

Appendix 6.2: Visual Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of View	Susceptibility to Change	Overall Sensitivity of Receptor
1: View west along the Rochdale Canal from the footpath of Old Church Street bridge.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.17km from north eastern Site edge.	View west along the Rochdale Canal from the footpath of Old Church Street bridge. Old Church Street forms a key route locally, connecting Newton Heath with A62 Oldham Road and other local strategic routes to the north, and is the direct route to Newton Heath and Moston Metrolink stop from the south. Old Church Street forms the high street of Newton Heath local centre and provides a range of amenities. The view is an open vista along the canal corridor, framed by built forms and well-established vegetation. The view is characterised by the water of the canal, and the mature and semi-mature trees lining the corridor. In the foreground, the canal towpath/National Cycle Network Route 66/Bee Network: Beeway is visible along the southern bank. In the middle distance, the footbridge that crosses the canal at the north eastern corner of the Site, connecting Mitchell Street with neighbourhoods to the north, is visible. The view is terminated by the dense vegetation of the Site, which forms a green backdrop to the canal and is an especially prominent feature of the view. This backdrop contributes significantly to the green character of the canal corridor along this stretch, and its visibility from Old Church Street is a softening feature of the townscape. This view would be predominantly experienced by pedestrians travelling south east along Old Church Street, which forms a key pedestrian approach to the local centre, as well as users of the towpath travelling west.	Framed	High	Medium	Medium
2: View west along the Rochdale Canal from the Rochdale Canal footbridge.	<u>Designation:</u> None <u>Distance:</u> Approximately 5m from northern Site edge.	View west along the Rochdale Canal and National Cycle Network route 66, from the Rochdale Canal footbridge. The view is framed by low-rise residential houses to the right and characterised by dense vegetation along the tow path edge and the water of the canal. This view is experienced predominantly from pedestrians travelling north-south along Mitchell Street from the residential estate towards the amenities in Newton Heath. The view is slightly elevated which allows long range views down the canal, which are framed by housing and trees. The edge of the Site is well wooded and views into the Site are screened, even in winter when the trees are not in leaf.	Framed	High	Medium	Medium
3: View south along Benville Walk from the area of housing to the north of lock 70 on the Rochdale Canal.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.07km from northern Site edge.	View south along Benville Walk from the area of housing to the north of the Rochdale Canal. The view is framed by housing typical of the post-war estate adjoining Oldham Road. The view is terminated by the dense vegetation of the Site. In the middle-ground, the handrail of the footbridge at Lock 70 of the Rochdale Canal is visible. This is the view that would be experienced by users of the footbridge approaching the canal corridor from the north. The Site forms a soft green backdrop to the hard townscape at this location. The tree canopy of semi-mature trees along the northern boundary of the Site is visible above the roofline.	Framed	Low	High	Medium

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

4: View south from Oldham Road footpath in front of Church of St Wilfrid and St Ann.	<u>Designation:</u> Grade II Listed Church of St Wilfrid and St Ann <u>Distance:</u> Approximately 0.19km from northern Site edge.	View looking south towards The Site. The view is framed by low-rise residential homes either side of the viewpoint. Oldham Road (A62) crosses the view in the foreground with a bus stop located to the left of the view. The view looks down Harmer Close, with residential houses obscuring a clear viewpoint to The Site in the background. The tops of the trees from the Site can be seen in the view. The Grade II Listed Church of St Wilfrid and St Ann is located behind the direction of the view and is out sight.	Framed	Medium	Low	Low
5: View south from Hapsford Walk within the area of housing to the north of the Rochdale Canal.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.05km from north-eastern Site edge.	View south from Hapsford Walk within the area of housing to the north of the Rochdale Canal. The Site is visible across the pedestrianised area adjoining the Rochdale Canal. In the foreground is an area of paved ground. In the middle-ground, lock 71 of the Rochdale Canal is visible, with its footbridge crossing, and to the east a Multi-Use Games Area (MUGA) is visible. The Site forms the backdrop to the view, experienced as an unbroken mass of vegetation. Mature trees along the northern boundary of the Site, and adjoining lock 71, contribute significantly to the green character of this space and positively defines the view. This is the view experienced by receptors within the southern edge of the area of housing, and users of community amenities including Ravi News newsagents and the MUGA.	Open/Oblique	Low	High	Medium
6: View south east from Central Park Tram Stop.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.45km from northern Site edge.	View looking south-east towards the Site from the Central Park tram stop. The railway bridge across The Gateway road can be seen in the foreground of the view. A large industrial warehouse unit is seen in the mid-ground which obscures most of the view towards the Site. A glimpsed view of the site is seen to the far right of the viewpoint, mature trees obscure this view.	Glimpsed	High	Medium	Medium
7: View south along Ten Acres Lane from the bridge crossing the Rochdale Canal.	<u>Designation:</u> None <u>Distance:</u> Approximately 5m from northern Site edge.	An open view looking south towards the Site along Ten Acres Lane from the bridge crossing Rochdale Canal. The brick and metal structure of the bridge wall is seen in the mid-ground of the view, with Ten Acres Lane filling the majority of the foreground. The semi-mature trees located on the Site are seen in the background of the view. The view south, down Ten Acres Lane is also captured in the viewpoint, taking in the semi-mature trees on land to the right of the view.	Open	Low	Low	Low
8: View east along the Rochdale Canal towpath/National Cycle Network Route 66/Bee Network: Beeway from lock 74.	<u>Designation:</u> National Cycle Network Route 66. <u>Distance:</u> Approximately 0.12km from north western Site edge.	View east along the Rochdale Canal towpath from lock 74. In the foreground, the canal lock gate paddle is visible, with the canal running east into the middle-distance. In the middle-ground, Ten Acres bridge crosses the canal at an elevated position and acts as a clear point of focus and as a terminus within the view. Semi-mature trees line the canal towpath to the right of the view. Minor glimpsed and filtered views of tree canopy on the Site may be possible from this position, though the trees and bridge obscure the Site beyond. There are no direct views of the Site possible from the east Ten Acres bridge.	Glimpsed/ Filtered	Medium	Low	High
9: View east along Makkah Close.	<u>Designation:</u> None <u>Distance:</u> Approximately 75m from western Site edge.	View looking east into the Site along Makkah Close. Low-rise residential homes frame the view either side down the street. A wall terminates the view in the background, with semi-mature trees in the distance, located on the Site.	Framed	Low	High	Medium
10: View north along Ten Acres Lane.	<u>Designation:</u> None <u>Distance:</u> Approximately 55m from western	The view is framed by fencing and semi-mature trees and shrubbery to the left and residential homes to the right. In the foreground the view takes in Ten Acres Lane, in the mid-ground the entrance to Ten Acres Lane Sports Complex is seen to the right. Looking	Framed	Low	Low	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

	Site edge.	north, the bridge crossing over the Rochdale Canal is located within the backdrop of the view. A row of houses obstruct the view of the Site.				
11: View north-east along Ten Acres Lane towards Ten Acres Lane Sports Complex.	<u>Designation:</u> None <u>Distance:</u> Approximately 5m from northern Site edge.	View from Ten Acres Lane, looking north-east across Ten Acres Lane Sports Complex. The view is partly obscured by the Sports Complex fencing which is within the majority of the foreground of the view. A residential driveway is to the right hand side. The Site is glimpsed from the location of where the view is taken from, fencing and semi-mature trees filter the view.	Glimpsed / Filtered	Low	Low	Medium
12: View north along Hallam Road from the footpath of Briscoe Lane.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.16km from southern Site edge.	The view is framed by housing along the western edge of Hallam Road, which creates a strong frontage. The eastern edge of Hallam Road is well-defined by the school fencing that runs the length of this edge to the Site boundary. The view is terminated by the dense vegetation of the Site at the end of the cul-de-sac. The Site forms a strong visual presence and soft green backdrop to the hard townscape at this location. The tree canopy of semi-mature trees along the southern edge of the Site is visible above the roofline.	Framed	Low	Low	Low
13: View north along Mitchell Street.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.1km from southern Site edge.	View north along Mitchell Street, which connects Briscoe Lane with the Rochdale Canal and the footbridge. The view is framed by housing along both edges of Mitchell Street, with the Victorian terraced run to the right of the view creating a strong frontage, and the front gardens of the post-war housing creating a softer edge. The view is terminated in the distance by housing to the north of the Rochdale Canal. Dense vegetation on the Site is visible in the middle-distance along the western edge of the street. The unmanaged scrub vegetation creates a green character but is a low-quality landscape and does not contribute positively to the townscape.	Oblique	Low	Low	Low
14: View west along Millwright Street.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.08km from eastern Site edge.	View west along Millwright Street towards the eastern Site boundary. In the foreground is the residential street. The poor frontage of the adjoining properties and lack of overlooking create a poor-quality public realm. The semi-mature trees within the interior of the Site form a dense canopy which creates a soft green backdrop to the view. A line of semi-mature trees demarks the intersection between Millwright Street and Mitchell Street. Beyond this, the unmanaged scrub vegetation defines the eastern Site boundary within the middle distance, creating a green character, but is a low-quality landscape and does not contribute positively to the townscape.	Framed / Filtered	Low	Low	Low
15: View north east from footpath within Philip's Park Cemetery.	<u>Designation:</u> Grade II Listed St Philips Cemetery <u>Distance:</u> Approximately 0.76km from western Site edge.	A long range view from the Grade II Listed St Philips Cemetery looking north east towards the Site. The majority of the view is obscured by grave stones and grass. Some industrial units can be seen in the far mid-ground, obscuring a clear visual to the Site. Large semi-mature trees filter views directly towards the Site.	Glimpsed	High	High	High

Terminology for Visual Effect:

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Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
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Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Viewpoint No. and Location	Description of Change	Designed-in Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
1: View west along the Rochdale Canal from the footpath of Old Church Street bridge.	<u>Construction Phase:</u> Site construction machinery will be partially visible during the construction phase, which will add some visual clutter within the background of the view. Views of perimeter Site hoarding. Construction works at lower-levels and street level will be obscured/ screened by site hoarding. Loss of tree and vegetation cover will result in partial internal views of Site construction works due to the elevated view. Hoarding will define the Site boundary along the canal corridor, creating a hard edge.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works. Site hoarding at canalside level will help to minimise the visual impact of construction works.	The extent of construction works at the slightly elevated position of the view is likely to cause a partial change to the view which will alter its composition with new structures. There will be some minor loss of legibility to the canalside edge and movement. This would result in a medium magnitude of effect that is adverse in nature.	Medium	Moderate	Neighbourhood	Short/medium term. Irreversible	Medium	Adverse	Moderately Significant	Medium
	<u>Operational Phase:</u> Views of tree cover, particularly along the northern Site edge, will be replaced by partial views of new development.	Proposed planting along the canal corridor would filter views of built form. The screening effect will increase over time as the new planting matures.	Although development fronting the canal is not uncharacteristic within the view, existing trees along the canal edge/northern Site edge contribute positively to defining the character of the view. Partial views of new development will be available along the canal and above the ridgeline of existing development. Loss of trees will detract from the view. The adverse effects have the potential to reduce over time as new proposed planting matures. This would result in a medium overall effect that is adverse in nature.		Moderate		Long-term Permanent.	Medium	Adverse	Moderately Significant	High
2: View west along the Rochdale Canal from the Rochdale Canal footbridge.	<u>Construction Phase:</u> Site construction machinery will be visible during the construction phase, which will add some visual clutter within the majority of the view. Clear views of perimeter Site hoarding. Construction works at lower-levels and street level will be obscured/ screened by site hoarding. Loss of tree and vegetation cover will result in	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works. Site hoarding at canalside level will help to minimise the visual impact of construction works.	The extent of construction works at the elevated position of the view is likely to cause a change to the view which will alter its composition with new structures. There will be some loss of legibility to the canalside edge and movement. This would result in a large overall effect that is adverse in nature.	Medium	Moderate	Neighbourhood	Short/medium term. Irreversible	Large	Adverse	Moderately Significant	Medium

Terminology for Visual Effect:

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Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

	internal views of Site construction works. Hoarding will define the Site boundary along the canal corridor, creating a hard edge.										
	<u>Operational Phase:</u> Proposed development will create a new hard edge to the canal corridor. Building frontages will address the canal.	Proposed planting along the canal edge will filter views of buildings and soften built form.	New development will feature prominently in the foreground of the view. The character of the view will change substantially as a result of the loss of trees along the canal edge resulting in an adverse change. The set back of development from the canal edge and integration of new landscape along the development frontage will reduce the overall magnitude of effect. The adverse effects will potentially reduce over time as the new landscape matures. This would result in a medium overall effect that is adverse in nature.		Moderate		Long-term. Permanent.	Medium	Adverse	Moderately Significant	High
3: View south along Benville Walk from the area of housing to the north of the Rochdale Canal.	<u>Construction Phase:</u> Partial, glimpsed views of construction works along the northern Site edge. Hoarding will replace the view of the trees terminating the view with a hard edge. Removal of trees will create a hard terminus to the view. Potential glimpsed view of machinery, cranes and workers will be visible.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works. Site hoarding at canalside level will help to minimise the visual impact of construction works.	The extent of construction works at this position of the view is likely to cause a change to the view which will alter its composition with new structures. There will be some loss of legibility to the canalside edge and terminus of the viewpoint. This would result in a small overall effect that is adverse in nature.	Medium	Minor	Local	Short-term. Reversible	Small	Adverse	Minor significance	Medium
	<u>Operational Phase:</u> Proposed development will create a new hard edge to the canal corridor. Building frontages will address the canal, and terminate the view.	Proposed planting along the canal edge will filter views of buildings and soften built form over time. Set back of development from the canal edge and variation in the roofline of the development to avoid a solid/continuous canal frontage.	New development will form a high quality new built element within the view which will aid legibility. Loss of existing trees will detract from the view, resulting in a 'neutral' effect overall. There is potential for the view to be 'small beneficial' in nature over time as new planting along the canalside matures. This would result in a small overall effect that is neutral in nature.		Minor		Long-term. Permanent	Small	Neutral	Minor significance	High

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Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

4: View south from Oldham Road footpath in front of Church of St Wilfrid and St Ann.	<u>Construction Phase:</u> Partial, framed view of construction works along the northern Site edge. Removal of trees will create a hard terminus to the view. Hoarding will not be visible in the view. Likely view of machinery, cranes and workers will be visible.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works.	The extent of construction works at this position of the view is likely to cause a partial change to the view which will alter its composition with new structures. This would result in a Moderate overall effect that is Adverse in nature.	Low	Negligible	Neighbourhood	Short/medium term. Reversible	Negligible	Adverse	Not significant	Medium
	<u>Operational Phase:</u> Partial, framed view of new housing along the northern Site edge. The new development will form a new high quality built element within the view.	New planting along the canalside will provide screening/softening of views over time as it matures.	The overall character of the view will be largely unchanged. The proposed development will form a high quality built element to the view. This would result in a small overall effect that is beneficial in nature.		Minor		Medium term. Permanent	Small	Beneficial	Not significant	High
5: View south from Hapsford Walk within the area of housing to the north of the Rochdale Canal.	<u>Construction Phase:</u> Clear view of construction works due to the open nature of the view. The softening impact and massing of the vegetation will be replaced by visible Site clearance and boundary hoarding, creating a hard edge along the canal.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works. Site hoarding at canalside level will help to minimise the visual impact of construction works.	Clear, open views of the construction works along the canalside edge. The phased approach to construction will reduce the potential overall effects. This would result in a medium overall effect that is adverse in nature.	Medium	Moderate	Neighbourhood	Short/medium term. Reversible	Medium	Adverse	Moderately significant	Medium
	<u>Operational Phase:</u> Building frontages will address the canal, and will create a new hard edge to the canal corridor, with new buffer planting beyond the towpath to the front of proposed housing.	Proposed planting along the canal edge is intended to filter views of buildings and soften built form. Variation in roofline, set- back of development from the canal edge, building height and building orientation will help to reduce the overall visual impact of development along the canal.	The open space in the foreground of the view will be retained. The new development will form a clear change in the character in the backdrop of the view. New development will form a high-quality new built element within the view. However, the loss of existing mature trees along the canal edge will detract from the view. The overall nature of the effect will therefore be adverse. The nature of the effects has the potential to reduce over time as the new landscape along the canal edge matures and embeds the development into the canalside setting. This would result in a medium overall effect that is adverse in nature.		Moderate		Long-term. Irreversible	Medium	Adverse	Moderately Significant	High

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6: View south east from Central Park Tram Stop.	<u>Construction Phase:</u> Obstructed view of construction works. Partial visibility of construction works may be possible in the background.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works.	Obstructed views of the construction works from the tram stop edge, only partial sight of any work including cranes and machinery. This would result in a negligible overall effect that is adverse in nature.	Medium	Negligible	Neighbourhood	Short/medium term. Reversible	Negligible	Adverse	Not significant	Medium
	<u>Operational Phase:</u> Obstructed view of new structures. Partial visibility of roofline may be possible in the background.	Proposed planting along the canal edge is intended to filter views of buildings and soften built form, though from this elevated vantage point only the upper portion of new structures will be visible, and the screening effect of planting will take many years to take effect as the proposed trees reach maturity.	Rooflines may be visible in the middle distance, though existing structures obscure most of the Site. The overall character of the view will be unchanged. This would result in a negligible overall effect that is neutral in nature.		Negligible		Long-term. Irreversible	Negligible	Neutral	Not significant	High
7: View south along Ten Acres Lane from the bridge crossing the Rochdale Canal.	<u>Construction Phase:</u> Construction works at lower-levels and street level will create street clutter, some construction will be partially screened by existing townscape features.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction and demolition works. Site hoarding at street level will help to minimise the visual impact of construction works.	Construction works will cause a perceptible change to the view which will alter the views composition. The construction views will be experienced at close-range and are uncharacteristic within the existing view, resulting in a temporary adverse effect. This would result in a medium overall effect that is adverse in nature.	Low	Moderate	Local	Short/medium term. Reversible	Medium	Adverse	Minor significance	Medium
	<u>Operational Phase:</u> Views of tree canopy will be replaced with oblique view of new housing, partially obscured by the bridge parapet. Upper storeys of townhouses fronting onto the canal will be visible.	The proposed development will be set back from Ten Acres Lane at lower ground levels. A landscape buffer between development and the Lane will help to embed the development within the setting as it matures. Variation in the roofline will add interest in the view.	The proposed development will form a new component in the view which will mark a key nodal point along Ten Acres Lane for people travelling across the bridge. The existing character of the view along the Lane will be retained. High quality architectural design along with embedded mitigation will result in a positive addition to the view. This would result in a medium overall effect that is beneficial in nature.		Moderate		Long-term. Irreversible	Medium	Beneficial	Minor significance	High

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Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

8: View east along the Rochdale Canal towpath/National Cycle Network Route 66/Bee Network: Beeway from lock 74.	<u>Construction Phase:</u> Site construction machinery will be glimpsed during the construction phase, which will add minor visual clutter within the background of the view. Construction works at lower-levels and street level will be obscured/ screened by site hoarding. Hoarding will define the Site boundary along the canal corridor, creating a hard edge.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works at higher levels. Site hoarding at canalside level will help to minimise the visual impact of construction works.	Negligible change in view due to tree screening in the foreground of the view, and visual screening provided by the road bridge. The effects are not considered significant. This would result in a negligible overall effect that is adverse in nature.	High	Negligible	Local	Short/medium term. Irreversible	Negligible	Adverse	Minor significance	Medium
	<u>Operational Phase:</u> Minor change in the character of the view with reduced tree canopies beyond the bridge due to tree removal in the Site. New buildings with frontages addressing Ten Acres Lane, which crosses the bridge in the middle ground, will be visible. These forms are broken into distinct components so as to not present a wall of development. An apartment building will hold the corner adjacent to the canal, and terraced houses will be visible to the right of the view.	The building line will be stepped back from Ten Acres Lane, and a landscape buffer is proposed. Planting will soften built form and reduce visual prominence over time.	The change in view is minimal due to tree screening in the foreground, and visual screening provided by the road bridge. The character of the view is already urbanised with partial views of other development a similar distance away on the other side of the bridge. Views are likely to be reduced when intervening trees are in leaf. There is currently little to orientate people along this route and the development would form a subtle 'marker' denoting Ten Acres Lane and signifying the approach to Newton Heath town centre and the community facilities within the Site, therefore improving the legibility of the townscape. This would result in a small overall effect that is beneficial in nature.		Minor		Long-term. Permanent	Small	Beneficial	Minor significance	High
9: View east along Makkah Close.	<u>Construction Phase:</u> Site construction machinery will be seen during the construction phase, which will add visual clutter within the background of the view. Construction works at lower-levels and street level will be obscured/ screened by site hoarding. Fencing is already present in the view, hoarding will further define the Site boundary, creating a hard edge. Within close proximity to residential homes, site access	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works at higher levels. Site hoarding will help to minimise the visual impact of construction works. Restricted hours of operation when appropriate. Exit managed to ensure road and pavement areas to be kept clear of debris, mud and materials, including	The extent of construction works at this position of the view is likely to cause a minor change in the backdrop of the view. The foreground and overall character of the view will be unchanged. The loss of trees along the canal edge will be noticeable, resulting in an overall adverse effect. This would result in a small overall effect that is adverse in nature.	Medium	Minor	Local	Short/medium term. Irreversible	Small	Adverse	Minor significance	Medium

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

	may be required along residential street.	wheel and body wash facilities.									
	<u>Operational Phase:</u> Trees on site will have been removed, and new housing erected within the view. The Site boundary is visible at the end of Makkah Close, defined by the concrete panel fencing. The gable end of housing adjacent to this fencing will be visible, as well as frontages of housing set back into the Site. Tree planting to front gardens will be visible.	The new buildings will be constructed of brick, and so will be in-keeping with the aesthetic of existing housing within the view. Tree planting to front gardens will soften built forms, and this effect will increase over time as the trees mature. Fenestration to the gable ends will add visual interest.	The development will form a new, high quality built element within the view, and will enhance the overall quality of the built development within the view. New tree planting will potentially increase the beneficial effects of the proposed development over time as it matures, by helping to embed the development into the landscape setting. The effects are considered to be moderate and adverse in nature.		Moderate		Long-term. Permanent	Small	Beneficial	Minor significance	High
10: View north along Ten Acres Lane.	<u>Construction Phase:</u> Minor glimpsed views of the construction works within the backdrop of the view. Construction works will form a new component within the view.	Enclosed scaffolding will provide screening during construction works at higher levels. Site hoarding will help to minimise the visual impact of construction works.	Construction works will form a new component within the view. The effects are considered to be small and adverse in nature.	Low	Minor	Local	Short/medium term. Irreversible	Small	Adverse	Not significant	Medium
	<u>Operational Phase:</u> New buildings will define the edge of Ten Acres Lane, framing the view with high-quality housing.	New housing will be of a scale in-keeping with the existing housing along Ten Acres Lane. Brick will be a common material, relating the new buildings to their context. The new development seeks to create a more continuous active frontage along this key movement corridor, and improve legibility for the townscape. An apartment building to the end of the run of buildings, adjacent to the Rochdale Canal, will serve as a marker building, signposting the canal corridor. Development will be stepped back to allow for buffer planting to soften built forms. This effect will increase over time as the landscape matures.	A minor, noticeable change to the view as a result of partial views of new high quality development. New landscape will help to embed the proposals within the landscape. The positive effects have the potential to increase over time as the landscape matures. The effects are considered to be small and beneficial in nature.		Minor		Long-term. Permanent	Small	Beneficial	Not significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

11: View north-east along Ten Acres Lane towards Ten Acres Lane Sports Complex.	<u>Construction Phase:</u> The Site is currently screened by a mature treeline along the boundary of Ten Acres Sports Complex, which forms the western edge to the Site. There is potential for glimpsed views of construction works beyond the treeline.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works at higher levels.	Very minor change in the character of the view due to existing trees along the boundary within the Ten Acres Lane Sports Complex. The effects are considered to be negligible and adverse in nature.	Low	Minor	Neighbourhood	Short/medium term. Irreversible.	Negligible	Adverse	Not significant	Medium
	<u>Operational Phase:</u> Potential for glimpsed views of new, high quality development though retained trees and vegetation within the Ten Acres Sports Complex, which will continue to screen the Site particularly in summer when the trees are in leaf.	Variation in roofline and ridge height will help to visually 'break up' the massing of the development. Building heights will allow screening from tree boundaries within the Ten Acres Lane Sports Complex.	Minor change in the view, with new structures partially screened within the background of the view. The overall character of the view will be unchanged. The effects are considered to be negligible and beneficial in nature.		Minor		Long-term. Permanent	Negligible	Beneficial	Not significant	High
12: View north along Hallam Road from the footpath of Briscoe Lane.	<u>Construction Phase:</u> Partial views of construction works within the backdrop of the view.	Enclosed scaffolding will provide screening during construction works at higher levels. Site hoarding will help to minimise the visual impact of construction works.	The removal of existing trees will form a noticeable change in the character of the view. Partial views of construction works will form a new component within the view. The effects are considered to be small and adverse in nature.	Low	Minor	Neighbourhood	Short/medium term. Irreversible.	Small	Adverse	Not significant	Medium
	<u>Operational Phase:</u> The building line which frames the view to the western edge of Hallam Road will be continued by new development of a sympathetic character.	The use of semi-detached house types will continue the character of Hallam Road into the Site. Variation in the building line will create visual intrigue along this linear route. Tree planting to the front of plots will break up and soften built form. A greenspace along this route within the Site will terminate the view. Tree planting within this space will create a soft green backdrop to the view as they mature,	The proposed development will form a noticeable change in the backdrop to the view. New high quality development will be partially visible along with the, however the loss of existing mature trees will detract from the view. There is potential for beneficial effects in the long-term when new proposed planting matures. The effects are considered to be small and neutral in nature.		Minor		Long-term. Permanent	Small	Neutral	Not significant	High
13: View north along Mitchell Street.	<u>Construction Phase:</u> Framed views of construction works and Site hoarding will be possible along the Site's eastern edge. Existing housing within the foreground of the view will largely screen views of	Construction will add some visual clutter to the view, however this will indicate investment in and development of a derelict site that currently detracts from the townscape of Mitchell Street. Enclosed scaffolding will provide	The construction works will form a noticeable addition to the view. The full extent of construction works will largely be screened from this viewpoint location. The effects are considered to be	Low	Minor	Neighbourhood	Short/medium term. Irreversible.	Small	Adverse	Not significant	Medium

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

	construction works within the Site. Construction works at lower-levels and street level will be obscured/ screened by site hoarding. Loss of tree and vegetation cover will result in partial internal views of Site construction works.	screening during construction works at higher levels. Site hoarding will help to minimise the visual impact of construction works.	small and adverse in nature.								
	<u>Operational Phase:</u> The proposed development will form a high quality addition to the view which will continue the existing building line along the street, and reinforce the existing residential character.	The building line is stepped back from Mitchell Street to align with existing housing, and allow for large front gardens and buffer planting along this route. Tree planting to the front of plot will reintroduce a green character to this Site edge. New housing is proposed to be of a modest scale, in keeping with the immediate context, and will front onto Mitchell Street to create an active edge of high-quality development.	Small change in the character of the view due to the addition of high quality new development and landscape treatment. The effects are considered to be small and beneficial in nature.		Minor						
14: View west along Millwright Street.	<u>Construction Phase:</u> Removal of dense vegetation on Site which currently terminates the view, creating a more open aspect. Site boundary will be defined by perimeter hoarding. Views of construction works.	Phased construction will help to reduce/limit the duration of effects at different stages of the construction works. Enclosed scaffolding will provide screening during construction works at higher levels. Site hoarding will help to minimise the visual impact of construction works.	Change in the character of the view due to loss of existing mature trees and partial, close-range views of construction works The effects are considered to be medium and adverse in nature.	Low	Minor	Immediate locality	Short/medium term. Irreversible	Medium	Adverse	Minor significance	Medium
	<u>Operational Phase:</u> Entrance to the Site will align with Millwright Street, creating views into the Site. Terraced housing of a sympathetic character to existing townscape will front on to Mitchell Street, which runs perpendicular across the view.	The building line is stepped back from Mitchell Street to align with existing housing, and allow for large front gardens and buffer planting along this route. Tree planting to the front of plot will reintroduce a green character to this Site edge. New housing is proposed to be of a modest scale, in keeping with the immediate context, and will front onto Mitchell Street to create an active edge of high-quality development. An apartment building will act as a landmark signposting this gateway into the Site.	Moderate change in the character of the view due to removal of trees and the introduction of new, high quality development. The proposed layout will allow views to permeate into the Site. The proposed new development will appear larger than the existing small-scale residential development in the foreground of the view. The loss of existing mature trees will be particularly noticeable from this viewpoint. Glimpsed views of new landscape will potentially reduce adverse effects over time as it matures.		Moderate		Long-term. Permanent	Medium	Adverse	Minor significance	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

15: View north east from footpath within St Philip's Park Cemetery.	<u>Construction Phase:</u> No view	N/A	No change to view as a result of the proposed construction works.	High	N/A	City-scale	Short/medium term. Irreversible	No Change	N/A	Not significant	Medium
	<u>Operational Phase:</u> No view	N/A	No change to view as a result of the proposed development		N/A		Long-term. Permanent	No Change	N/A	Not significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	High, Medium, Low, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant