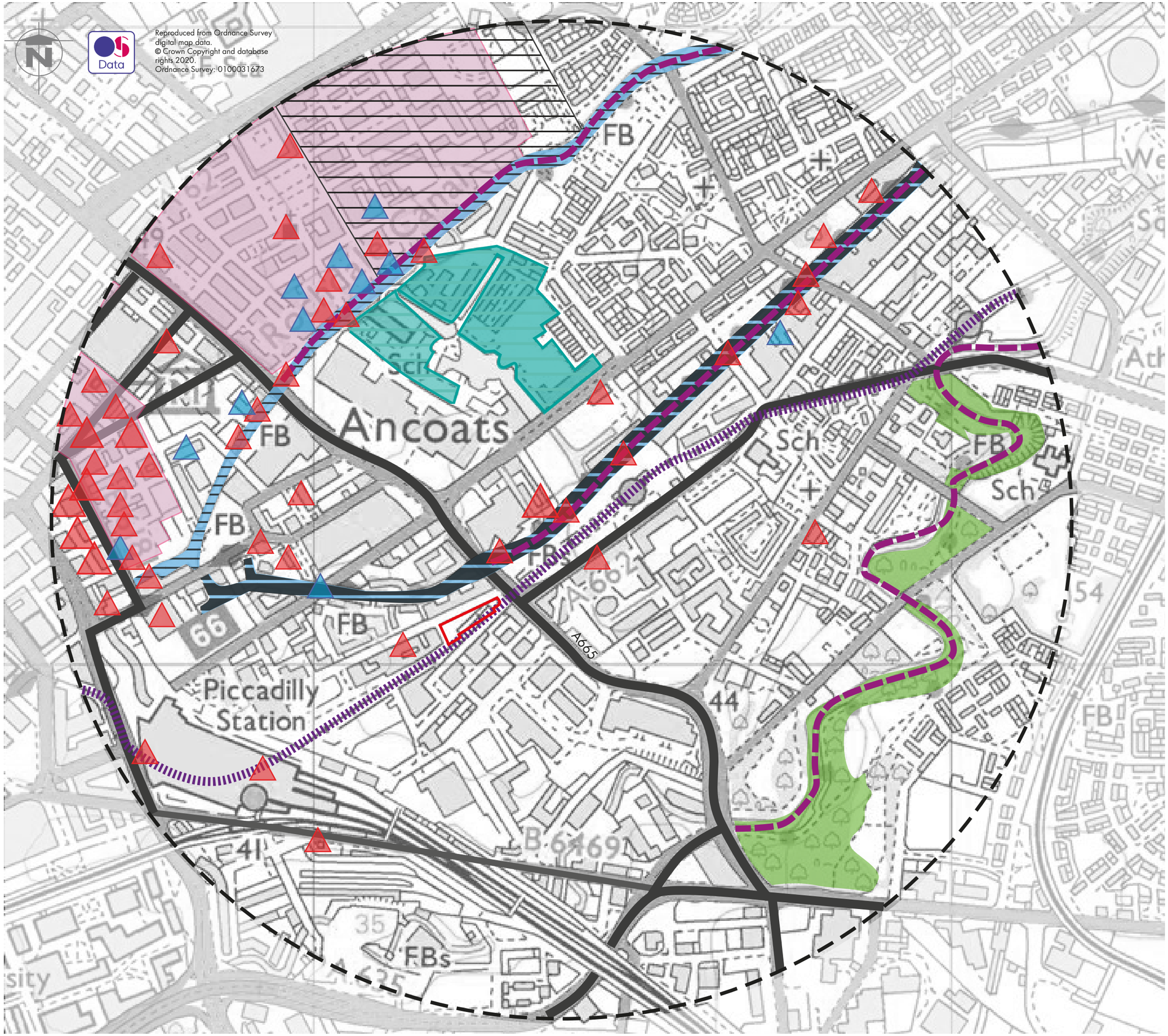
PROJECT
Chapeltown Street, Manchester

CLIENT
Capital & Centric

TITLE
Viewpoint Location Plan

STATUS FINAL			
SCALE NTS		DATE Oct 2021	
DRAWN CD		CHECKED SB	
JOB NO: N0855	DWG NO: (08)001	REV NO: -	ORIGINAL SIZE A3



Legend

- Application Site
- 0.5 km radius

Landscape Features

- Grade II Listed Building
- Grade II* Listed Building
- Open Mosaic Habitat
- Woodland Blocks
- Sites of Biological Interest: Rochdale Canal
- Sites of Biological Interest: Ashton Canal
- Permissive Footpaths
- Major Road
- Minor Road
- Manchester Metrolink Existing & Proposed
- Conservation Area
- Back of Ancoats Consultation - Poland Street Zone

0m 250m

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TITLE
Context and Designations Plan

STATUS FINAL
SCALE NTS
DATE Oct 2021
DRAWN CD
CHECKED SB

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N0855	(08)002	-	A3

Representative Viewpoint 01

Viewpoint and Camera Details:

Camera:	NIKON D600
Lens:	28mm
Date:	27.10.21
Time/ OS Grid Reference:	VP01 11.24 SJ 385055 398007 130m 47m
Distance to Site/ Elevation	

These views are representative of visual receptors at this location. They are for information purposes only and are not to scale. Scaled images can be provided upon request.

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Viewpoint 01

STATUS FINAL

SCALE NTS DATE 14/11/21

DRAWN CD CHECKED SB

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0855	(08)003	-	A3

Representative Viewpoint 02

Representative Viewpoint 03

Viewpoint and Camera Details:

Camera:	NIKON D600				
Lens:	28mm				
Date:	27.10.21				
Time/ OS Grid Reference:	VP02	11.07	SJ 385206 398002	20m	50m
Distance to Site/ Elevation	VP03	10.06	SJ 385501 398277	290m	56m

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Viewpoint 02 & 03

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SCALE NTS DATE 14/11/21

DRAWN CD CHECKED SB

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0855	(08)004	-	A3

Representative Viewpoint 04

Representative Viewpoint 05

Viewpoint and Camera Details:

Camera:	NIKON D600				
Lens:	28mm				
Date:	27.10.21				
Time/ OS Grid Reference:	VP04	9.27	SJ 385654 398476	530m	56m
Distance to Site/ Elevation	VP05	9.46	SJ 385721 398421	550m	54m

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TITLE
Viewpoint 04 & 05

STATUS FINAL
SCALE NTS DATE 14/11/21
DRAWN CD CHECKED SB

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0855	(08)005	-	A3

Representative Viewpoint 06

Representative Viewpoint 07

Viewpoint and Camera Details:

Camera:	NIKON D600				
Lens:	28mm				
Date:	27.10.21				
Time/ OS Grid Reference:	VP06	10.49	SJ 385353 398283	195m	53m
Distance to Site/ Elevation	VP07	9.01	SJ 385106 398599	520m	55m

These views are representative of visual receptors at this location. They are for information purposes only and are not to scale. Scaled images can be provided upon request.

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TITLE
Viewpoint 06 & 07

STATUS FINAL

SCALE NTS DATE 14/11/21

DRAWN CD CHECKED SB

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0855	(08)006	-	A3

Representative Viewpoint 08

Viewpoint and Camera Details:

Camera:	NIKON D600
Lens:	28mm
Date:	27.10.21
Time/ OS Grid Reference:	VP08 12.25 SJ 385228 398276 180m 48m
Distance to Site/ Elevation	

These views are representative of visual receptors at this location. They are for information purposes only and are not to scale. Scaled images can be provided upon request.

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TITLE
Viewpoint 08

STATUS FINAL

SCALE NTS DATE 14/11/21

DRAWN CD CHECKED SB

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0855	(08)007	-	A3

Representative Viewpoint 09

Representative Viewpoint 10

Viewpoint and Camera Details:

Camera:	NIKON D600				
Lens:	28mm				
Date:	27.10.21				
Time/ OS Grid Reference:	VP09	10.27	SJ 385360 398085	85m	53m
Distance to Site/ Elevation	VP10	12.04	SJ 384927 398078	250m	48m

These views are representative of visual receptors at this location. They are for information purposes only and are not to scale. Scaled images can be provided upon request.

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TITLE
Viewpoint 09 & 10

STATUS FINAL

SCALE NTS DATE 14/11/21

DRAWN CD CHECKED SB

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0855	(08)008	-	A3

Representative Viewpoint 11

Viewpoint and Camera Details:

Camera:	NIKON D600
Lens:	28mm
Date:	27.10.21

Time/ OS Grid Reference: VP11 10.38 SJ 385320 398128 50m 53m
Distance to Site/ Elevation

These views are representative of visual receptors at this location. They are for information purposes only and are not to scale. Scaled images can be provided upon request.

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TITLE
Viewpoint 11

STATUS FINAL

SCALE NTS DATE 14/11/21

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JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE:
N0855	(08)009	-	A3

Appendix C –RBMP Wireframes and Rendered Image

submitted as a separate document

Appendix D – Email correspondence on Verifiable Views

Sara Boland

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 01 November 2021 11:49
To: Sara Boland; richard@rbmp.co.uk
Subject: Re: N0855 Ferrous, Manchester

Hi Sarah

Just to clarify can we have the views on P7 and P9 as CGI's / renders of the document and wireline the remaining view

Best Wishes

Angela

Angela Leckie
Senior Planner
City Centre Team

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Zoom, Microsoft Teams or Google Meet

Upcoming Leave

Postal Address
Angela Leckie
City Centre Team
Planning
Growth and Development
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA

From: Sara Boland <sara.boland@influence.co.uk>
Sent: 01 November 2021 11:38
To: Angela Leckie <angela.leckie@manchester.gov.uk>; richard@rbmp.co.uk <richard@rbmp.co.uk>
Subject: RE: N0855 Ferrous, Manchester

Angela

Thank you for coming back to me so promptly, its much appreciated.

So to confirm we will include the views from the 21st and the new agreed views. We will wireline the 5 sent through and render the one from opposite the site.

Regards

Sara

Sara Boland
Managing Director
07717 101115

Midlands Office
Healy's Wharf, Huddlestones Wharf
Millgate, Newark, Notts NG24 4UL
01636 702152

www.influence.co.uk

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 01 November 2021 10:28
To: Sara Boland <sara.boland@influence.co.uk>; richard@rbmp.co.uk
Cc: Ruth Berry <Ruth.Berry@influence.co.uk>
Subject: Re: N0855 Ferrous, Manchester

Hi Sarah

Yes happy with the inclusion / scope of all of these in addition to those further views from your e-mail 21/10/21.

Best Wishes

Midlands Office
Healy's Wharf
Huddlestones Wharf
Millgate, Newark
Notts NG24 4UL
+44 (0)1636 702152

London Office
Juxon House
100 St Paul's Churchyard
London
EC4M 8BU
+44 (0)20 3102 7770

info@influence.co.uk
www.influence.co.uk

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Registered Office: Healy's Wharf, Huddlestones Wharf, Millgate, Newark, NG24 4UL
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