

1. TOWNSCAPE AND VISUAL IMPACT

1.1 INTRODUCTION

- 1.1.1 This volume of the Environmental Statement (ES) assesses the likely environmental effects of the proposed development with respect to Townscape and Visual Impact. This volume also describes the methods used to assess the effects; the baseline conditions currently existing at the site and surrounding area; the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been adopted. The Townscape and Visual Impact Assessment (TVIA) has been prepared by Tyler Grange.
- 1.1.2 Cumulative effects associated with Townscape and Visual Impact have additionally been considered within the ES and can be found in Chapter 11 Cumulative and Interactive Effects.
- 1.1.3 The chapter is supported by the following appendices:
 - Appendix 0-A: TVIA Methodology;
 - Appendix 0-B: Figures
 - Appendix 0-B-1: Site Location;
 - Appendix 0-B-2: Site Context;
 - Appendix 0-B-3: Townscape Policy and Designations;
 - Appendix 0-B-4: Published Character Assessments;
 - Appendix 0-B-5: Topography;
 - Appendix 0-B-6: Zone of Theoretical Visibility (ZTV); and
 - Appendix 0-B-7: Viewpoint Locations
 - Appendix 0-C: Photo Viewpoint Sheets and Methodology;
 - Appendix 0-D: Extracts of Published Character Assessments;
 - Appendix 0-E: Correspondence with Stakeholders; and
 - Appendix 0-F: Visual receptors table.

1.2 METHODOLOGY AND ASSESSMENT CRITERIA

EIA Scoping

- 1.2.1 Although a formal scoping opinion was not received from MCC, they did confirm that they were happy with the approach set out in the EIA Scoping Report (Appendix 4-A, ES Volume III), which was submitted to MCC on 20th October 2021.
- 1.2.2 Table 1-1 summarises key comments raised by consultees of relevance to this assessment and how the assessment has responded to them.

Table 1-1 Consultation response summary

Consultee	Comments	Response
Manchester City Council (29 th November 2021)	Scope of TVIA and location of photoviewpoints set out in the EIA Scoping Report considered appropriate to the proposed development.	Noted
Natural England (8 th December 2021)	The environmental assessment should refer to the relevant National Character Areas (NCA). The ES should include a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies. A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in Guidelines for Landscape and Visual Impact Assessment 2013 (3rd edition). The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials.	The relevant NCA is referenced within this TVIA. Effects on townscape character are assessed using methodologies set out by Natural England and the Landscape Institute in this TVIA. This TVIA has been assessed using the methodology set out in GLVIA 3. An assessment of cumulative effects associated with townscape and visual matters is included in Chapter 11, ES Volume I. The siting and design of the proposed development is in-keeping with local character and utilises materials typical of its setting.

Baseline study methodology

Establishing baseline conditions

- 1.2.3 The townscape and visual baseline conditions were established by undertaking a detailed desk study, fieldwork conducted in November 2021 to ground truth the findings of the desk study and capture photographs from the photo viewpoints assessed as part of the TVIA, and analysis of findings. These activities were undertaken in line with Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA 3) to create a detailed understanding of the existing townscape and visual context of both the site and surrounding townscape within the study area.
- 1.2.4 The townscape baseline was established through gathering data from published assessments on the landscape and townscape character and how this varies within the study area, together with its geographic extent and how it is experienced and valued.
- 1.2.5 The visual baseline establishes the areas from where the new components of the proposed development can be seen, who can see them, the places where those who see them will be affected and the nature of views and visual amenity. This was informed through the use of aerial imagery from Google Earth and Bing mapping, Ordnance Survey (OS) mapping and the calculation of a ZTV of the proposed development.
- 1.2.6 The ZTV mapping exercise was conducted using GIS software and based upon Environment Agency LiDAR data. The model takes into account the built form within Manchester City centre including areas of vegetation and shows the potential visibility of a building of up to 86m to account for the maximum proposed building height within site A. The ZTV was used as a first sieve exercise to scope down the areas to assess for potential views towards the site. From this exercise, a series of viewpoints were identified which were then shared for agreement with MCC (see Table 1-1 and Appendix 0-E).

- 1.2.7
- Together, the established baseline scenario provides an understanding of the components of the townscape and visual receptors that may be affected by the proposed development and includes the identification of key receptors and viewpoints which represent such receptors. The baseline is of sufficient detail to enable a well-informed assessment of the likely significant effects of the proposed development during the construction and operations phases.
- Familiarisation with the townscape and visual resources of the area within which the proposed development will be located;
 - Review of legislation, policy and guidance including published landscape and townscape character assessments of the area and its wider context and publicly available datasets from Historic England, Natural England and MCC;
 - Identification of townscape and visual receptors likely to be significantly affected by the proposed development;
 - Preparation of ZTV maps;
 - Identification of the location of viewpoints, informed by the ZTV, that were used to inform the assessment of effects of both townscape and visual receptors; and
 - Identification of suitable study areas for the impact assessment stage of the TVIA.
- 1.2.8
- This process defined a 2km study area from the site boundary that has formed the basis of TVIA fieldwork.
- 1.2.9
- Viewpoints identified during desk studies were ground truthed through fieldwork and their positions fixed prior to photography being undertaken. Townscape character was reviewed during the fieldwork and the descriptions contained in the published character assessment were augmented where necessary. Townscape and visual receptors were also assessed to ensure they are accurately represented through desk-based assessment

Assessment approach

- 1.2.10
- The generic EIA methodology is detailed in Chapter 4, ES Volume I. This section provides specific details of the townscape and visual methodology applied to the assessment of the proposed development and a summary of the general approach to provide appropriate context for the assessment that follows. The assessment methodology is based primarily upon the GLVIA 3 which is considered to be best practice guidance for undertaking TVIA.
- 1.2.11
- The methodology used to write this TVIA has been derived from GLVIA 3. This states that townscape and visual impact assessment relates to:

"...the effects of change resulting from development on both the townscape as an environmental resource in its own right and on people's views and visual amenity"
- 1.2.12
- In the context of this definition, the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the townscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.
- 1.2.13
- Furthermore, the TVIA process deals with the separate but interlinked issues of:
 - Townscape character: The effects of the proposed development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and

- Visual context: The effects of the proposed development on views experienced by visual receptors, and upon the amenity value of the views.
- 1.2.14
- The effects of both aspects must be addressed in the assessment. The full method of assessment for townscape and visual effects that has been applied is included in Appendix 0-A, ES Volume II.
- 1.2.15
- In summary, the TVIA assessment process involves the following steps:
 - Appraisal of townscape, visual and planning policy baseline;
 - Identification of potential receptors to change and their sensitivity;
 - Assessment of potential effects on identified receptors;
 - Assessment of cumulative effects on identified receptors;
 - Assessment of residual effects on identified receptors; and
 - Proposed mitigation measures.

Assessment of effects

- 1.2.16
- This TVIA has been carried out in accordance with GLVIA 3 which is best practice guidance for assessing townscape and visual matters and current Landscape Institute (LI) guidance notes relating to townscape and photography. Desktop and on-site appraisals have been used to identify potential receptors to change. Townscape receptors may be individual townscape elements, such as vegetation and buildings, or townscape character. Visual receptors are always people. Receptors that are identified but then deemed to not be affected by the proposed development are scoped out of the assessment in accordance with the GLVIA3.
- 1.2.17
- Changes to the townscape character can arise as a result of:
 - Changes to the fabric of the townscape including either through the loss of key elements or the introduction of new features which alter the distinct character of the townscape; and
 - Changes which alter the way in which the townscape is perceived or appreciated.
- 1.2.18
- Changes to views will occur where there is:
 - Alteration of the view in terms of elements present and the overall composition;
 - A change to the skyline; and/or
 - There is a change to the distribution or dominance of features.
- 1.2.19
- The assessment criteria used for this TVIA includes consideration of value and susceptibility in determining receptor sensitivity; and consideration of the scale, extent and duration of the effect in determining magnitude.
- 1.2.20
- The significance of identified townscape and visual effects will be assessed through the application of professional judgement combining the sensitivity of the townscape/visual receptor, the magnitude of the change and whether the change is likely to be temporary or permanent, long or short term. The assessment will identify which effects are considered to be significant as well as whether they are adverse or beneficial.
- Receptor sensitivity
- 1.2.21
- The sensitivity of receptors is assessed by combining the considerations of:

- Susceptibility: the ability of a townscape or visual receptor to accommodate the proposed development “without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape [or townscape] planning policies and strategies.” (GLVIA3, para. 5.40); and
 - Value: “the relative value that is attached to different landscapes [or townscapes] or views by society” (GLVIA 3, pages 114 and 157).
- 1.2.22 In order to assist in understanding the application of sensitivity to townscape and visual receptors, Appendix 0-A, ES Volume II sets out a number of assessment criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment through the application of profession judgement.
- 1.2.23 Table 1-2 sets out how townscape sensitivity lies along a continuum of low to high. The value and susceptibility of a townscape receptor are both considered in understanding and forming a judgment regarding its overall sensitivity.

Table 1-2 Criteria for determining townscape receptor sensitivity

Sensitivity	Criteria			
	Designations and conservation interests/associations. Townscape recognised and valued for their quality and/or cultural associations/recreational value	Townscape value. Key characteristics and features as recognised in published character assessments or policy.	Townscape condition. Degree to which the townscape is intact and legible & its scenic quality	Townscape susceptibility. The ability of a defined townscape to accommodate the specific proposed development without undue negative consequences
High	National/Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the townscape and are fundamental to defining the distinct townscape character of an area.	Distinct townscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The townscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
		Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated townscapes. Distinctive individual or rare features.		
	Local importance (e.g. Conservation Areas, Special Landscape Areas/features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Townscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

Sensitivity	Criteria			
	Designations and conservation interests/associations. Townscape recognised and valued for their quality and/or cultural associations/recreational value	Townscape value. Key characteristics and features as recognised in published character assessments or policy.	Townscape condition. Degree to which the townscape is intact and legible & its scenic quality	Townscape susceptibility. The ability of a defined townscape to accommodate the specific proposed development without undue negative consequences
Low		Features or elements that are uncharacteristic and detract from the townscape character of an area.	Degraded townscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the townscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

- 1.2.24 Table 1-3 sets out how visual sensitivity lies along a continuum of low to high. The value and susceptibility of a visual receptor are both considered in understanding and forming a judgment regarding its overall sensitivity.

Table 1-3 Criteria for determining visual receptor sensitivity

Sensitivity	Criteria	
	Value (attached to views)	Visual Susceptibility
		The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations
High	Recognised national/important viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognised routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land).	People visiting recognised viewpoints with views towards the proposed development. People using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the proposed development.
	Locally important views/ views. Views from within locally designated townscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps	People using recreational facilities or playing outdoor sports with views of the proposed development but for whom views are not the main focus. Users of Public Rights of Way and Access Land with intermittent views towards the proposed development.
Low	Permissive routes, not recognised by policy or identified on maps. No designations present	People travelling along roads or using transport routes where the focus is not on the views and views of the proposed development are fleeting. People at places of work where attention is not on the views. Users of Public Rights of Way and Access Land where views towards the proposed development are limited to glimpses and are not the main focus of attention.

Magnitude of change/impact

- 1.2.25 The magnitude of impact considers the size or scale of the proposed development, along with the geographical extent of the area influenced and its duration, as set out in the GLVIA 3 (para. 3.26).
- 1.2.26 In order to assist in understanding the application of magnitude of impact to townscape and visual receptors, Appendix 0-A, ES Volume III sets out a number of assessment criteria. These allow for the separate consideration of scale, duration and extent factors in order to establish a balanced assessment through the application of professional judgement.
- 1.2.27 The scale of impact is assessed for all townscape and visual receptors and identifies the degree of change which would arise from the proposed development. A summary of the criteria for the assessment of the scale of impacts are set out in Table 1-4.

Table 1-4 Criteria for determining magnitude of change/impact

Magnitude	Criteria
High	A large extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.
Medium	A medium extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.
Low	A small extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.
Negligible	A barely perceptible extent of a receptor will be lost or changed or there will be the additional of significant new features that alter their character or composition.

Significance evaluation

- 1.2.28 The significance of identified townscape and visual effects are assessed through the application of professional judgement and is not reliant on the formulaic interpretation of the tabulated criteria, combining the sensitivity of the townscape/visual receptor, the magnitude of the change and whether the change is likely to be temporary or permanent, long or short term. The assessment identifies which effects are considered to be significant as well as whether they are adverse or beneficial.
- 1.2.29 The matrix shown in Table 1-3 illustrates how the sensitivity of the townscape and visual receptors and the magnitude of impact can be combined to provide an assessment of the significance of effect.

Table 1-5 Matrix for determining effect significance

		Magnitude of change/impact			
		High	Medium	Low	Negligible
Receptor sensitivity	High	Major	Major	Moderate/Minor	Negligible
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate/Minor	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

- 1.2.30 Note that moderate and major effects are considered to be 'significant'.
- 1.2.31 Effects can also be described, for example, as:
- Beneficial, adverse or neutral;
 - Permanent or reversible;
 - Short, medium or long term; and

- Significant (major or moderate) or insignificant (negligible or minor).

- 1.2.32 The GLVIA 3 strives to avoid a quantitative approach, stating that:

"There should be more emphasis on narrative text describing the townscape and visual effects and the judgements made about their significance" and that "Tables and matrices should be used to support and summarise description text, not replace it."

- 1.2.33 Therefore, professional judgement is applied where appropriate. It should also be noted that whilst an effect may be significant, that does not necessarily mean that such an impact would be unacceptable or should necessarily be regarded as an "undue consequence" (GLVIA 3, para 5.40).

1.3 Legislation and policy which has influenced assessment or mitigation

National policy and guidance

National Planning Policy Framework (NPPF) (2021).

- 1.3.1 The following chapters of the NPPF are relevant to townscape and visual matters:

- '2. Achieving sustainable development' seeks, amongst others to protect and enhance our natural, built and historic environment including making effective use of land;
- '11. Making effective use of land' seeks, amongst others to promote and support the development of under-utilised land and buildings; and
- '12. Achieving well-designed places' seeks, amongst others to ensure that developments are:
 - visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting;
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development including green and other public space; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Regional policy and guidance

Greater Manchester 's Places for Everyone, Joint Development Plan Document - Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan (2021).

- 1.3.2 The emerging regional plan, 'Places for Everyone' sets out an ambitious vision for a recovery focused on delivering good-quality affordable homes creating good jobs and boosting our transition to a low-carbon economy for Greater Manchester. Of relevance to townscape and visual matters are the following policies:
- 'Policy JP-Strat 2' states that [Manchester] City Centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity in Greater Manchester, but the increasingly important residential role of the City Centre will be expanded considerably by a range of high density new homes...;

- ‘Policy JP-S 1 Sustainable development’ states that preference will be given to using previously-developed (brownfield) land and vacant buildings to meet development needs; and
- ‘Policy JP-P-1 Sustainable places’ seeks to make Greater Manchester one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

Local policy and guidance

1.3.3 The following text summarises the planning policies relevant to townscape and visual issues associated with the site. The relevant policies are illustrated in Appendix 0-B-3 Townscape Policy and Designations, ES Volume II.

Manchester’s Local Development Framework Core Strategy Development Plan Document (MCC, 2012)

- 1.3.4 The Core Strategy outlines MCC’s vision for the city in 2027, the end of the plan period. Of relevance to townscape and visual matters are the following:
- ‘Objective 6 Environment’ seeks to protect and enhance both the natural and built environment of the city and ensure the sustainable use of natural resources;
 - ‘Policy CC 9 Design and Heritage’ seeks to preserve or enhance the heritage assets that have been identified, including listed buildings and conservation areas;
 - ‘Policy EN1 Design Principles and Strategic Character Areas’ states that development in Manchester should pay attention to the strategic character area in which the site is located (city centre);
 - ‘Policy EN2 Tall Buildings’ states that proposals for tall buildings should make a positive contribution to sustainability and to the city’s skyline and approach views, including non-conservation areas; and
 - ‘Policy DM 1 Development Management’ seeks to ensure that proposed development has an appropriate impact on the surrounding areas in terms of design, scale, appearance, accessibility, character of the surrounding area and adequacy of the internal accommodation and external amenity space.

Saved policies from the Manchester Unitary Development Plan (UDP) – Citywide Development Control Policies (MCC, 1995)

- 1.3.5 Despite the Core Strategy replacing much of the Manchester UDP, a number of UDP policies have been saved, the following of which are of relevance to townscape and visual matters:
- ‘DC18.1 Conservation Areas’ seeks to preserve and enhance the character of conservation areas; and
 - ‘DC19.1 Listed Buildings’ seeks to preserve and enhance the setting of listed buildings.

- 1.3.6 Part 2 of the UDP seeks the enhancement of the city centre which is noted as containing a great variety of activity, atmosphere and character. The site is located within RC20, Area 21 of the city centre, Oxford Street/Lower Mosley Street/Mosley Street/Railway. Of relevance to the site is the following:
- This is an area of substantial opportunity bordering the edge of the core and adjacent to Manchester Central.

Guide to Development in Manchester – Supplementary Planning Document (SPD) and Planning Guidance (MCC, 2007)

- 1.3.7 The SPD sets out MCC’s stance on a range of issues and where appropriate their links to the UDP. The following chapters of the document are relevant to the proposed development:

- ‘2. Design’, states that all development should have a high standard of design making a positive contribution to the City’s environment;;
- ‘11. The City’s Character Areas’, recognises the importance of an area’s character in setting the context for new development; and
- ‘12. The City Centre’, states that the city centre is made up of several distinct areas each with their own character. These distinct areas of the city centre will be enhanced, and future developments will be required to respect the particular character or flavour of each area.

Guidance documents

1.3.8 The following guidance documents have been used in the assessment of townscape and visual matters:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition, (‘GLVIA3’), Landscape Institute and Institute of Environmental Management and Assessment (IEMA), 2013. GLVIA 3 is the industry standard document used to identify and assess the significance of and the effects resulting from development on both the landscape or townscape as a resource and on peoples view and visual amenity;
- Technical Guidance Note (TNG) 02/21, Assessing landscape value outside national designations, Landscape Institute, 2021. The TNG provides information and guidance to landscape professionals and others who need to make judgments about the value of a landscape (outside national landscape designations) in the context of the UK Town and Country Planning system;
- Technical Guidance Note (TGN) 06/19 Visual Representation of development proposals, Landscape Institute, 2019 The TGN aims to help landscape professionals, planning officers and other stakeholders in the selection, production and presentation of types of visualisation appropriate and proportional to the development proposed;
- Technical Information Note (TIN) 05/17 Townscape Character Assessment, Landscape Institute, Revised 2018. The TIN is intended to provide a resource to members of the Landscape Institute and other professions, using a townscape character assessment for planning or design purposes;
- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014. This Approach to Landscape Character Assessment follows a well-established process developed over many years and assists in informing judgements and decisions concerning the management of change.; and
- National Planning Practice Guidance (NPPG): Design: process and tools. The NPPG sets out the characteristics of well designed places and demonstrates what good design means in practice.

Assessment limitations (technical deficiencies or lack of knowledge)

1.3.9 The following limitations have been identified in this assessment:

- The ZTV model does not take into account the reducing scale of objects in the view over long distances or the reduction in contrast caused by atmospheric conditions. Given the local landform, surrounding land use and vegetation, the ZTV indicates a considerably greater area than in reality; and
- The estimated accuracy tolerance of the Accurate Visual Representations (AVRs) is +/- 100mm. Such a variance is unlikely to be perceptible in the views and would not change the assessment of effects.

1.4 BASELINE CONDITIONS

Current baseline (2022)

- 1.4.1 This section identifies the townscape and visual receptors and sets out the existing townscape and visual context of the site and surrounding study area in terms of:
- The townscape features and character of the site;
 - The townscape character of the study area;
 - The nature and extent of the site’s visibility for visual receptors; and
 - The sensitivity of the identified townscape and visual receptors to the change proposed.
- 1.4.2 The location of the site and full extent of the study area is shown in Appendix 0-B-1, ES Volume II. The local context of the site is illustrated in Appendix 0-B-2, ES Volume II. Its topographical setting is illustrated in Appendix 0-B-5, ES Volume II.
- 1.4.3 The site is made up of two land parcels: site A and site B. Access to the site is currently from Trumpet Street on the southern boundary of the site. Trumpet Street connects to Albion Street (A5103) to the west of the site.

Townscape setting

Land use

- 1.4.4 The site is currently used as a surface carpark separated from the adjoining public realm by bollards and hoardings. There are no trees or areas of planting of note within the site with surfaces consisting of tarmac or other areas of hardstanding.

Access and Public Rights of Way (PRoW)

- 1.4.5 The site is accessed from Trumpet Street located to the south with frontages located on the junction of Great Bridgewater Street and Albion Street. Public access around the site is possible from the footways located along Great Bridgewater and Albion Street, the closest PRoW to the site is the Cheshire Ring Canal Walk which runs alongside Rochdale Canal, located approximately 40m to the south. However, there is no direct connection between the site and the Cheshire Ring Canal Walk.

Topography and hydrology

- 1.4.6 The site is relatively flat, located at approximately 37m Above Ordnance Datum (AOD), with no features or level changes of note. There are no water bodies within the site, however the Rochdale Canal is located within a cutting approximately 40m south of the site.

Urban grain and built form

- 1.4.7 The parcels of land that form the site are small in scale and generally consistent in size with other building plots situated in close proximity to Albion Street. Elsewhere plot sizes vary with a medium urban grain aligned with the Rochdale Canal and strategic road network, built form frequently filling the plots with limited areas of open space. This grain develops into a large plot size in proximity to the Manchester Central building. Architectural styles are mixed with the site adjoining the 19th Century Briton’s Protection public house and late 20th Century Jurys Inn, this mix of styles and forms extends to the 21st Century Axis Tower and 19th Century Manchester Central building.

Designations

- 1.4.8 There are no statutory or local townscape designations within the site or study area, there are however a number of designations relating to cultural heritage. The closest Conservation Area is St Peters Square, located 230m north-east of the site, although Manchester city centre contains approximately 10 Conservation Areas. There are also a number of Listed Buildings located close to the site, these include the Grade II Briton’s Protection public house that adjoins sites A and B, the Grade II listed 13-17 Albion Street and the Grade II* listed Manchester Central building

Townscape character

- 1.4.9 GLVIA 3 (paragraphs 5.13–5.15) indicates that character studies at the national or regional level are best used to ‘set the scene’ and understand the context. It also indicates that local authority assessments provide more detail and that these should be used to form the basis of the assessment of effects on landscape character – with (appropriately justified) adaptation, refinement and interpretation where required.
- 1.4.10 The document used as the main basis for assessment is described below:
- Local Development Framework: Strategic level city-wide urban characterisation for core strategy (MCC) (2010).
- 1.4.11 Other documents relevant to this assessment are described below:
- NCA profile: 55 Manchester Conurbation (Natural England (NE)) (2013); and
 - Salford City Council (SCC), Landscape Character Assessment (SCC) (2007).

National Character Area

NCA profile: 55 Manchester Conurbation.

- 1.4.12 The site is wholly located within the Manchester Conurbation NCA which includes Manchester, Salford, Stockport, Sale, Ashton-under-Lyne, Swinton, Altrincham, Stretford, Prestwich, Cheadle Hulme, Denton and Droylsden.
- 1.4.13 The dominant pattern of the Manchester Conurbation is described in the NCA as being characterised by dense urban and industrial development interspersed with a network of green infrastructure.
- 1.4.14 Characteristics of relevance include:
- Large settlements have come together to form the conurbation, characterised by dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing;
 - The area is centred on low hills, enclosed by the Pennine hills to the north and east, and crossed by several meandering river valleys;
 - Public parks and recreation facilities provide valuable open spaces for people within this urban environment;
 - Red brick and sandstone buildings are prominent in the city and town centres, alongside buildings using a mix of modern materials, high-rise buildings, and landmark 19th-, 20th- and 21st-century buildings; and
 - The Manchester Conurbation forms a busy transport hub, interlinked with surrounding areas by an extensive web of roads, tramways and railways – major communications corridors. Access is also provided by the canal network.

District level character assessments

Strategic level city-wide urban characterisation for core strategy

- 1.4.15 A City-Wide Urban Characterisation Study was undertaken as part of MCC's Core Strategy to identify broad character areas across the city. As illustrated in Appendix 0-B-4, ES Volume II, the following Strategic Character Areas (SCA) are present within the study area (where SCAs have been scoped out, this has been noted together with rationale for their exclusion):
- City Centre SCA, the site is located within this character area;
 - Central Area of Change SCA;
 - Medlock Valley SCA, scoped out due to no intervisibility to the site; and
 - Higher Education Precinct SCA, scoped out due to negligible effect on views from the character area.

City Centre SCA

- 1.4.16 Characteristics of relevance include:
- The city centre stands on a gentle spur of land that extends from the higher land to the north;
 - The urban form is one of contrasts, the core area is principally a mix of development from the Victorian period onwards although older elements still remain;
 - The scale of the city centre varies, sometimes dramatically with the core area mainly one of higher, larger buildings;
 - Other than open areas associated with transport infrastructure, the city centre has a relatively modest amount of open space principally in the form of larger, high quality civic spaces;
 - The conservation status and concentration of listed buildings reflect the urban history and quality of the urban environment within the city centre; and
 - The over-riding character of the core area is a dense mix of non-industrial commercial uses and a notable number of residential apartments.

Value, susceptibility and sensitivity

- 1.4.17 Overall, it is considered that the City Centre SCA is of medium townscape value as it contains a number of Conservation Areas that contribute to a sense of place. Furthermore, the City Centre SCA is considered to have a medium/low susceptibility to the proposed development. Combining the townscape value and susceptibility results in a medium sensitivity to proposals.

Central Area of Change SCA

- 1.4.18 Characteristics of relevance include:
- The area gently undulates in response to the valleys of the Rivers Medlock and Irk;
 - The area covers the majority of the industrialised expansion of the city in the 19th and 20th centuries;
 - Current character is derived from change through regeneration taking place both during the 1960's and more recently;

- Development is predominantly low density set within open areas consisting of a mix of generous principal highways and junctions, commercial yards, public open space, school playing fields and small private gardens; and
- The area remains the focus of the city's industrial and other out-of-centre commercial activity.

Value, susceptibility and sensitivity

- 1.4.19 Overall, it is considered that the Central Area of Change SCA is of low townscape value as it is an area undergoing substantial regeneration and influenced by transport infrastructure and commercial development. Furthermore, the Central Area of Change SCA is considered to have a low susceptibility to the proposed development. Combining the townscape value and susceptibility results in a low sensitivity to proposals.

Salford City Council, Landscape Character Assessment

- 1.4.20 Published by Salford City Council, the landscape character assessment describes the character and qualities of broad landscape types and detailed descriptions of landscape sub areas across the district. The assessment notes that given the complexity of the urban area of Salford, the report focusses on the rural and urban fringe areas of the city.
- 1.4.21 As illustrated in Appendix 0-B-4, ES Volume II, the following broad landscape types and landscape sub areas are present within the study area (where broad landscape types and landscape sub areas have been scoped out this has been noted together with rationale for their exclusion):
- Urban River Valley, scoped out due to no intervisibility to the site; and
 - Urban River Valley Sub Area 3: Kersal Corridor, scoped out due to no intervisibility to the site.

Site specific character

- 1.4.22 The site comprises two parcels of land located either side of the Briton's Protection public house. Site A is situated to the west and site B to the east of the public house. The parcels are small in scale, site A is broadly triangular in shape with open frontages adjacent to Albion Street and Trumpet Street, the Briton's Protection public house forms its eastern boundary and a graffitied wall at this interface is a detractor. Site B is rectangular in form with an open frontage along Trumpet Street, in contrast to site A this parcel has a greater sense of enclosure due to the presence of the Briton's Protection public house and Jurys Inn hotel to its west and east respectively. Site B's northern side is defined by a hoarding that fronts Great Bridgewater Street. The surrounding road network, undeveloped nature and proximity to the city centre has influenced the site's current use as a car park. Separated from the public realm by bollards or hoardings, the condition of the site is generally poor and utilitarian in appearance and in-keeping with its current use, the site supports no vegetation of note.

Townscape value

- 1.4.23 The LI's Technical Information Note (TIN) 05/2017 identifies a range of factors that can assist in the identification of valued aspects of the townscape. This has been supplemented with the more recent Technical Guidance Note (TGN) 02/21 that examines valued features present within landscapes. Table 1-6 is derived from TIN 05/2017 and TGN 02/21 and provides a description as to the extent the valued factors are present within the site. The assessment has drawn upon this guidance and the townscape character assessment detailed in section 1.4 of this ES chapter.

Table 1-6 Site townscape value

Aspect	Definition	Description
Townscape condition (quality)	A measure of the physical state of the townscape. It may include the extent to which the typical character is represented in individual areas, the intactness of the townscape and condition of individual elements.	The site comprises of two parcels of land, the condition of the site is generally poor and utilitarian in appearance, while its current use as a surface car park is not typical, its previously developed and cleared nature is and is found elsewhere in the city centre.
Perceptual (scenic quality)	The term used to describe townscapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The current use of the site as a carpark does not appeal or positively contribute to the senses. The site is a surface car park and largely defined by road infrastructure. Although site A is more open neither contribute to the appreciation of the surrounding townscape.
Distinctiveness (rarity and representativeness)	Whether the townscape contains a particular character and/or features or elements which are considered particularly important examples.	Formed of two small parcels of land and the current use of the site does not make it particularly distinctive within the townscape however, its previously developed and cleared nature is a characteristic found elsewhere in the city centre.
Natural Heritage	The presence of townscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the townscape.	The site does not contain nor is adjacent to any of these identified townscape features.
Cultural Heritage	Whether the townscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the townscape.	The site does not contain any of these identified townscape features however the Grade II Listed Briton's Protection public house is located in between sites A and B.
Associations	Some townscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area.	There are no known cultural or historical associations with the site.

1.4.24 On balance, having assessed the site against the townscape value factors, townscape evidence base described above and by site specific analysis and field work, the townscape of the site and its features are considered to be of localised importance and low townscape value.

Susceptibility and sensitivity

1.4.25 Overall, the site is considered to have a high susceptibility to the proposed development. Combining the townscape value and susceptibility results in a low sensitivity to the proposed development.

Visual baseline

Visual context

1.4.26 The site is located at the junction of Albion Street and Great Bridgewater Street to the south of Manchester city centre. Given its central location and its undeveloped nature, it is not unsurprising that views of the site are limited to its immediate setting. In views from the north there are channelled views along Lower Moseley Street that are primarily focussed on-site A, site B remaining screened for many receptors by the presence of Bridgewater Hall. Views along this roadway terminate with the tall buildings of Axis Tower and Deansgate Square East Tower. When approaching from the east along Great Bridgewater Street, the site is largely screened by the form of the Jurys Inn hotel located to the east of the site. Users of Great Bridgewater Street to the west of the site will have views over site A as they pass beneath the elevated Metrolink rail line and evident as an area of car parking fronting Albion Street. The gable end of the Briton's Protection public house, Jurys Inn and buildings fronting the Rochdale Canal in addition to the southern aspect of Bridgewater Hall are defining features of the view. Similar to views from the east, the site remains screened to receptors when approaching from the south by intervening built form that fronts the canal. Once past the buildings frontage, site A is evident as an area of car parking fronting the roadway. Longer distance views towards the city centre are possible along Lower Moseley Street and include a diverse range of buildings.

Representative viewpoints

1.4.27 Representative photoviewpoints are included in Appendix 0-3, ES Volume II, with the locations shown on Figure 9 in Appendix 0-A. ES Volume II. The existing view and the value of each of the identified groups of visual receptors who may experience changes in their visual amenity as a result of the proposed development is described in Appendix 0-F, ES Volume II and summarised in Table 1-7.

Future baseline (2024)

1.4.28 In the absence of the proposed development or an alternative management regime, the site would remain undeveloped and in use as a surface carpark. There would be no change in the value ascribed to the townscape or visual receptors in a future baseline scenario.

Identified Receptors and their sensitivity

1.4.29 Table 1-7 provides a summary of the townscape and visual receptors identified through the baseline review within the study area. Appendix 0-B-4 and 0-B-7, ES Volume II illustrate their location.

Table 1-7 Identified receptors and their sensitivity

Receptor	Sensitivity	Justification
Townscape		
Townscape features and character of the site	Low	Currently utilised as a surface carpark. Although the site has high susceptibility to the proposed development the site is considered to be of low townscape value. Overall, combining the townscape value and susceptibility results in a low sensitivity to proposals.
City Centre SCA	Medium	The character area is of medium townscape value as and is considered to have a medium/low susceptibility to the proposed development. Combining the townscape value and susceptibility results in a medium sensitivity to proposals.
Central Area of Change SCA	Low	The character area is of low townscape value and is considered to have a low susceptibility to the proposed development. Combining the townscape value and susceptibility results in a low sensitivity to proposals.

Receptor	Sensitivity	Justification
Visual		
Visitors to Manchester Town Hall and Albert Square (Photoviewpoint 1)	High	Receptors at this location are considered to attribute high value to views and have medium/high susceptibility to change as appreciation of the wider townscape contributes to the view. Combining the visual value and susceptibility results in a high sensitivity to proposals.
Pedestrians using Mosely Street (Photoviewpoints 2 and 3)	Medium	Receptors at this location are considered to attribute medium value to views and have medium susceptibility to change as views of the wider townscape are not the main focus of receptors and tall buildings already define part of views. Combining the visual value and susceptibility results in a medium sensitivity to proposals.
Visitors to Manchester Central (Photoviewpoint 4)	Medium	Receptors at this location are considered to attribute medium value to views and have medium susceptibility to change as views of the wider townscape are not the main focus of receptors and tall buildings already define part of views. Combining the visual value and susceptibility results in a medium sensitivity to proposals.
Users of the Peveril of the Peak (Photoviewpoint 5)	Medium	Receptors at this location are considered to attribute medium value to views and have medium susceptibility to change as views of the wider townscape are not the main focus of receptors, contrasting architectural styles including tall buildings already define part of views. Combining the visual value and susceptibility results in a medium sensitivity to proposals.
Users of Manchester Oxford Road station (Photoviewpoint 6)	Low	Receptors at this location are considered to attribute low value to views and have low susceptibility to change as views from this location are not a focus of receptors. Combining the visual value and susceptibility results in a medium sensitivity to proposals.
Pedestrians and some residents on Medlock Street (Photoviewpoint 7)	Medium	Receptors at this location are considered to attribute medium value to views and have medium susceptibility to change as views of the wider townscape are not the main focus of receptors, contrasting architectural styles including tall buildings already define part of views. Combining the visual value and susceptibility results in a medium sensitivity to proposals.
Pedestrians using Whitworth Road West (Photoviewpoints 8 and 9)	Low	Receptors at this location are considered to attribute low value to views and have low susceptibility to change as views of the wider townscape are not the main focus of receptors and tall buildings already define part of views. Combining the visual value and susceptibility results in a low sensitivity to proposals.
Pedestrians using Great Bridgewater Street (Photoviewpoint 10)	Low	Receptors at this location are considered to attribute low value to views and have low susceptibility to change as views of the wider townscape are not the main focus of receptors and tall buildings already define part of views. Combining the visual value and susceptibility results in a low sensitivity to proposals.
Visitors to Castle Field Locks (Photoviewpoint 11)	Medium/high	Receptors at this location are considered to attribute medium/high value to views and have medium/high susceptibility to change as appreciation of the wider townscape contributes to the view, sensitivity is reduced slightly due to the presence of tall buildings. Combining the visual value and susceptibility results in a medium/high sensitivity to proposals.
Recreational users of Hulme Park (Photoviewpoint 12)	Medium	Receptors at this location are considered to attribute medium value to views and have medium susceptibility to change as views of the wider townscape are not the main focus of receptors as they will be engaged in recreational activities, tall buildings already define part of views. Combining the visual value and susceptibility results in a medium sensitivity to proposals.

1.5 CONSTRUCTION EFFECTS

Relevant aspects of the proposed development and mitigation

- 1.5.1 Construction stage townscape impacts are anticipated to arise from building works, construction activity and compounds and visual impacts from construction activity and building work (including the temporary impact of tower cranes).
- 1.5.2 Townscape impacts which could cause significant effects in this instance, during construction, are likely to include: the construction of new buildings of up to 121.85m AOD in height and associated tower cranes and temporary construction activity and operations, across what is currently an undeveloped brownfield site.
- 1.5.3 Potential visual impacts which could give rise to significant effects, during construction are likely to include: the impacts of building and construction works on the most sensitive receptors in close proximity or where there is a relatively clear line of sight to the site including pedestrians, visitors to Manchester city centre and users of local roads.
- 1.5.4 Methods to reduce effects during construction will be set out within a Construction Environmental Management Plan (CEMP). Methods to reduce effects during construction include:
- The use of attractive hoarding along the site boundaries, particularly the western boundary with Albion Street and the northern boundary with Great Bridgewater Street;
 - Controlling the timing of construction activities; and
 - Locating the storage of plant and materials away from the more visually prominent western edge of the site.

Potential effects of the proposed development and their significance

Townscape effects

- 1.5.5 This section provides analysis of the predicted effects on townscape receptors for the construction phase of the proposed development.

Townscape features and character of the site

- 1.5.6 The proposed development would necessitate the clearance of the site, however it is noted that this will be limited to features such as bollards, existing signage, removal of hardstanding and colonising plant species present within the site. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce incongruent features to the immediate streetscape although the presence of construction fencing will limit many views especially where occurring at lower levels. The presence of taller elements such as scaffolding and cranes required during construction within the site would also be evident. However, given the city centre location of the site and its undeveloped nature, the presence of construction activity would not be perceived as incongruous. Once the construction elements are removed, the additional temporary disturbance caused by construction activity would cease. Overall, the magnitude of effect is considered to be high and the sensitivity of the site is considered to be low. On balance, the townscape effects during construction are considered to be direct, short term, adverse, of a moderate/minor level of effect and not significant.

City Centre SCA

- 1.5.7 The proposed development would necessitate the clearance of the site; however it is noted that this will be limited to features such as street furniture. General construction activities such as the storage of materials, the movement of plant and areas of spoil will introduce incongruent features to the immediate streetscape although the presence of construction fencing will limit many lower-level views. The presence of taller elements such as scaffolding and cranes required during construction would also be evident. However, given the city centre location of the site and its undeveloped nature, the presence of construction activity would not be perceived as incongruous. Once the construction elements are removed, the additional temporary disturbance caused by construction activity would cease. Overall, the magnitude of effect is considered to be medium/low and the sensitivity of City Centre SCA is considered to be medium. On balance, the townscape effects during construction are considered to be direct, short term, adverse, of a minor level of effect and not significant.

Central Area of Change SCA

- 1.5.8 Construction activities such as scaffolding and cranes required during construction would be evident from within the character area, intervening built form would however limit these to the very upper extent of proposed development. However, given the city centre location of the site and the changes occurring within the Central Area of Change, views of construction activity would not be perceived as incongruous. Once the construction ceases, the temporary disturbance caused by this activity would cease. Overall, the magnitude of effect is considered to be low and the sensitivity of Central Area of Change SCA is considered to be low. On balance, the townscape effects during construction are considered to be indirect, short term, adverse, of a minor level of effect and not significant.

Visual effects

- 1.5.9 This section provides analysis of the predicted effects on visual receptors for the construction phase of the proposed development.

Visitors to Manchester Town Hall and Albert Square (Photoviewpoint 1)

- 1.5.10 Construction activity within site A would be partially visible from this location at a distance of 600m, limited to cranes and higher-level construction where they would appear above the buildings that surround Albert Square and the intervening townscape. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be high. On balance, the visual effects during construction are assessed as being short term, adverse, of a minor level of effect and not significant.

Pedestrians using Mosely Street (Photoviewpoints 2 and 3)

- 1.5.11 Construction activity within the site would be visible from this location at a distance of approximately 500m. Views towards the site are channelled along Mosely Street, as such site A would be more readily apparent to receptors. Construction activity would be experienced in the context of the existing Axis Tower and Deansgate Square East Tower. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during construction are assessed as being short term, adverse, of a minor level of effect and not significant.

Visitors to Manchester Central (Photoviewpoint 4)

- 1.5.12 Visitors to Mount Street will experience partial views of construction activity where they appear above the intervening street trees and built form of Manchester Central. Views would be limited to the presence of cranes and higher-level construction activities occurring on-site A. Overall, the magnitude of effect is considered to be medium/low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during construction are assessed as being short term, adverse, of a minor level of effect and not significant.

Users of the Peveril of the Peak (Photoviewpoint 5)

- 1.5.13 Construction activity will be partially visible from this location where they appear above the surrounding built form fronting Great Bridgewater Street. Activity will be limited to the operation of cranes and other higher-level construction relating to site A. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during construction are assessed as being short term, adverse, of a minor level of effect and not significant.

Users of Manchester Oxford Road station (Photoviewpoint 6)

- 1.5.14 There will be very limited views of construction activity taking place within the site. Visibility will be restricted to glimpsed views of the tallest activities such as crane movements from the pedestrian and vehicular approach road to the station. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be low. On balance, the visual effects during construction are assessed as being short term, neutral, of a negligible level of effect and not significant.

Pedestrians and some residents on Medlock Street (Photoviewpoint 7)

- 1.5.15 Construction activity within site A would be partially visible from this location at a distance of 200m, limited to cranes and higher-level construction where they would appear above the buildings that front Whitworth Street West and intervening townscape. Overall, the magnitude of effect is considered to be medium/low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during construction are assessed as being short term, adverse, of a minor level of effect and not significant.

Pedestrians using Whitworth Road West (Photoviewpoints 8 and 9)

- 1.5.16 Pedestrians using Whitworth Street West will experience transient and partial views of cranes, scaffolding and construction activity taking place within site A as it rises above intervening built form including the elevated Metrolink rail line. The presence of street trees will also assist in reducing the visibility of the lower elevations although during the winter months these screening effects would be reduced. Overall, the magnitude of effect is considered to be medium/low and the sensitivity of receptors at this location is considered to be low. On balance, the visual effects during construction are assessed as being short term, adverse, of a minor level of effect and not significant.

Pedestrians using Great Bridgewater Street (Photoviewpoint 10)

- 1.5.17 Pedestrians using Great Bridgewater Street will experience partial views of construction activity where they appear above the built form of the former railway viaduct that crosses the street. Views would be limited to the presence of cranes and higher-level construction activities occurring within site A. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be low. On balance, the visual effects during construction are assessed as being short term, adverse, of a minor level of effect and not significant.

Visitors to Castle Field Locks (Photoviewpoint 11)

- 1.5.18 Construction activity within the site would be visible from this location at a distance of approximately 550m. Views towards the site are channelled along Rochester Canal, as such site A would be more readily apparent to receptors. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be high/medium. On balance, the visual effects during construction are assessed as being short term, adverse, of a minor level of effect and not significant.

Recreational users of Hulme Park (Photoviewpoint 12)

1.5.19 Users of the park will experience partial views of construction activity where they appear above the intervening tree cover situated within the park and built form located on Jackson Crescent and the intervening townscape. Views would be limited to the presence of cranes and higher-level construction activities occurring on-site A. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during construction are assessed as being short term, adverse, of a minor level of effect and not significant.

Climate change and adaptation

1.5.20 Climate change would not materially alter the assessment of construction effects on either townscape or visual receptors.

Summary of effects

1.5.21 Table 1-8 provides a summary of the predicted effects on townscape and visual receptors during the construction phase of the proposed development

Table 1-8 Summary of effects during construction

Receptor	Sensitivity	Description of effect	Magnitude of change/impact	Effect significance
Townscape				
Townscape features and character of the site	Low	Site clearance and general construction activities in addition to views of scaffolding, cranes and plant movement.	High	Moderate/minor adverse
City Centre SCA	Medium	Site clearance and general construction activities in addition to views of scaffolding, cranes and plant movement.	Medium/low	Minor adverse
Central Area of Change SCA.	Low	Views of scaffolding and cranes used during construction.	Low	Minor adverse
Visual				
Visitors to Manchester Town Hall and Albert Square (Photoviewpoint 1)	High	Views of cranes and scaffolding above intervening built form.	Low	Minor adverse
Pedestrians using Mosely Street (Photoviewpoints 2 and 3)	Medium	Channelled views of cranes and scaffolding along streetscape.	Low	Minor adverse
Visitors to Manchester Central (Photoviewpoint 4)	Medium	Views of cranes and scaffolding above intervening built form.	Medium/low	Minor adverse
Users of the Peveril of the Peak (Photoviewpoint 5)	Medium	Views of higher level construction activity including cranes.	Low	Minor adverse

Receptor	Sensitivity	Description of effect	Magnitude of change/impact	Effect significance
Users of Manchester Oxford Road station (Photoviewpoint 6)	Low	Views of cranes above intervening built form.	Low	Negligible
Pedestrians and some residents on Medlock Street (Photoviewpoint 7)	Medium	Channelled views of cranes and scaffolding in between buildings fronting Whitworth Street West	Medium/low	Minor adverse
Pedestrians using Whitworth Road West (Photoviewpoints 8 and 9)	Low	Views of cranes and scaffolding above intervening built form.	Medium/low	Minor adverse
Visitors to Manchester Central (Photoviewpoint 10)	Low	Views of cranes and scaffolding above the elevated carpark platform.	Low	Minor adverse
Visitors to Castle Field Locks (Photoviewpoint 11)	High/medium	Channelled views of cranes and scaffolding along canal.	Low	Minor adverse
Recreational users of Hulme Park (Photoviewpoint 12)	Medium	Views of higher level construction activity including cranes above the treeline surrounding the park.	Low	Minor adverse

Supplementary mitigation measures

1.5.22 No significant effects were identified during the construction phase for the proposed development due to the temporary nature of changes. Effects were assessed as being at worst, moderate/minor adverse. No further mitigation is deemed necessary and as such, the residual effects remain as set out in Table 1-8.

1.6 OPERATIONAL EFFECTS

Relevant aspects of the proposed development and designed-in mitigation

1.6.1 This section presents the findings of the townscape and visual impact assessment for the operation of the proposed development and identifies any likely significant effects that are predicted to occur.

1.6.2 The proposed development will lead to a direct and permeant change in townscape character on and in the immediate proximity of the site, and an introduction of new built form in views to both the baseline and future baseline conditions. In order to inform the assessment of the effects of the completed development on townscape character and on the visual receptors, twelve visualisations were prepared in line with LI TGN 06/19 Visual Representation of Development Proposals. The produced AVRs are presented in Appendix 0-B, ES Volume II.

1.6.3 The viewpoint locations are as agreed with MCC through the EIA scoping process, allowing the TVIA to focus on the likely significant effects resulting from the proposed development. The visualisations are a combination of wireline and fully rendered (Type 3) AVRs and were prepared by overlaying photographs taken from representative viewpoints with a 3D model of the proposed development. The 3D model is based on the architectural plans and the methodology for producing the AVRs, as set out in Appendix 0-B, ES Volume II.

Scheme design and management - operation

1.6.4 As detailed in Chapter 3: Alternatives and design evolution, a number of primary and tertiary mitigation measures have been identified through the iterative EIA process and have been incorporated into the design and construction planning of the proposed development. These are summarised in this section as relevant to the townscape and visual impact assessment.

- High quality slender design of buildings and materiality that reflects the locality such as the use of sandstone, metal cladding and glazed façade;
- Limited ground floor frontage to preserve view of Briton’s Protection public house;
- The proposed development is of an appropriate use that would improve the character and appearance of the existing site and wider area;
- Activate frontages to the surrounding streets that animate the ground floor improving the streetscape at ground level, including a glazed entrance lobby to Albion Street, enabling passive surveillance on all sides to improve security of the local area; and
- An external lighting strategy specified to minimise light spill and glare.

Potential effects of the proposed development and their significance

Townscape effects

1.6.5 This section provides analysis of the predicted effects on townscape receptors for the completed and operational development.

Townscape features and character of the site

1.6.6 The proposed development will result in the inclusion of a residential tower with a maximum height of 121.85mAOD and a mixed-use commercial and residential building with a maximum height of 60.75mAOD, converting the site’s former character from an underutilised surface carpark to one of contemporary residential and commercial buildings and enhanced public realm. These changes will be in the context of a townscape characterised by frequent tall and larger scale buildings that is almost exclusively made up of commercial properties and residential apartments. The proposed development will contribute more positively to the surrounding townscape character than the present site and will be reflective of the on-going evolution of Manchester city centre. Overall, the magnitude of effect is considered to be high, and the sensitivity of the site is considered to be low. On balance, the townscape effects during operation are considered to be direct, long term, beneficial, of a minor level of effect and not significant.

City Centre SCA

1.6.7 The proposed development would introduce views of a residential tower and commercial building to Manchester city centre and the proposed usage and form would be in-keeping with the prevailing townscape character. Development of the site would add to the diversity of built form found within the character area while preserving the legibility and permeability of the city centre. Overall, the magnitude of effect is considered to be medium/low and the sensitivity of City Centre SCA is considered to be medium. On balance, the townscape effects during operation are considered to be direct, long term, beneficial, of a minor level of effect and not significant.

Central Area of Change SCA

1.6.8 The proposed development would introduce views of a residential tower situated within Manchester city centre from the character area. The proposed development would be perceived as in-keeping with the form and massing of the built elements already present within the city centre and reflective of the going development of Manchester. Overall, the magnitude of effect is considered to be low and the sensitivity of Central Area of Change SCA is considered to be low. On balance, the townscape effects during operation are considered to be direct, long term, neutral, of a minor level of effect and not significant.

Visual effects

1.6.9 This section provides analysis of the predicted effects on visual receptors for the completed and operational development.

Visitors to Manchester Town Hall and Albert Square (Photoviewpoint 1)

1.6.10 The proposed development on completion would introduce a very minor addition to the skyline surrounding Albert Square. The majority of the proposed development would remain screened to receptors by intervening built form. Overall, the magnitude of effect is considered to be low/negligible and the sensitivity of receptors at this location is considered to be high. On balance, the visual effects during operation are assessed as being long term, neutral, of a minor level of effect and not significant.

Pedestrians using Lower Mosely Street (Photoviewpoints 2 and 3)

1.6.11 On completion, the proposed development would introduce a new tall building to south-westerly views along Lower Mosely Street. The building will be viewed in the context of Axis Tower and the slightly more distant Deansgate Square East development that already terminate views. While introducing a new element, the inclusion of the proposed development would not alter the composition of views currently experienced along the streetscape. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during operation are assessed as being short term, neutral, of a minor level of effect and not significant.

Visitors to Manchester Central (Photoviewpoint 4)

1.6.12 The upper floors of the proposed building on site A will be visible from this location, with the lower elevations being screened by intervening built form. The inclusion of the proposed development in views would not introduce an incongruent element with proposals viewed to the east of Manchester Central and comparable in scale to other tall buildings already evident from this location. Overall, the magnitude of effect is considered to be medium and the sensitivity of receptors at this location is considered to be medium/low. On balance, the townscape effects during operation are considered to be direct, long term, adverse, of a minor level of effect and not significant.

Users of the Peveril of the Peak (Photoviewpoint 5)

1.6.13 The proposed development will result in the inclusion of a minor addition to the skyline formed of Chepstow House that fronts Great Bridgewater Street and Chepstow Street. The majority of the proposed development will remain screened to receptors by extant built form. The proposed development will not be experienced in isolation, a number of tall buildings within the city centre are presently evident to receptors that includes Axis Tower, Beetham Tower and the Deansgate Square East development. The proposed development will be in-keeping with the scale and massing of this built form. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be medium. On balance, the townscape effects during operation are considered to be direct, long term, adverse, of a minor level of effect and not significant.

Users of Manchester Oxford Road station (Photoviewpoint 6)

- 1.6.14 The proposed development on completion would introduce a very minor addition to the skyline surrounding Oxford Road station. The majority of the proposed development would be screened to receptors by intervening built form. Overall, the magnitude of effect is considered to be negligible and the sensitivity of receptors at this location is considered to be low. On balance, the visual effects during operation are assessed as being long term, neutral, of a negligible level of effect and not significant.

Pedestrians and some residents on Medlock Street (Photoviewpoint 7)

- 1.6.15 On completion, the proposed development would introduce a new tall building to views north along Medlock Street. The building will be viewed in the context of Axis Tower and other larger scale buildings situated on Whitworth Street West and Albion Street. While introducing a new element to views, the inclusion of the proposed development would not alter the composition of vistas currently experienced along the streetscape. Overall, the magnitude of effect is considered to be medium/low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during operation are assessed as being short term, neutral, of a minor level of effect and not significant.

Pedestrians using Whitworth Road West (Photoviewpoints 8 and 9)

- 1.6.16 On completion, pedestrians using Whitworth Street West will experience views of the proposed development where it appears alongside the extant Axis Tower that also fronts Whitworth Street West. The proposed development will introduce a new residential tower to views, although visibility of the scheme will vary, with the lower elevations remaining largely screened to receptors. Where clearer views are possible, the proposed development will be of a similar scale and massing to extant built form and will not materially alter the composition of views. Overall, the magnitude of effect is considered to be medium/low and the sensitivity of receptors at this location is considered to be low. On balance, the visual effects during operation are assessed as being long term, neutral, of a minor level of effect and not significant.

Pedestrians using Great Bridgewater Street (Photoviewpoint 10)

- 1.6.17 On completion, the proposed development would introduce a new tall building to easterly views along Great Bridgewater Street. The building will be viewed in the context of Beetham Tower, and the more distant tall buildings present within Manchester City centre that already terminate views. While introducing a new element, the inclusion of the proposed development would not alter the composition of views currently experienced along the streetscape. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be low. On balance, the visual effects during operation are assessed as being short term, neutral, of a minor level of effect and not significant.

Visitors to Castle Field Locks (Photoviewpoint 11)

- 1.6.18 On completion the proposed development would introduce a new tall building to easterly views along the Rochdale Canal. The building will be viewed in the context of Axis Tower that already terminates views along the watercourse. While introducing a new element, the inclusion of the proposed development would not alter the composition of views currently experienced along the canal. Overall, the magnitude of effect is considered to be low and the sensitivity of receptors at this location is considered to be high/medium. On balance, the visual effects during operation are assessed as being short term, adverse, of a minor level of effect and not significant.

Recreational users of Hulme Park (Photoviewpoint 12)

- 1.6.19 The proposed development on completion would introduce a minor addition to the skyline surrounding Hulme Park. The majority of the proposed development would be screened to receptors by intervening built form, this would be further enhanced by the presence of tree cover located at the periphery of the park. Overall, the magnitude of effect is considered to be medium/low and the sensitivity of receptors at this location is considered to be medium. On balance, the visual effects during operation are assessed as being long term, adverse, of a minor level of effect and not significant.

Climate change and adaptation

- 1.6.20 Climate change would not materially alter the assessment of operational effects on either townscape or visual receptors.

Summary of effects

- 1.6.21 Table 1-9 provides a summary of the predicted effects on townscape and visual receptors for the completed and operational development.

Table 1-9 Summary of effects during operation

Receptor	Sensitivity	Description of effect	Magnitude of change/impact	Effect significance
Townscape				
Townscape features and character of the site.	Low	Introduction of a contemporary residential building with a maximum height of 121.85m AOD and commercial and residential building of 60.75m AOD alongside associated public realm works.	High	Minor beneficial
City Centre SCA	Medium	Introduction of views of a residential tower and commercial building to Manchester City centre.	Medium/low	Minor beneficial
Central Area of Change SCA.	Low	Views of a residential tower within Manchester City centre.	Low	Minor neutral
Visual				
Visitors to Manchester Town Hall and Albert Square (Photoviewpoint 1)	High	Views of residential tower above intervening built form.	Low/negligible	Minor neutral
Pedestrians using Lower Mosely Street (Photoviewpoints 2 and 3)	Medium	Channelled views of residential tower along streetscape.	Low	Minor neutral
Visitors to Manchester Central (Photoviewpoint 4)	Medium/low	Views of residential tower intervening built form.	Medium	Minor adverse
Users of the Peveril of the Peak (Photoviewpoint 5)	Medium	Views of upper elevations of a residential tower.	Low	Minor adverse

Receptor	Sensitivity	Description of effect	Magnitude of change/impact	Effect significance
Users of Manchester Oxford Road station (Photoviewpoint 6)	Low	Views of residential tower intervening built form.	Negligible	Negligible
Pedestrians and some residents on Medlock Street (Photoviewpoint 7)	Medium	Channelled views of residential tower in between buildings fronting Whitworth Street West	Medium/low	Minor neutral
Pedestrians using Whitworth Street West (Photoviewpoints 8 and 9)	Low	Views of residential tower above intervening built form.	Medium/low	Minor neutral
Pedestrians using Great Bridgewater Street (Photoviewpoint 10)	Low	Views of residential tower intervening built form.	Low	Minor neutral
Visitors to Castle Field Locks (Photoviewpoint 11)	High/medium	Channelled views of residential tower along canal.	Low	Minor adverse
Recreational users of Hulme Park (Photoviewpoint 12)	Medium	Views of upper elevations of residential tower above the treeline surrounding the park.	Medium/low	Minor adverse

Supplementary mitigation measures

1.6.22 No significant effects were identified during the operation phase for the proposed development. As such, no further mitigation is deemed necessary and the residual effects remain as set out in Table 1-9.

1.7 RESIDUAL EFFECTS AND CONCLUSIONS

Townscape effects

1.7.1 Minor beneficial (not significant) residual effects on townscape character have been identified. These occur principally due to the redevelopment of an underutilised brownfield site within Manchester city centre to contemporary residential and commercial buildings. The proposed development will provide high quality design and finishes to buildings within a considered and functional layout that will create a strong sense of place. Furthermore, the completed development will contribute positively to the surrounding townscape character and will be reflective of the on-going evolution of the city.

Visual effects

1.7.2 No significant residual visual effects were identified. At worst, minor adverse (not significant) residual effects on visual receptors were identified for a total of four receptors as illustrated in Photoviewpoints 4, 5, 11 and 12. Elsewhere, residual effects range from negligible to minor neutral (i.e. not significant). Where visible, the proposed development will be experienced as contemporary, high-quality buildings in-keeping with the scale and massing of the surrounding built form located within Manchester city centre.

Summary of effects

1.7.3 Table 1-10 provides a summary of the predicted residual effects on townscape and visual receptors during the construction phase of the proposed development

Table 1-10 Summary of residual effects during construction

Receptor	Effect	Significance before mitigation	Supplementary mitigation	Residual effect significance
Townscape				
Townscape features and character of the site	Site clearance and general construction activities in addition to views of scaffolding, cranes and plant movement.	Moderate/minor adverse	N/A	Moderate/minor adverse
City Centre SCA	Site clearance and general construction activities in addition to views of scaffolding, cranes and plant movement.	Minor adverse	N/A	Minor adverse
Central Area of Change SCA.	Views of scaffolding and cranes used during construction.	Minor adverse	N/A	Minor adverse
Visual				
Visitors to Manchester Town Hall and Albert Square (Photoviewpoint 1)	Views of cranes and scaffolding above intervening built form.	Minor adverse	N/A	Minor adverse
Pedestrians using Lower Mosely Street (Photoviewpoints 2 and 3)	Channelled views of cranes and scaffolding along streetscape.	Minor adverse	N/A	Minor adverse
Visitors to Manchester Central (Photoviewpoint 4)	Views of cranes and scaffolding above intervening built form.	Minor adverse	N/A	Minor adverse
Users of the Peveril of the Peak (Photoviewpoint 5)	Views of higher level construction activity including cranes.	Minor adverse	N/A	Minor adverse
Users of Manchester Oxford Road station (Photoviewpoint 6)	Views of cranes above intervening built form.	Negligible	N/A	Negligible
Pedestrians and some residents on Medlock Street (Photoviewpoint 7)	Channelled views of cranes and scaffolding in between buildings fronting Whitworth Street West	Minor adverse	N/A	Minor adverse

Receptor	Effect	Significance before mitigation	Supplementary mitigation	Residual effect significance
Pedestrians using Whitworth Street West (Photoviewpoints 8 and 9)	Views of cranes and scaffolding above intervening built form.	Minor adverse	N/A	Minor adverse
Pedestrians using Great Bridgewater Street (Photoviewpoint 10)	Views of cranes and scaffolding above the elevated carpark platform.	Minor adverse	N/A	Minor adverse
Visitors to Castle Field Locks (Photoviewpoint 11)	Channelled views of cranes and scaffolding along canal.	Minor adverse	N/A	Minor adverse
Recreational users of Hulme Park (Photoviewpoint 12)	Views of higher level construction activity including cranes above the treeline surrounding the park.	Minor adverse	N/A	Minor adverse

1.7.4 Table 1-11 provides a summary of the predicted residual effects on townscape and visual receptors for the completed and operational development.

Table 1-11 Summary of residual effects during operation

Receptor	Effect	Significance before mitigation	Supplementary mitigation	Residual effect significance
Townscape				
Townscape features and character of the site	Introduction of a contemporary residential building with a maximum height of 121.85m AOD and commercial and residential building of 60.75m AOD alongside associated public realm works.	Minor beneficial	N/A	Minor beneficial
City Centre SCA	Introduction of views of a residential tower and commercial building to Manchester City centre.	Minor beneficial	N/A	Minor beneficial
Central Area of Change SCA.	Views of a residential tower within Manchester City centre.	Minor neutral	N/A	Minor neutral
Visual				
Visitors to Manchester Town Hall and Albert Square (Photoviewpoint 1)	Views of residential tower above intervening built form.	Minor neutral	N/A	Minor neutral
Pedestrians using Lower Mosely Street (Photoviewpoints 2 and 3)	Channelled views of residential tower along streetscape.	Minor neutral	N/A	Minor neutral
Visitors to Manchester Central (Photoviewpoint 4)	Views of residential tower intervening built form.	Minor adverse	N/A	Minor adverse

Receptor	Effect	Significance before mitigation	Supplementary mitigation	Residual effect significance
Users of the Peveril of the Peak (Photoviewpoint 5)	Views of upper elevations of a residential tower.	Minor adverse	N/A	Minor adverse
Users of Manchester Oxford Road station (Photoviewpoint 6)	Views of residential tower intervening built form.	Negligible	N/A	Negligible
Pedestrians and some residents on Medlock Street (Photoviewpoint 7)	Channelled views of residential tower in between buildings fronting Whitworth Street West	Minor neutral	N/A	Minor neutral
Pedestrians using Whitworth Street West (Photoviewpoints 8 and 9)	Views of residential tower above intervening built form.	Minor neutral	N/A	Minor neutral
Pedestrians using Great Bridgewater Street (Photoviewpoint 10)	Views of residential tower above intervening built form..	Minor neutral	N/A	Minor neutral
Visitors to Castle Field Locks (Photoviewpoint 11)	Channelled views of residential tower along canal.	Minor adverse	N/A	Minor adverse
Recreational users of Hulme Park (Photoviewpoint 12)	Views of upper elevations of residential tower above the treeline surrounding the park.	Minor adverse	N/A	Minor adverse

1.8 ASSESSMENT OF ONE APPLICATION COMING FORWARD IN ISOLATION

- 1.8.1 This TVIA has assessed the proposed development combined across the site as this represents a 'worst case scenario' that combines all the planned proposed development within both applications occurring at the same time. Due to its increased stature, the proposed building on site A features more frequently in views and is more readily apparent from the surrounding townscape. As this element of the proposed development has a greater influence on the resulting townscape and visual effects described in this report, if this development came forward in isolation there would be no change to the assessed effects on the receptors identified in this report.
- 1.8.2 However, in the unlikely event that that site B comes forward individually, the area of influence of the proposed development on both townscape and visual receptors would be significantly reduced. This would result from the extant built form that forms the immediate setting of site B limiting intervisibility of the site and the scale and massing of the proposed building. On balance, effects on townscape and visual receptors would not be any more or less beneficial or adverse but rather restricted in geographic scope to the adjoining streets that the site fronts.

1.9 FUTURE MONITORING OF SIGNIFICANT RESIDUAL ENVIRONMENTAL EFFECTS

- 1.9.1 No significant residual effects were identified during the operation phase for the proposed development. As such, future monitoring of the residual effects identified in Tables 1-10 and 1-11 is not deemed necessary.

1.10 REFERENCES

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- Salford City Council (SCC) (2007) Landscape Character Assessment. Available at <https://www.salford.gov.uk/media/385604/lca-final-document.pdf>. Last accessed 29/11/2021.

1.11 GLOSSARY

Term	Definition
Above Ordnance Datum (AOD)	Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.
Baseline studies	Work done to determine and describe the environmental conditions against which any future change can be measured or predicted and assessed.
CEMP	Construction Environmental Management Plan.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape/townscape character.
Classification	A process of sorting the landscape/townscape into different types using selected criteria but without attaching relative values to different sorts of landscape/townscape.
Completed Development	Within the ES this phase refers to the Proposed Development when fully built and operational.
Conservation Area	An area of special environmental or historical importance that is protected from changes by law.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development plan	This includes adopted Local Plans, neighbourhood plans and the London Plan, as defined in section 38 of the Planning and Compulsory Purchase Act 2004 (regional strategies have all been abolished by Order using powers taken in the Localism Act 2011).
"Do-nothing" scenario	The predicted future environmental conditions which would exist in the absence of the development.
Direct effect	An effect that is directly attributable to the proposed development.
EIA Planning Regulations	In England and Wales these are The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, plus amendments.
Effect	A physical or measurable change to the environment attributable to the project.
Element	A component part of the landscape/townscape (e.g. roads, hedges, trees, buildings).
Enhancement	Landscape/townscape improvement through restoration, reconstruction or creation.
Environmental impact assessment (EIA)	The evaluation of the effects of particular development proposals on the environment.
Environmental Statement (ES)	A document which sets out the developer's assessment of the likely effects of the project on the environment and which is submitted in conjunction with an application for planning permission.
Geographic Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to a location. It links spatial information to a digital database.
GLVIA	Guidelines for Landscape and Visual Impact Assessment
Green infrastructure (GI)	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
IEMA	Institute of Environmental Management and Assessment
Indirect effects	Effects on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.

Land Use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical process.
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.
Landscape/townscape character	A distinct, recognisable and consistent pattern of elements in the landscape/townscape that makes one landscape/townscape different from another, rather than better or worse.
Landscape/Townscape Character Area (LCA, TCA)	These are single unique areas which are the discrete geographical areas of a particular landscape/townscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Type (LCT)	These are distinct types of landscape that are fairly homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but where they do occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern and perceptual and aesthetic attributes.
Landscape/townscape effects	Change in the elements, characteristics, character and qualities of the landscape/townscape as a result of development.
LI	Landscape Institute
Landscape/townscape receptor	Defined aspects of the landscape/townscape resource that have the potential to be affected by a proposal.
Landscape/townscape sensitivity	The extent to which a landscape/townscape can accept change of a particular type and scale, without unacceptable adverse effects.
Landscape/townscape value	The relative value that is attached to different landscape/townscapes by society.
Listed Building	A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local planning authority	The public authority whose duty it is to carry out specific planning functions for a particular area.
Magnitude of effect	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Mitigation	Any process, activity or thing designed to avoid, reduce or remedy adverse environmental impacts likely to be caused by a development project.
Non Technical Summary	A report which briefly describes the main points discussed in the Environmental Statement in a clear manner, without the use of technical jargon and phraseology.
NPPF	National Planning Policy Framework
Perception (of landscape/townscape)	The psychology of seeing and possibly attaching value and/or meaning (to landscape/townscape).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Public Right(s) of Way (PRoW)	Footpaths (for walking, running, mobility scooters or powered wheelchairs); Bridleways (for walking, horse riding, bicycles, mobility scooters or powered wheelchairs); Restricted byways (for any transport without a motor and mobility scooters or powered wheelchairs); Byways open to all traffic (for any kind of transport, including cars, but mainly used by walkers, cyclists and horse riders).
Receptor	Physical landscape/townscape resource, special interest or viewer group that will experience an effect.

Residual Effects	Those effects of a development that cannot be mitigated following implementation of mitigation proposals.
Scoping	An initial stage in determining the nature and potential scale of the environmental impacts arising from the proposed development, and assessing what further studies are required to establish their significance.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Susceptibility	The ability of a defined landscape/townscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Townscape	The character and composition of the built environment including the buildings and relationships between them, the different types of urban open space, including green spaces, and relationship between building and open space.
Visual Amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

1.12 LIST OF APPENDICES (ES VOLUME III)

1.12.1 Supporting technical documents and data should be included as appendices.

Reference	Title
ES Vol II Appendix 0-A	Townscape and Visual Impact Assessment (TVIA) Methodology
ES Vol II Appendix 0-B	- Appendix 0-B-1: Site Location; - Appendix 0-B-2: Site Context; - Appendix 0-B-3: Townscape Policy and Designations; - Appendix 0-B-4: Published Character Assessments; - Appendix 0-B-5: Topography; - Appendix 0-B-6: Zone of Theoretical Visibility; and - Appendix 0-B-7: Viewpoint Location.
ES Vol II Appendix 0-C	Photoviewpoint Sheets and Methodology;
ES Vol II Appendix 0-D	Extracts of Published Character Assessments;
ES Vol II Appendix 0-E	Correspondence with Stakeholders
ES Vol II Appendix 0-F	Visual receptors table.