

Appendix 10.4: Townscape Assessment

Townscape Receptor		Townscape Effects								
Area	Sensitivity	Construction Phase		Construction Phase Residual		Operational Phase – Completed Development		Operational Phase – Residual Effects		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
National Landscape Character Area										
Natural England’s NCA Profile 55: Manchester Conurbation	The Site and surrounding townscape form a localised part of this extensive NCA, which extends to the M60 surrounding the conurbation of Manchester and south to include the settlements of Altrincham, Cheadle Hulme and Bramhall beyond the M60. The NCA includes a number of major transport routes including the M56, M60, M67, M602, A6, A34, A56, A62, and A5103. The Site and adjoining townscape are clearly urban in character, with the surrounding built elements influenced by industrial heritage. The NCA is subject to high pressures for change and is considered to have a low value.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	The temporary construction stage of the Proposed Development will introduce plant and machinery, material stockpiles and welfare facilities into a localised part of the NCA. However, the very localised nature of the construction activities in relation to the wider extent of the NCA would not be perceived over a wide area and would represent a direct alteration to only a very small proportion of the NCA as a whole. The key characteristics of the NCA will remain unaffected. This would cause a Very Small magnitude of effect and result in a Negligible Beneficial effect.
	Due to the urban context of this part of the NCA, its susceptibility to the type of development proposed is considered to be low.									At Completion, the Proposed Development will not influence a wide area of the NCA due to the large existing settlement that is influenced by the transport routes and built form. The Proposed Development will contribute positively to the built environment in the centre of Manchester where it will represent a local increase in massing. However, this massing will compliment adjacent and emerging development, forming a spatially positive arrangement that marks the gateway to the centre of the Manchester conurbation. These changes are of such a small geographic extent in relation to the scale of this NCA, and within an urban area, that overall the Proposed Development would cause a Very Small magnitude of effect and result in a Negligible Beneficial effect.
	The combination of the low value and low susceptibility results in a Low sensitivity.									
Manchester City Strategic Level City-Wide Urban Characterisation										

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City Centre SCA	The City Centre SCA contains pre-Victorian urban form and street pattern but is principally comprised of a mix of development from the Victorian period onwards, although some areas exhibit a more eclectic mix of new built form in a variety of scales and uses with the core area mainly formed of taller and larger scale buildings. This results in a varied and in some parts incoherent townscape where any sense of tranquillity is diminished by town centre activities, roads, railway and tram lines as well as the numerous construction activities consistent with a city centre. The SCA exhibits areas of high quality public realm and public spaces that adds an element of townscape quality and enhances the visual amenity experience by creating a sense of place. The City Centre SCA contains a limited number of recreational resources and carries contains pockets of heritage designations including the Cathedral Conservation Area. Based on the above, the value of the CA is considered to be medium. The SCA comprises an area of existing built form, rail and road infrastructure within a built-up urban context where tall buildings are currently under construction and existing tall buildings located within the adjacent townscape. Therefore, the susceptibility of the Cite Centre SCA to the type of development proposed is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on the north-eastern edge of the SCA extends up to 28 storeys. The combination of the medium value and low susceptibility results in a Low-Medium sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	The temporary construction activities will introduce plant and machinery, material stockpiles and welfare facilities into a localised part of the City Centre SCA where large scale and tall construction activities are a regular occurrence. The small area of the Site and the localised nature of the construction activities in the wider SCA will cause a perceived change to a localised part of the SCA. The construction phase of the Proposed Development will not overtly change the character of the urban area. This would cause a Very Small magnitude of effect and result in a Negligible Beneficial effect. At Completion, the introduced built form will contribute to the wayfinding and legibility of the City Centre SCA, complementing taller landmark buildings to the south of the River Irwell and combining with buildings immediately adjacent to the Site to create a gateway to the City Centre SCA from the north. The Proposed Development will alter the fabric of a small part of the SCA which is in poor condition and does not contribute positively to the sense of place. The new built forms with consistent articulation and materiality will contribute to and establish a strong local identity in the townscape. The overall form, layout, mass and scale of the introduced built form will provide improvements to the townscape of the City Centre SCA through improvements to the quality of built form and public realm. Whilst the Proposed Development will increase the mass of building in this part of the SCA, it will represent a transition between the landmark buildings south of the River Irwell and the commercial/residential scale townscape to the north. As such, the Proposed Development will constitute a Very Small magnitude of effect to the large City Centre SCA. On balance, this would result in a Negligible Beneficial effect to the townscape character of the City Centre SCA.

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Central Area of Change SCA	The Central Area of Change SCA is predominantly formed of 1960s urban forms where lower density development is set within more open areas of highways, junctions, commercial yards or car parking and green spaces. The SCA exhibits a high occupancy of industrial commercial activity in predominantly low rise industrial sheds. The mix of residential and commercial/industrial development exhibit a low enclosure ratio with the commercial/industrial blocks set within areas of curtilage that includes surface car parking while the buildings themselves are often of a utilitarian massing and appearance often with unarticulated facades and metal cladding. This results in an unexceptional townscape, although the historic Strangeways Prison forming a cultural asset. The townscape retains a limited scenic quality due to properties and open spaces exhibiting some wear. Based on the above, the value of the CA is considered to be low. The SCA comprises an area of existing built form that is typical of city centre locations where residential and commercial/industrial built forms with low enclosure ratios are present. The limited cohesion in character that results from the inconsistent built form and public realm, coupled with the adjacent areas exhibiting growth mean that there is scope within the SCA to accommodate development of taller built forms within its setting without undue significant adverse effects arising. Accordingly, the townscape is considered to have a low susceptibility. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on the south-eastern edge of the SCA extends up to 28 storeys. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	The temporary construction activities will introduce plant and machinery, material stockpiles and welfare facilities into a localised part of the Central Area of Change SCA where construction activities, movement and disturbance are common. The small area of the Site and the localised nature of the construction activities in the Central Area of Change SCA will cause a perceived change to a localised part of the SCA. The construction phase of the Proposed Development will not overtly change the character of the developed urban area where built form and construction are typical features. This would cause a Very Small magnitude of effect and result in a Negligible Beneficial effect. At Completion, the introduced built form will provide a gateway element at the south of the Central Area of Change SCA where it will create a transition between the existing industrial/commercial built form and residential scale development north of the Site, to the taller landmark buildings in the city centre to the south of the Site. The Proposed Development will contribute to the wayfinding and legibility of the Central Area of Change SCA while only altering the fabric of a small part of the SCA which is in poor condition and does not contribute positively to the sense of place. The new built form on the Site will help to establish a strong local identity in the townscape on the edge of the SCA due to the improvements in the quality of built form, exhibiting consistent articulation and materiality, as well as delivering improved public realm with increased public accessibility. As such, the Proposed Development will constitute a Very Small magnitude of effect to the large Central Area of Change SCA. On balance, this would result in a Negligible Beneficial effect to the townscape character of the Central Area of Change SCA.
Local Townscape Character Areas										

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TCA 1: Strangeways	TCA 1 is formed of predominantly warehousing and light industrial uses that are supplemented by retail and commercial buildings fronting onto A56 Great Ducie Street. The large blocks of built form with utilitarian massing and unarticulated facades are set within areas of surface car parking and low quality public realm. The combination of limited articulation to the built form and poor condition of the public realm results in an unexceptional townscape, although the presence of the historic Strangeways Prison represents a culturally recognisable element and publicly accessible green space along the River Irwell. Based on the above, the value of the TCA 1 is considered to be low. TCA 1 comprises an area of existing built form that is in poor condition and is located adjacent to tall buildings within the city centre. Construction activities and ongoing change are typical of the urban environment within the TCA. As such, it is considered to have a low susceptibility to the type of development proposed. In addition, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on the south-eastern edge of TCA 1 extends up to 28 storeys. The combination of the low value and low susceptibility results in a Low sensitivity.	Small	Minor Adverse	Small	Minor Adverse	Medium	Moderate Beneficial	Medium	Moderate Beneficial	The temporarily introduced tall plant and machinery, material stockpiles and welfare facilities of the construction activities for the Proposed Development will be evident on the Site alongside existing disturbance created by traffic on A56 Great Ducie Street. Cranes and construction activities are typical features seen within an urban setting when development is under construction and the temporary construction phase of the Proposed Development will not alter the urban setting of TCA 1. The temporary construction phase of the Proposed Development will be imperceptible from some parts of the TCA due to enclosure created by the long unarticulated walls of commercial scale units and the high walls of Strageways Prison. The construction phase of the Proposed Development will cause a Small magnitude of effect that will result in a Minor Adverse effect upon the setting of this TCA where the construction activities are perceptible. At Completion, the Proposed Development will form a gateway feature within TCA 1, where it will reflect the more vertical elements of built form on the south-west of the River Irwell, creating a transition between the organic townscape of the city centre and the unarticulated industrial built form. The Proposed Development will replace an area of townscape that is in poor condition with a well considered built form that contributes positively to the townscape, where the brick elevations rationalise the heritage of industrial buildings in the city with precast sills, deep reveals on the windows railings on balconettes. The delivery of articulated facades with consistent exterior materiality that utilises the same bricks with different coloured mortar, pale pink and amber detailing around windows and a strong frontage onto Great Dulcie Street created by piers and recessed windows, will combine with the adjacent Manchester College to create a sense of place. The considered configuration of the Proposed Development creates a physical and visual permeability between the defined development blocks, thus helping to reduce their perceived massing and introduce a positive contribution to the skyline that would help to enhance wayfinding by sign-posting the transition between Great Dulcie Street and the city centre. The Proposed Development will also deliver improved public realm with increased public accessibility by connecting the Site to Francis Street north of the Site, A6042 south of the Site and Great Dulcie Street west of the Site. The Proposed Development will improve connections through the public realm to the adjacent Brewery Gardens site. The landscape strategy for the Site will create a new public space that contributes to the green infrastructure of the wider TCA 1 with tree lined accessible routes and a public park. The Proposed Development will provide improvements to part of TCA 1 that are considered to be a partial change to the townscape and will cause a Medium magnitude of effect. This will result in a Moderate Beneficial effect.

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TCA 2: Cheetham Hill	TCA 2 is formed of predominantly warehousing and light industrial uses that are set within a grid formation with utilitarian massing and unarticulated facades set within areas of surface car parking and low quality public realm with limited public accessibility. The combination of limited articulation to the built form and poor condition of the public realm results in an unexceptional townscape with limited scenic quality due to the lack of green space and limited cultural associations. Based on the above, the value of the TCA 2 is considered to be low. TCA 2 is predominantly formed of low quality built form with some buildings in poor condition and showing signs of wear or changes of use. Construction activities and ongoing change are typical of the urban environment that forms part of the setting for TCA 2 where its proximity to tall buildings within the city centre means that it is considered to have a low susceptibility to the type of development proposed. In addition, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development within the adjacent TCA 1 extends up to 28 storeys. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Small	Minor Beneficial	Small	Minor Beneficial	Given the urban nature of TCA 2 and the predominantly industrial land uses the temporary construction phase of the Proposed Development would represent a limited increase in disturbance witnessed within the TCA. However, cranes and construction activities are typical features seen within an urban setting when development is under construction and the temporary construction phase of the Proposed Development will not alter the urban and industrial setting of TCA 2. The temporary construction phase of the Proposed Development will be imperceptible from some parts of the TCA due to enclosure created by the long unarticulated walls of industrial units set within the grid structure of the TCA. The construction phase of the Proposed Development will cause a Very Small magnitude of effect that will result in a Negligible Adverse effect upon the setting of this TCA. At Completion, the Proposed Development will contribute to legibility and wayfinding, forming a gateway feature for the northern edge of the city centre where it will represent a transition between land north of the city centre and the taller buildings within the dense urban centre, consolidating the urban form and continued regeneration of the city centre with new development and public realm in the industrial setting of TCA 2. The Proposed Development will reflect the more vertical elements of built form on the south-west of the River Irwell, creating a transition between the organic townscape of the city centre and the unarticulated industrial built form. Although the Proposed Development will be imperceptible from some parts of the TCA due to enclosure created by the long unarticulated walls of industrial units set within the grid structure of the TCA, where seen, the brick elevations will rationalise the heritage of industrial buildings in the city. The considered configuration of the Proposed Development will allow physical and visual permeability between the blocks, thus helping to reduce their perceived massing and introduce a positive contribution to the skyline that would help to enhance wayfinding by sign-posting the transition between the industrial TCA 2 and the more eclectic built forms within the city centre. The Proposed Development will improve connections from TCA 2 to the River Irwell and city centre. The Proposed Development will provide improvements to the setting of TCA 2 that are considered to represent a limited change to the townscape and will cause a Small magnitude of effect. This will result in a Minor Beneficial effect.

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TCA 3: Green Quarter	TCA 3 is predominantly formed of modern high-density residential blocks, some of which are over 15 storeys in height and create a variety of materials, styles and articulations. The built form follows the grid pattern of the former industrial area and exhibits areas of green spaces between the development blocks, some of which are publicly accessible. The combination of regeneration of the built form and public realm is however slightly diminished by disturbance of traffic using the A665, the proximity to active and disused railway lines and the declining condition of the adjacent TCA 2. Based on the above, the value of the TCA 3 is considered to be Medium. TCA 3 exhibits a range of residential buildings that reflect the grid structure of the former land uses where change is accepted and typical of the urban environment that forms part of the setting for TCA 3 where the height of buildings within the TCA and its proximity to taller buildings within the city centre means that it is considered to have a low susceptibility to the type of development proposed. The combination of the medium value and low susceptibility results in a Low-Medium sensitivity.	Small	Negligible Adverse	Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	The temporarily introduced tall plant and machinery into the urban setting of TCA 3, the temporary construction phase of the Proposed Development would represent a limited increase in disturbance witnessed within the TCA. However, cranes and construction activities are typical features seen within an urban setting when development is under construction and the temporary construction phase of the Proposed Development will not alter the urban setting of TCA 3. The temporary construction phase of the Proposed Development will be imperceptible from some parts of the TCA due to enclosure created by the existing residential blocks, some of which are over 15 storeys. The construction phase of the Proposed Development will cause a Very Small magnitude of effect that will result in a Negligible Adverse effect upon the setting of this TCA. At Completion, the Proposed Development will contribute to the legibility and wayfinding of TCA 3 through its position on the northern edge of the city centre where it will form a gateway feature on the edge of the dense urban centre. The Proposed Development will consolidate the urban form and continued regeneration of the city centre with new development and public realm, reinforcing continued regeneration of the city centre. The Proposed Development will be imperceptible from some parts of the TCA due to enclosure created by the existing residential blocks, some of which are over 15 storeys. However, where seen, the brick elevations will rationalise the heritage of industrial buildings in the city. The considered configuration of the Proposed Development will allow physical and visual permeability between the blocks, thus helping to reduce their perceived massing and introduce a positive contribution to the skyline. The Proposed Development will provide improvements to the setting of TCA 3 that are considered to represent a limited change to the townscape and will cause a Very Small magnitude of effect. This will result in a Negligible Beneficial effect.
TCA 4: New Co-op Site	TCA 4 is characterised by the juxtaposition of low rise Victorian brick buildings and the taller new buildings of architectural merit set within well considered public realm and green space. The combination of regeneration of the built form and public realm is however slightly diminished by disturbance of traffic using the A665 and the proximity to active and disused railway lines. Based on the above, the value of the TCA 4 is considered to be Medium. TCA 4 is physically separated from the Site by A6042 and the A665 as well as the Manchester Arena, Victoria Railway Station and railway lines. Additionally, the changing structure of townscape within the TCA that is typical of the urban environment means that TCA 4 is considered to have a low susceptibility to the type of development proposed. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	The temporary construction phase of the Proposed Development will introduce tall plant and machinery into the urban setting of TCA 4. Where perceptible, the temporary construction phase of the Proposed Development will represent a limited increase in disturbance witnessed within the TCA. However, cranes and construction activities are typical features seen within an urban setting when development is under construction and the temporary construction phase of the Proposed Development will not alter the urban setting of TCA 4. The temporary construction phase of the Proposed Development will be imperceptible from some parts of the TCA due to intervening built form and construction activities for new tall buildings on the edge of the city centre. The construction phase of the Proposed Development will cause a Very Small magnitude of effect that will result in a Negligible Adverse effect upon the setting of this TCA. At Completion, the Proposed Development will be barely perceptible from within TCA 4 due to existing and emerging built forms on intervening land. Where perceptible, the Proposed Development will reinforce the continued regeneration of the city centre. However, where seen, the brick elevations will rationalise the heritage of industrial buildings in the city with the considered configuration of the Proposed Development will allow physical and visual permeability between the blocks, thus helping to reduce their perceived massing and introduce a positive contribution to the skyline. As such, the Proposed Development will provide improvements to the setting of TCA 4 that are considered to represent a very slight change to the townscape and will cause a Very Small magnitude of effect. This will result in a Negligible Beneficial effect.

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TCA 5: Noma	TCA 5 is characterised by a relatively formal urban grid structure and large scale blocks of 20th Century development. The TCA includes the Shudehill Conservation Area and a number of listed buildings. The TCA is tied together through a consistent public realm which creates a sense of place for TCA 5 which is considered to have a high value. TCA 5 is afforded an element of physical and visual separation from the Site by the large townscape elements of the Manchester Arena and Victoria Station. Construction activities and ongoing change are typical of the urban environment that forms part of the setting for TCA 5 where its proximity to tall buildings within the city centre means that it is considered to have a low susceptibility to the type of development proposed. The combination of the high value and low susceptibility results in a Medium sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	The temporary construction phase of the Proposed Development will introduce tall plant and machinery into the urban setting of TCA 5. Where perceptible, the temporary construction phase of the Proposed Development will represent a limited increase in disturbance witnessed within the TCA. However, cranes and construction activities are typical features seen within an urban setting when development is under construction and the temporary construction phase of the Proposed Development will not alter the urban setting of TCA 5. The temporary construction phase of the Proposed Development will be imperceptible from some parts of the TCA due to intervening built form. The construction phase of the Proposed Development will cause a Very Small magnitude of effect that will result in a Negligible Adverse effect upon the setting of this TCA. At Completion, the Proposed Development will be barely perceptible from within TCA 5 due to existing and emerging built forms on intervening land. Where perceptible, the Proposed Development will consolidate and reinforce the continued regeneration of the city centre. However, where seen, the brick elevations will rationalise the heritage of industrial buildings in the city with the considered configuration of the Proposed Development will allow physical and visual permeability between the blocks, thus helping to reduce their perceived massing and introduce a positive contribution to the skyline. As such, the Proposed Development will provide improvements to the setting of TCA 5 that are considered to represent a very slight change to the townscape and will cause a Very Small magnitude of effect. This will result in a Negligible Beneficial effect.
TCA 6: Medieval Quarter	TCA 6 is characterised by the Cathedral Conservation Area and historically significant listed buildings including the Grade I Listed Manchester Cathedral which are set within an open and organic urban form with areas of greenspace and consistent public realm such as the Cathedral Gardens where the more modern buildings such as Urbis create a juxtaposition with the historic cathedral. As such, TCA 6 is considered to have a high value. The TCA is afforded an element of physical and visual separation from the Site by the large townscape elements of the Manchester Arena and Victoria Station as well as the linear elements of the railway lines and the A6042. Construction activities and ongoing change are typical of the urban environment that forms part of the setting for TCA 6 where its proximity to tall buildings within the city centre means that it is considered to have a low susceptibility to the type of development proposed. The combination of the high value and low susceptibility results in a Medium sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	The temporary construction phase of the Proposed Development will introduce tall plant and machinery into the urban setting of the historic TCA 6. The temporary construction phase of the Proposed Development will represent a limited increase in disturbance witnessed within the TCA where cranes and construction activities are typical features seen within an urban setting and will not alter the urban setting of TCA 6. The temporary construction phase of the Proposed Development will cause a Very Small magnitude of effect that will result in a Negligible Adverse effect upon the setting of this TCA. At Completion, the Proposed Development will consolidate the urban form and continued regeneration of the city centre with new development and public realm, reinforcing continued regeneration of the city centre. The brick elevations of the Proposed Development will rationalise the heritage of industrial buildings in the city. The considered configuration of the Proposed Development will allow physical and visual permeability between the blocks, thus helping to reduce their perceived massing and introduce a positive contribution to the skyline. As such, the Proposed Development will provide improvements to the setting of TCA 6 such that the consolidation of the urban centre will represent a very slight change to the townscape and will cause a Very Small magnitude of effect. This will result in a Negligible Beneficial effect.

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TCA 7: Greengate	TCA 7 follows part of the River Irwell which bounds the southern edge of the TCA while the 6042 forms the northern edge where a mixture of building types and styles combine with a limited sense of place. The TCA exhibits some historic qualities such as the brick viaduct that are complimented by more modern public realm improvements such as those at Greengate Square. As such, TCA 7 is considered to have a low value. The TCA is currently in a transition period with a number of regeneration schemes facilitating the construction of new residential and office blocks. The construction activities in the TCA are representative of the ongoing change on the edge of the city centre, which combined with the proximity to tall buildings means that TCA 7 is considered to have a low susceptibility to the type of development proposed. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	The temporary construction phase of the Proposed Development will represent a limited increase in disturbance witnessed within the TCA considering its urban nature. The construction activities will represent a limited increase in disturbance witnessed within the TCA. However, cranes and construction activities are typical features seen within an urban setting when development is under construction and the temporary construction phase of the Proposed Development will not alter the urban and industrial setting of TCA 7. The construction phase of the Proposed Development will cause a Very Small magnitude of effect that will result in a Negligible Adverse effect upon the setting of this TCA. At Completion, the Proposed Development will contribute to legibility and wayfinding, forming a gateway feature for the northern edge of the city centre where it will represent a transition between land north of the city centre and the taller buildings within the dense urban centre, consolidating the urban form and continued regeneration of the city centre with new development that complements tall buildings within TCA 7 where the eclectic mix of built form is set within an organic urban form. The brick elevations of the Proposed Development will rationalise the heritage of industrial buildings in the city and the considered configuration of the Proposed Development will allow physical and visual permeability between the blocks, thus helping to reduce their perceived massing and introduce a positive contribution to the skyline that would help to enhance wayfinding by sign-posting the transition between the city centre and land to the north. The Proposed Development will provide improvements to the setting of TCA 7 that are considered to represent a barely perceptible change to the townscape and will cause a Very Small magnitude of effect. This will result in a Negligible Beneficial effect.
TCA 8: Manchester Arena and Victoria Station	TCA 8 is predominantly formed of two adjoined built forms and as such, is defined by these substantial townscape components which exhibit a contrast between the historic façade of the station building and the more modern elements of the station redevelopment and the Arena building. The TCA contains a limited amount of public space and exhibits a limited sense of place. As such, TCA 8 is considered to have a low value. The TCA is situated on the edge of the city centre and set within an urban area where disturbance from the rail traffic and vehicles on the A6042 is common. The adjacent townscape areas exhibit construction activities which are representative of the ongoing change on the edge of the city centre. The combination of disturbance, proximity to tall building development and the limited sense of place exhibited by TCA 8 mean that it is considered to have a low susceptibility to the type of development proposed. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	The temporarily introduced tall plant and machinery, material stockpiles and welfare facilities of the construction activities for the Proposed Development will be evident on the Site. Cranes and construction activities are typical features seen within an urban setting when development is under construction and the temporary construction phase of the Proposed Development will not alter the urban setting of TCA 8. The temporary construction phase of the Proposed Development will be imperceptible from some parts of the TCA due to the large townscape features of Victoria Station and Manchester Arena which provide enclosure to parts of TCA 8 and limited the extent of views to the immediate foreground. The construction phase of the Proposed Development will cause a Very Small magnitude of effect that will result in a Negligible Adverse effect upon the setting of this TCA where the construction activities are perceptible. At Completion, the Proposed Development will contribute to legibility and wayfinding, signposting the Manchester Arena and Victoria Station and representing a transition between land north of the city centre and existing sense of place provided by TCA 8. The brick elevations of the Proposed Development will rationalise the heritage of industrial buildings in the city, including the façade of the Victoria Station. The considered configuration of the Proposed Development will reduce the physical and visual massing of the Proposed Development and introduce a positive contribution to the skyline that will help to enhance wayfinding. The Proposed Development will provide improvements to the setting of TCA 8 that are considered to represent a barely perceptible change to the townscape and will cause a Very Small magnitude of effect. This will result in a Negligible Beneficial effect.

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Area	Sensitivity	Construction Phase		Construction Phase Residual		Operational Phase – Completed Development		Operational Phase – Residual Effects		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
TCA 9: Irwell Riverside	TCA 9 comprises an area of relatively formal urban grid and low-density residential development alongside residential flats and small-scale industrial buildings, giving the TCA a limited sense of place. A belt of mature trees and scrubby vegetation traverse the banks of the River Irwell but does not promote access to the river frontage. As such, TCA 9 is considered to have a low value. The TCA is situated on the edge of the city centre and set within an urban area where disturbance from the rail traffic and vehicles on the A6042 is common. The adjacent townscape areas exhibit construction activities which are representative of the ongoing change on the edge of the city centre. The combination of disturbance, proximity to tall building development and the limited sense of place exhibited by TCA 9 mean that it is considered to have a low susceptibility to the type of development proposed. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Small	Minor Beneficial	Small	Minor Beneficial	The temporarily introduced tall plant and machinery, material stockpiles and welfare facilities of the construction activities for the Proposed Development will be evident on the Site. Cranes and construction activities are typical features seen within an urban setting when development is under construction and the temporary construction phase of the Proposed Development will not alter the urban setting of TCA 9. The ground level temporary construction phase of the Proposed Development will be imperceptible from some parts of the TCA due to existing built form within the TCA and vegetation lining the River Irwell. The temporary construction phase of the Proposed Development will cause a Very Small magnitude of effect that will result in a Negligible Adverse effect upon the setting of this TCA where the construction activities are perceptible. At Completion, the Proposed Development will contribute to legibility and wayfinding, signposting development adjacent to the River Irwell as well as the transition between the low rise development north of the Site and taller built forms within the city centre to the south. The brick elevations of the Proposed Development will rationalise the heritage of industrial buildings in the city, with the configuration of the Proposed Development limiting its perceived mass such that it introduces a positive contribution to the skyline that will help to enhance wayfinding in TCA 9. The Proposed Development will provide improvements to the setting of TCA 9 that are considered to represent a barely perceptible change to the townscape and will cause a Very Small magnitude of effect. This will result in a Negligible Beneficial effect.

Townscape Receptor		Townscape Effects								
Area	Sensitivity	Construction Phase		Construction Phase Residual		Operational Phase – Completed Development		Operational Phase – Residual Effects		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
Character of the Site										
Townscape Character of the Site	The Site is comprised of an area of land currently utilised as surface level car park east of Great Ducie Street since the demolition of the former Boddingtons Brewery. The Site exhibits a declining condition with inconsistent surface and boundary treatments creating a low quality public realm that forms a poor frontage onto Great Ducie Street. The Site provides limited physical and visual accessibility and as such, is considered to have a low value. The Site is situated on the edge of the city centre and set within an urban area where disturbance from vehicular traffic using on the A6042 and A56 is common. Areas adjacent to the Site exhibit construction activities which are representative of the ongoing change on the edge of the city centre. Due to the combination of disturbance, proximity to tall building development and the limited sense of place, the Site is considered to have a low susceptibility to the type of development proposed. The combination of the low value and low susceptibility results in a Low sensitivity.	Large	Major Adverse	Large	Major Adverse	Large	Major Beneficial	Large	Major Beneficial	The temporarily introduced tall plant and machinery, material stockpiles and welfare facilities of the construction activities for the Proposed Development will be evident on the Site alongside existing disturbance created by traffic on A56 Great Ducie Street. The urban setting of the Site will be modified from a surface level car park to a construction site where additional ground level and elevated movement and noise will combine with traffic on adjacent roads to generate additional disturbance on the Site. The construction phase of the Proposed Development will cause a Large magnitude of effect that will result in a Major Adverse effect upon the character and setting of the Site. At Completion, the Proposed Development will occupy the entire Site where it will represent an increase in scale of built from the surface level car park, although the Proposed Development will step up in scale from the existing industrial on Great Ducie Street and River Irwell with the tallest elements set back towards the eastern edge of the Site. The taller elements of the Proposed Development contribute to the legibility of Proposed Development in the wider townscape where it will reflect the more vertical elements of built form on the south-west of the River Irwell, creating a transition between the organic townscape of the city centre and the unarticulated industrial built form north of the Site. The Proposed Development will replace the declining condition of the Site with a well considered built form that utilises design considerations founded in the local vernacular and townscape heritage such that it contributes positively to the townscape through the utilisation of brick elevations, precast sills, deep reveals on the windows railings on balconettes. The delivery of articulated facades with consistent exterior materiality that utilises the same bricks with different coloured mortar, pale pink and amber detailing around windows and a strong frontage onto Great Dulcie Street created by piers and recessed windows, will enable the Proposed Development to contribute positively to a sense of place in the vicinity of the Site. The Proposed Development will also deliver improved public realm with increased public accessibility by connecting the Site to Francis Street north of the Site, A6042 south of the Site and Great Dulcie Street west of the Site. The Proposed Development will improve connections through the public realm to the adjacent Brewery Gardens site. The landscape strategy for the Site will create a new public space and podium level roof garden that delivers green infrastructure on the Site. The Proposed Development is considered to cause a Large magnitude of effect to the Site that will result in a Major Beneficial effect