

Viewpoint No. and Location	Designation, Landscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: View from Listed Union Bridge/ Dantzig Street looking north across site.	<u>Designation:</u> Grade II Listed Union Bridge <u>Distance to site:</u> 0m	The viewpoint is located on at the junction of Gould Street and Dantzig street, within the context of the Grade II listed Union Bridge. This adds value of cultural associations to the location. The view appears urban in character due to the car parking usage along Dantzig Street, signage and industrial style railings. The site forms the backdrop to the view and appears heavily tree covered due to rising ground levels within the site. The viewpoint location is at a transitional node point, emerging from under the bridge. However, the location is not popular as a viewpoint and is experienced by a low number of people.	Open view likely to be experienced by a low number of receptors.	Low	Low	Low
2. View from footway of Dalton Street looking across bridge into St Catherine's Wood.	<u>Designation:</u> Footpath <u>Distance to site:</u> 12m	The view faces the façade of a red brick industrial building, forming an urbanised character. The building appears derelict and run down in appearance with bordered windows and graffiti marked walls. Adjacent is a footbridge projected over the river Irk, leading into the park. Bridge allows access into the park; however, numbers of users are restricted by the implementation of narrow entrances, allowing only users into the site on foot. Trees frame the background of the view, glimpsing a dense woodland experience beyond the footpath, establishing a greener character. Viewpoint has no cultural associations, so value is low.	Open view with low number of users likely to use due to restriction in bridge.	Low	Medium	Low
3: View from Collyhurst Road footway looking across River Irk and into St Catherine's Wood.	<u>Designation:</u> N/A <u>Distance to site:</u> 0m	Open character view which is heavily lined by dense woodland along the river Irk. Urbanised features lining the edge of the river with railing and low brick walling in the forefront of the view. In the background, dense woodland trees occupy the view forming a green barrier looking into the site. Ramp leading towards the river edge is visible amongst the forefront of view, showing access towards the river. Low number of users suggested with no special designation pathway and no access visible across the river. No cultural associations reflected within this view.	Open view with a low number of receptors likely.	Low	Low	Low
4. Elevated view from Barney Steps bridge and public footpath looking Southwest over site.	<u>Designation:</u> Public Footpath <u>Distance to site:</u> 279m	The forefront of the view appears as derelict industrial land made of predominantly hard standing, which is seen as low in value. The tree cover within the site provides a green backdrop to the view. In the distance, glimpsed views of the city centre skyline are available and provides legibility to the view. The visibility may decrease when the trees are in leaf. The viewpoint is located on a designated public footpath route and has some cultural associations. However, access to the bridge is limited via a steep flight of steps across waste ground which limits the amount of people likely to experience it.	Open view with potential to be experienced by a low number of users looking to enjoy a view from an elevated point.	Low	Medium	Medium
5. Elevated View from footway at corner of St Chads Street/ Stanley Street looking east.	<u>Designation:</u> N/A <u>Distance to site:</u> 110m	This view is urban in character and overlooks industrial buildings. Land in the forefront of the view is derelict, creating a run-down character to the view. The viewpoint is open in character located at an elevated point above busy Redbank Road in the foreground of the view at the lower level. Views of the site are glimpsed, largely screened by trees and by the ground levels dropping away. The view is experienced by a low number of viewers. Established tree cover forms the backdrop to the view and contain the view, largely preventing longer-range views.	Open view likely to be experienced by a low number of receptors.	Low	Low	Low

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Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	High, Moderate, Few
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Landscape Value:	International, National, Regional Local.
Overall Sensitivity of Receptor:	High, Medium, Low.
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:	International, National, Regional Local.
Duration:	Permanent, Temporary, Long-term, Medium-term, Short-term.
Reversibility:	Reversible, Irreversible
Overall Magnitude of Impact:	Very Large, Large, Medium, Small, No Change
Nature of Effect:	Direct or indirect, reversible or irreversible
Probability	Highly likely, Likely, Unlikely

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6. View from viaduct gateway on Roger Street looking Southeast across the site.	<u>Designation:</u> N/A <u>Distance to site:</u> 0m	View reflects an urbanised character, with features such as brick walling, steel fencing, telephone wires and hard standing car park space. In the forefront of the view stands a run-down building. There is minimal greenery visible within the view, highlighting the extent of the urbanised landscape. In the horizon, the raised railway line running through into the city centre is visible. Space within this view appears run down. Little use from users likely due to lack of quality of the space. No cultural associations regarded in this view.	Open, urbanised view likely to be experienced by a low number of receptors.	Low	Low	Low
7. Elevated view from Sand Street Park pathway looking west over site.	<u>Designation:</u> Public Footpath <u>Distance to site:</u> 74m	The view is open in character and overlooks existing woodland to the south of the site. Partial, glimpsed views of the site are available at more elevated topographic levels in the backdrop of the view. Urban influence is seen within view, with a slight glimpse of Manchester's skyline above woodland. There is a clear urban setting within the forefront of view with roads and industrial buildings visible. Users of the park are likely to enjoy the wider experience of the place and its views, particularly due to the park's elevated topography. Receptors are therefore assessed as having a 'medium' susceptibility to change.	Open view overlooking woodland, likely to be used by a low/medium number of viewers using the opportunity to stop and enjoy the view of the city at a higher point.	Low	Medium	Low

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Receptor	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Effect	Significance	Confidence
1: View from Listed Union Bridge/ Dantzic Street looking north across site.	<u>Construction Phase:</u> The viewpoint will allow clear views of construction works due to the relatively open character of the view and the rising ground levels within the site. The visible construction works will include works to the river frontage in the foreground of the view to improve access, clearance and the creation of new pathways, and tree clearance on the higher ground levels to create the development plots. Existing low quality buildings in the foreground of the view are not included in this application and will be retained.	Site hoarding to provide visual screening of lower-level construction works at street level.	The works will show the start of the reuse and renewal of the site.	Low	Moderate	Local	Short-term. Reversible	Medium	Adverse	Minor significance	Medium
	<u>Operational Phase:</u> The viewpoint will allow clear views of proposed development due to the relatively open character of the view and the rising ground levels within the site. The new development will include glimpsed views of enhanced access to the river frontage at the lower levels, with a series of platforms, steps and associated planting. The viewpoint will allow clear views of the new steps, pathways, terracing and planting which will allow access to the upper site levels. Existing low quality buildings in the foreground of the view are not included in this application and will be retained.	Mitigation embedded within the landscape masterplan. No additional mitigation proposed.	The terracing will form a substantial new feature which will symbolise regeneration of the site, and enhance legibility for viewers. Tree clearance at the upper levels to create the development plots will help to visually ‘open up’ the site. New tree planting and ongoing management will help to retain the overall ‘green’ character, which will increase over time as the new landscape matures.		Minor	Local	Permanent. Irreversible.	Small	Beneficial	Not significant	High
2. View from footway of Dalton Street looking across bridge into St Catherine’s Wood.	<u>Construction Phase:</u> The existing red brick building in the foreground of the view fronting onto Dantzic Street is not proposed for removal as part of this application. The woodland within the view is intended for retention, with potential views of works to selectively thin and manage trees, and the construction of footpaths, during the construction phase. In addition, there will be views of works to improve the bridge access into St Catherine’s Wood.	Site hoarding to provide visual screening of lower-level construction works at street level.	Views of the works will show positive regeneration of the woodland.	Low	Moderate	Local	Temporary-Reversible.	Small	Adverse	Not Significant	Medium

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	<u>Operational Phase:</u> The existing red brick building in the foreground of the view fronting onto Dantzic Street is not proposed for removal as part of this application. The woodland within the view is intended for retention, with potential for glimpsed views of new pathways as a result of woodland management and minor tree clearance. There will be views of the improved bridge access into St Catherine's Wood.	Mitigation embedded within the landscape masterplan. No additional mitigation proposed.	Views of the new pathways and enhanced access will enhance legibility and encourage use.		Minor	Local	Permanent. Irreversible.	Medium	Beneficial	Minor significance	High
3. View from Collyhurst Road footway looking across River Irk and into St Catherine's Wood.	<u>Construction Phase:</u> The proposed bridge over the river at this location will not form part of this application. Changes to the view as a result of construction works will therefore be subtle when viewed from this location, and will include minor works to thin and manage trees, and construction of pathways within the woodlands.	Site hoarding to provide visual screening of lower-level construction works at street level.	Any minor views of construction works will show positive regeneration of the woodland.	Low	Negligible	Local	Temporary-Reversible.	Small	Adverse	Not Significant	Medium
	<u>Operational Phase:</u> The proposed bridge over the river at this location will not form part of this application. Changes to the view as a result of proposed development will therefore be subtle when viewed from this location, and will include minor changes to the woodland as a result of tree management and selective thinning to incorporate pathways. Glimpsed views will be available of the new paths, indicating a new green space destination.	Mitigation embedded within the landscape masterplan. No additional mitigation proposed.	The minor change in the view is not predicted to result in any significant effects.		Minor	Local	Permanent. Irreversible.	Negligible	Beneficial	Not Significant	High

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Susceptibility to Change:High, Medium, Low

Landscape Value:International, National, Regional Local.

Overall Sensitivity of Receptor:High, Medium, Low.

Size/Scale of Effect:Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:International, National, Regional Local.

Duration:Permanent, Temporary, Long-term, Medium-term, Short-term.

Reversibility:Reversible, Irreversible

Overall Magnitude of Impact:Very Large, Large, Medium, Small, No Change

Nature of Effect:Direct or indirect, reversible or irreversible

ProbabilityHighly likely, Likely, Unlikely

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4. Elevated view from Barney Steps bridge and public footpath looking south west over site.	<u>Construction Phase:</u> The existing character of the view is poor, due to the derelict character, lack of managed woodland, and redundant area of hardstanding. The slightly elevated and open character of the existing view will result in substantial views of construction works to remove existing scrub and trees, removal of existing hard standing, construction of hard standing for future development and construction of hard surfacing and landscape in accordance with the Landscape General Arrangement	Site hoarding to provide visual screening of lower-level construction works at street level.	Removal of trees will open up views of the skyline which will visually positively reconnect the site to the surrounding context.	Medium	Minor	Local	Temporary-Reversible.	Medium	Adverse	Moderately significant	Medium
	<u>Operational Phase:</u> The existing character of the view is poor, due to the derelict character, lack of managed woodland, and redundant area of hardstanding. The slightly elevated and open character of the existing view will result in substantial views of new hard standing development plots and new landscape in accordance with the Landscape General Arrangement plan.	Mitigation embedded within the landscape masterplan. No additional mitigation proposed.	Removal of trees will open up views of the skyline which will visually positively reconnect the site to the surrounding context.		Minor	Local	Permanent. Irreversible.	Medium	Adverse	Moderately significant	High
5. Elevated View from footway at corner of St Chads Street/ Stanley Street looking east	<u>Construction Phase:</u> Any works to the existing cleared areas in the foreground of the view, associated boundaries and scrub are not included within this application, and therefore the existing character of the view will be unchanged. Glimpsed views of construction works to the new access route off Red Bank and the future development plot beyond to the north will be available, but will form a relatively minor addition to the view which will symbolise future regeneration and reuse of the site.	Site hoarding to provide visual screening of lower-level construction works at street level.	Any minor views of construction works will symbolise positive regeneration of area.	Low	Negligible	Local	Short-term. Reversible	Medium	Adverse	Minor significance	Medium

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	<u>Operational Phase:</u> Any works to the existing cleared areas in the foreground of the view, associated boundaries and scrub are not included within this application, and therefore the existing character of the view will be unchanged. There will be glimpsed views of the new access route off Red Bank and the future development plot beyond to the north will be available, but will form a relatively minor addition to the view which will indicate regeneration and reuse of the site.	Mitigation embedded within the landscape masterplan. No additional mitigation proposed.	The proposed development is therefore not predicted to result in any significant effects.		Negligible	Local	Long-term. Irreversible	Negligible	Adverse	Not Significant	High
6. View from viaduct gateway on Roger Street looking south east across the site.	<u>Construction Phase:</u> Existing low quality buildings in the foreground of the view are not included in this application and will be retained and will largely screen views of construction works beyond. There will be no works to improve Roger Street as part of this application. There is potential for minor glimpsed views of construction works to the river edge to the right within the view, and of tree removal works to create development platforms at upper ground levels to the left within the view.	Site hoarding to provide visual screening of lower-level construction works at street level.	Any minor views of construction works will symbolise positive regeneration of area.	Low	Negligible	Local	Short-term Reversible	Small	Adverse	Not Significant	Medium
	<u>Operational Phase:</u> Existing low quality buildings in the foreground of the view are not included in this application and will be retained and will largely screen views of construction works beyond. There will be no works to improve Roger Street as part of this application. There is potential for minor glimpsed views of the proposed new access and enhancements to the river edge to the right within the view, and of pathways within tree reduced tree cover to left within the view however the existing character of the view will be largely unchanged.	Mitigation embedded within the landscape masterplan. No additional mitigation proposed.	The proposed development is not predicted to result in any significant adverse effects.		Negligible	Local	Long-term. Irreversible	Negligible	Beneficial	Not Significant	High

[Type here]

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Susceptibility to Change:High, Medium, Low

Landscape Value:International, National, Regional Local.

Overall Sensitivity of Receptor:High, Medium, Low.

Size/Scale of Effect:Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:International, National, Regional Local.

Duration:Permanent, Temporary, Long-term, Medium-term, Short-term.

Reversibility:Reversible, Irreversible

Overall Magnitude of Impact:Very Large, Large, Medium, Small, No Change

Nature of Effect:Direct or indirect, reversible or irreversible

ProbabilityHighly likely, Likely, Unlikely

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7. Elevated view from Sand Street Park pathway looking west over site.	<u>Construction Phase:</u> The existing red brick building in the foreground of the view fronting onto Dantzic Street is not proposed for removal as part of this application. The woodland within the view is intended for retention, with potential views of works to selectively thin and manage trees, and the construction of footpaths, during the construction phase. Removal of trees on higher ground levels will reveal views of the skyline beyond the site, and help to reconnect the site to the surrounding townscape context.	Site hoarding to provide visual screening of lower-level construction works at street level.	Views of the works will symbolise positive regeneration of the woodland.	Low	Negligible	Local	Short-term. Reversible	Negligible	Adverse	Not Significant	Medium
	<u>Operational Phase:</u> The elevated position of the viewpoint will allow for glimpsed views of new pathways as a result of selective tree removal and woodland management. Removal of trees on higher ground levels will reveal views of the skyline beyond the site, and help to reconnect the site to the surrounding townscape context. Changes to the view will be minor, but will contribute positively to legibility for viewers and indicate a new green space destination.	Mitigation embedded within the landscape masterplan. No additional mitigation proposed.	Due to the minor nature of the changes, the proposed development is not predicted to result in any significant effects.		Small	Local	Permanent-Irreversible.	Small	Beneficial	Not Significant	High

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