

Landscape Elements	Baseline Description	Townscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
Townscape Character	Figure 10.3 of Appendix 10.3 illustrates townscape character. The proposed development area spans the majority of the Red Bank neighbourhood area, identified within the Northern Gateway Strategic Regeneration Framework (SRF). There are 16 Grade II listed buildings and 1 Grade 11* listed building within 500m of the site, the closest of which is the Grade II Listed Union Bridge, located on the south eastern boundary of the site. The Red Bank Viaduct to the south of the site forms a major structure which runs parallel to Red Bank and bisects the once heavily industrialised Irk Valley. The vision for the neighbourhood, as set out in the Northern Gateway Strategic Regeneration Framework, is to create a residential-led neighbourhood, where the unique topography and river setting will make it a suitable location for high-density development, set in a green valley that is punctuated with industrial heritage and an extensive. The River City Park will form the heart of the new neighbourhood, and contribute to the vision for a high-quality corridor for recreation along the River Irk. The lack of built development and underutilised landscape does not currently contribute to achieving the Red Bank vision.	Medium	Low	Medium/low
Urban Grain	Figure 10.4 of Appendix 10.3 illustrates the urban grain of the application site and the surrounding study area. To the west of the site, the urban grain is dense and rigid, with streets laid out in a regular grid pattern. The grain becomes more informal to the north of the site and contains buildings of much more substantial floorplate. Within the site and areas to the east the grain is sparse, with built development informally places amid large, open areas frequently as a result of demolition. This area reflects the industrial past and subsequent decline of industry in this part of the city. Rochdale Road forms a major strategic route into the city centre but the importance of this route is currently not reinforced by consistent buildings frontage. To the south of the site, the urban grain is more varied, with a visible range of building shape and size reflecting the range of uses, redundant areas, and regenerated sites on the fringes of the city centre.	Low	low	Low
Land Use	Land use surrounding the site is shown in Figure 10.5 of Appendix 10.3 . The land within the site and land to the east is under-used as a result of the industrial heritage and subsequent decline. The site is bound by existing commercial and industrial uses to the north, hardstanding car park and existing commercial units to the west, Dantzic Street and Collyhurst Road to the south, and existing commercial units to the east. Large areas to the north west of the site remain predominantly industrial in use. To the east and south, land use is primarily residential with associated uses. Towards the city centre to the south land use is more mixed land use, with a substantial proportion of the land use being residential, with the additional of commercial land use, industrial use and green and public open space. Additional uses include a major transport hub, leisure and civic uses reflecting the city centre fringe location of the area. The site and areas to the east and immediate south where clearance of former industrial uses has taken place represent substantial ‘voids’ in the land use within close proximity to the city centre.	Low	Low	Low
Public Open Space and Woodland	Figure 10.7 of Appendix 10.3 illustrates the public open space within the site and surrounding study area. St. Catherine’s park located within the site was intended to form the gateway to the wider Irk Valley when it was created in 2000, however it currently lacks accessibility and connectivity to the wider green space and movement network, and shows evidence of anti-social behaviour. The majority of tree cover on site within St Catherine’s wood comprises large groups of self-set silver birch and goat willow regeneration of varying ages with occasional established trees, generally around the boundaries. Although poorly managed, the woodland forms a key feature within the study area, helps to define the river corridor and creates a wider green corridor within the Irk Valley. A former quarry, Sandhills park is well used by local residents and provides elevated views towards the site. Angel Meadow is located to the south of the site and forms a green connection to the city centre.	Medium	Medium/low	Medium/low
Movement & Linkages	Figure 10.9 of Appendix 10.3 illustrates the movement and linkages within the application site and across the study area. The site is connected by secondary/minor vehicular routes to the city centre to the south, and wider context. It is near key bus and cycle routes, strengthening the connection moving into the city centre. Manchester Victoria Station is the nearest railway station and is located approximately 420m southwest of the site. The station predominantly provides local and regional mainline services to the north of England. Cycling and walking routes are currently constrained by numerous barriers to movement including topography, woodland and vegetation, and physical barriers including the River Irk and railway viaduct. The site does not currently contribute positively to the wider movement and linkages network, or the vision as set out within the Northern Gateway Strategic Regeneration Framework.	Low	Low	Low

Terminology for Townscape Effect:			
Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Landscape Elements	Baseline Description	Townscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
Site Character	Figure 10.11 of Appendix 10.3 illustrates the features and characteristics of the application site which define its character. The site is affected by the legacy of more than 150 years of industrial uses and Victorian / pre-Victorian infrastructure, with modified waterways; significant operational and redundant rail infrastructure; limited sewerage, water, electricity and gas infrastructure; and contaminated sites associated with textile manufacturing and other heavy industries. Historically the area was used as railway sidings, following the route of the former Prestwich Branch of the Lancashire and Yorkshire Railway which started at Victoria Station to the south west before heading north west. This is now disused and forms a plateau above the River Irk valley to the south east. Immediately south of the River Irk there is existing commercial use and an area of hardstanding. A section of this hardstanding area is used as a Traveller Site. There are no designated heritage assets (Scheduled Monuments, Grade I, 11* and II Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields) within the site boundary. There are no areas designated on account of their ecological value or landscape value within the site. The tree cover within the site was surveyed in March 2021. The majority of trees within the site have been assessed as Category C, low quality trees due to their size or condition, and their self-set nature. Overall their value is mainly as habitat with some limited landscape value. Just under 40% of the trees on site have been assessed as Category B trees, and are considered to be of moderate quality. Topography within the site is challenging, with substantial variation across the site which impacts adversely on connectivity and linkages. The existing use of the site does not promote use or interaction with the River.	Medium	Medium/low	Medium/low

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Landscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Magnitude	Nature of Effect	Significance	Confidence
Townscape Character	<u>Construction Phase:</u> Demolition works to remove sections of retaining wall adjacent to the River Irk are minor in nature.	Re-use of existing materials on site where possible to minimise construction vehicle traffic movements.	Construction works are likely to directly affect the local townscape character due to the presence of construction vehicles in the vicinity of the site, and the presence of general construction works within and around the immediate site context.	Medium/low	Minor	Local	Short-term. Temporary	Small	Adverse	Minor significance	Medium
	<u>Operational Phase:</u> The proposed development will include the creation of new internal access road, works to existing woodland and the provision of green infrastructure including the creation of green links, pedestrian and cycle routes, and the first phase of the new City River Park. The development will contribute positively to achieving the vision for the Red Bank townscape character area as set out within the SRF.	Development to facilitate future Red Bank neighbourhood vision as set out within the SRF.	The proposed development will include the creation of new internal access road, works to existing woodland and the provision of green infrastructure including the creation of green links, pedestrian and cycle routes, and the first phase of the new City River Park. Refer to Figure 10.3 of Appendix 10.3		Minor	Local	Long-term Permanent	Small	Beneficial	Minor significance	High
Urban Grain	<u>Construction Phase</u> Demolition works to sections of retaining wall. Preparation of development plots.	N/A	Due to a lack of built form and urban grain within the site, and the nature of the proposed development, the construction works are not predicted to result in any effects on urban grain within the study area.	Low	No Change	Local	Short-term. Temporary	No Change	N/A	Not significant	Medium
	<u>Operational Phase:</u> No new development is proposed as part of Assessment Scenario 2.	Development to facilitate future Red Bank neighbourhood vision as set out within the SRF. Development to facilitate future Red Bank neighbourhood vision as set out within the SRF.	Due to a lack of built form and urban grain within the site, and the nature of the proposed development, the operational phase is not predicted to result in any effects on urban grain within the study area. Refer to Figure 10.4 of Appendix 10.3		Negligible	Local	Long-term Permanent	Negligible	Beneficial	Not significant	High

Terminology for Townscape Effect:

Townscape Value:
Susceptibility to Change:
Overall Sensitivity of Receptor:

High, Medium, Low
High, Medium, Low
High, Medium, Low

Size/Scale of Effect:
Geographical Extent of Effect:

Major, Moderate, Minor, Negligible, No Change
Site, Local, Neighbourhood, City

Duration:
Reversibility:
Overall Magnitude of Effect:

Long-term, Medium-term, Short-term
Temporary/ Irreversible
Major, Moderate, Minor, Negligible, No Change

Nature of Effect:
Significance:

Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Land Use	<u>Construction Phase</u> Demolition works to sections of retaining wall. Preparation of development plots. Retention of existing woodland.	N/A	The existing site is under-utilised and therefore construction works are not predicted to impact on wider land use within the study area.	Low	Negligible	Local	Short-term. Temporary	Negligible	Adverse	Not significant	Medium
	<u>Operational Phase:</u> New pathways and facilities provided within the park to encourage activity, and a lighting strategy to promote safety and security for users.	Development to facilitate future Red Bank neighbourhood vision as set out within the SRF.	The proposed development will enhance land use within the site through the creation of the River City Park. Refer to Figure 10.6 of Appendix 10.3		Minor	Local	Long-term Permanent	Small	Beneficial	Not significant	High
Public Open Space and Woodland	<u>Construction Phase</u> Retention of existing woodland. Selective thinning and management. Creation of new pathways.	Retention of existing trees order to protect existing habitat and biodiversity and enhancement with new planting and management.	The existing woodland is overgrown and under-utilised, therefore the construction works are not predicted to result in any significant effects on the public open space network within the study area.	Medium/low	Negligible	Local	Short-term. Temporary	Small	Adverse	Minor significance	Medium
	<u>Operational Phase:</u> Creation of the River City Park. Retention, management and enhancement of the woodland.	Development to facilitate future Red Bank neighbourhood vision as set out within the SRF.	The creation of the River City Park, new pedestrian and cycle linkages, addition of lighting and opening up of access to the River Irk will result in a substantial beneficial change as a result of the proposed development. Retention, management and enhancement of the woodland will also contribute positively to the wider vision, overall green infrastructure and habitat and biodiversity value. Refer to Figure 10.8 of Appendix 10.3		Moderate	Local	Long-term Permanent	Medium	Beneficial	Moderately significant	High
Movement & Linkages	<u>Construction Phase</u> Construction of new pathways. Enhanced management to create safe, well-lit routes through woodland. Construction of the internal access roads and junctions	Re-use of existing materials on site where possible to minimise construction vehicle traffic movements and potential impact on local transport routes.	The site currently lacks safe, well-used pedestrian and cycle routes, therefore construction works are not predicted to result in any significant effects on the movement network within the study area.	Low	Minor	Local	Short-term. Temporary	Small	Adverse	Not significant	Medium

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	<u>Operational Phase:</u> New footpath and cycle network. Increased connectivity and access to the River Irk.	Development to facilitate future Red Bank neighbourhood vision as set out within the SRF.	The proposed development includes a comprehensive access and movement strategy which will include the creation of new footpath and cycle routes that will provide access to the new park and also connect to the wider movement network, enhancing connections into the city centre, and along the Irk Valley. A key component of the strategy is to reconnect with the River Irk, providing access to and enjoyment of the river. Refer to Figure 10.10 of Appendix 10.3		Moderate	Local	Long-term Permanent	Medium	Beneficial	Minor significance	High
Site Character	<u>Construction Phase</u> Demolition works to sections of retaining wall. Preparation of development plots. Retention of existing woodland. Selective thinning and management. Creation of new pathways. Construction of new pathways. Enhanced management to create safe, well-lit routes through woodland. Construction of the internal access roads and junctions.	Re-use of existing materials on site where possible to minimise construction vehicle traffic movements. Retention of existing trees order to protect existing habitat and biodiversity and enhancement with new planting and management.	The existing site character is poor due to a lack of management and under-utilisation. The construction works are therefore not predicted to result in any significant adverse effects, and will signal the regeneration of the site.	Medium/low	Negligible	Site	Short-term. Temporary	Small	Adverse	Minor significance	Medium
	<u>Operational Phase:</u> New River City Park and new movement strategy. Facilitates development of Red Bank vision as set out in the SRF.	Development to facilitate future Red Bank neighbourhood vision as set out within the SRF.	The development of the River City Park, implementation of a comprehensive movement and access strategy, retention, management and enhancement of the woodland, and opening up of access to the River Irk will result in a transformation of the site character and substantial beneficial change. Refer to Figure 10.6 of Appendix 10.12		Moderate	Site	Long-term Permanent	Medium	Beneficial	Moderately beneficial	High

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