

Appendix 7.1: Baseline and Sensitivity						
Receptor	Designation Approx. Distance to Site	Description of Baseline	Type of View and Number of Users.	Value	Susceptibility to Change	Overall Sensitivity of Receptor
Site character	<u>Designation:</u> N/A <u>Distance to site:</u> N/A	Site Character is illustrated in Figure 1 of Appendix 7.2 . The majority of the site is dominated by semi-natural broad-leaved woodland. The woodland is predominantly self-seeded birch of approximately 20 years old. The woodland is not covered by any formal environmental designations. Redundant areas of hard standing and areas of previous demolition indicate the historic industrial legacy and site appears disused and redundant. This character is reinforced by the self-seeded woodland. Creamline Dairies is located within the site to the west. It consists of a large industrial building with substantial hard standing with access off Red Bank. A retaining wall to the rear of the Dairy separates it from the remainder of the site, which is located at lower ground levels. Topography within the site is highly modified and disturbed due to historic land uses within the site and surrounding context.	N/A	Low	Low	Low
1: Elevated View from footway at corner of St Chads Street/ Stanley Street looking east towards site	<u>Designation:</u> N/A <u>Distance to site:</u> 101m	This view is urban in character and overlooks industrial buildings, including Creamline Dairies within the site. 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 which runs along the foreground below. 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 largely contain the view, largely preventing longer-range views. There is potential for the view to open up in winter when the trees are not in leaf.	Open view likely to be experienced by a low number of receptors.	Low	Low	Low
2. View from Listed Union Bridge/ Dantzic Street looking north towards site.	<u>Designation:</u> Grade II Listed Union Bridge <u>Distance to site:</u> 212m	The viewpoint is located on at the junction of Gould Street and Dantzic street, within the context of the Grade II listed Union Bridge. The view appears urban inc character due to the car parking usage along Dantzic 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 with the potential to be used by a low number of people.	Low	Low	Low
3: Elevated View from footway of Dalton Street looking west towards site.	<u>Designation:</u> N/A <u>Distance to site:</u> 280m	The viewpoint is well enclosed and framed by the tree canopies, walling and hoarding along Dalton Street. The graffiti covered hoarding along with framed views along the street to ndustrial style buildings and on street car-parking creates an urban character to the view. In the distance, there are glimpsed view to the tree cover within the site, visible above line of industrial buildings and provides a green backdrop to the view. The viewpoint has no particular cultural associations and is not particularly popular as a viewpoint.	Framed view with the potential to be experienced by a low number of user.	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

4. Elevated view from Sand Street Park pathway looking west over site.	<u>Designation:</u> Public Footpath <u>Distance to site:</u> 219m	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 die to the parks 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
5. Elevated view from Barney Steps looking south over site	<u>Designation:</u> Public Footpath <u>Distance to site:</u> 132m	The forefront of the view appears as derelict industrial land, which is 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 increase in the winter when the trees are not 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 the view of city skyline and area from an elevated point.	Low	Medium	Medium

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

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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

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
Site Character	<u>Construction Phase:</u> The site will become a new construction area with a haul road running through it. Temporary site hoardings will be visible within the site. Tree clearing will be evident.	Site hoarding will be present limited visibility of the construction works. Site hoarding colour will be sensitively selected with the surrounding context.	Due to the existing disturbed and disused character of the site the magnitude of change has been assessed as ‘small’. There is therefore predicted to be a small adverse short-term change at the local level. The effect is not considered to be significant.	Low	Minor	Local	Short-term. Reversible	Small	Adverse	Not significant	Medium
	<u>Operational Phase:</u> The character of the view will be changed during the operational phase due to the nature of the works proposed which result in tree clearance, modified ground levels and installation of the new haul road.	N/A	The changes will be ‘small’ in magnitude and ‘neutral’ in nature, as the change is not considered to be detrimental. There is therefore predicted to be a small, neutral long-term term change at the local level. The effect is not considered to be significant.		Minor	Local	Long-term. Irreversible	Small	Neutral	Not significant	High
1: Elevated View from footway at corner of St Chads Street/ Stanley Street looking east towards site	<u>Construction Phase:</u> There is a visible change at this viewpoint with the demolition of the Creamline Dairies, and the construction of the access haul road. There will be visible hoarding around the site and site compounds at the lower level of the view.	Site hoarding to provide visual screening of lower-level construction works at street level.	The character of view remains urban in character with urban streets and buildings. There is a perceptible loss of trees in the view, which will cause a minor reduction in the green setting of the landscape. However, with mature woodland visible in the background of the view, impacts will be minimised, making effects negligible.	Low	Minor	Local	Short-term. Reversible	Small	Adverse	Not Significant	Medium
	<u>Operational Phase:</u> The character of the view will be changed. The existing view of Creamline Dairies will be replaced by views of the new access to the haul road.	N/A	The existing view of Creamline Dairies will be replaced by views of the new access to the haul road. There is therefore predicted to be a small, adverse long-term term change at the local level. The effect is not considered to be significant.		Minor	Local	Permanent. Irreversible.	Small	Adverse	Not Significant	Medium

[Type here]

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2. View from Listed Union Bridge/ Dantzic Street looking north towards site.	<u>Construction Phase:</u> Potential for small amount of tree removal to be visible from this viewpoint, however likely to be a very small change. The site hoarding will not be visible from this viewpoint as it is distant from the site.	N/A	The overall character of the view is unchanged with a barely perceptible change in the horizon of the view due to the loss of trees. This will unlikely impact the overall composition of the woodland landscape, making it negligible in its significance.	Low	Minor	Local	Short-term. Reversible	Small	Adverse	Negligible	Medium
	<u>Operational Phase:</u> There is potential for a minor change in the character of the view due to the removal of trees from the site. Views of the haul road will be screened by intervening trees.	N/A	There is therefore predicted to be a small, adverse long-term term change at the local level. The effect is not considered to be significant.		Minor	Local	Permanent. Irreversible.	Small	Adverse	Not Significant	Medium
3. Elevated View from footway of Dalton Street looking west towards site.	<u>Construction Phase:</u> The construction and demolition works will be largely screened from this viewpoint by tree cover along Dalton Street. The overall composition of the view will be unchanged.	N/A	No change due to demolition of trees in the view. New haul road not visible from location, as is screened by mature woodland and framed view. There is therefore predicted to be a negligible adverse short-medium term change at the local level. The effect is not significant.	Low	No change	Local	Short-term. Reversible	Negligible	Adverse	Not Significant	Medium
	<u>Operational Phase:</u> Potential for a very minor change in the view due to the removal of trees from the site. Views of the haul road will be screened by intervening trees.	N/A	There is therefore predicted to be a negligible, adverse long-term change at the local level. The effect is not considered to be significant.		Minor	Local	Permanent. Irreversible.	Negligible	Adverse	Not Significant	Medium

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4. Elevated view from Sand Street Park pathway looking west over site.	<u>Construction Phase:</u> Extent of the removal of trees will likely result in a small change of the tree cover in horizon of the view. The demolition and construction works are predicted to be largely screened by existing woodland in the foreground of the view. There is predicted to be a minor change to the character of the view throughout the construction phase as a result of works to remove trees.	N/A	Barely perceptible change to the view. There may be a slight loss of green character, however, will not greatly impact the density of the tree composition within woodland, so will have a negligible effect. The overall sensitivity of visual receptors has been assessed as ‘low’, the magnitude of change is assessed as ‘small’. There is therefore predicted to be a small, adverse short-term change at the local level. The effect is not significant.	Low	Minor	Local	Short-term. Reversible	Small	Adverse	Not Significant	Medium
	<u>Operational Phase:</u> Minor change to the character of the view due to a reduction in tree cover. Views of the haul road will be screened by intervening trees.	N/A	There is therefore predicted to be a small, adverse long-term term change at the local level. The effect is not considered to be significant.		Minor	Local	Permanent. Irreversible.	Small	Neutral	Not Significant	Medium

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5. Elevated view from Barney Steps looking south over site	<u>Construction Phase:</u> A lot of tree removal in the forefront of the site during the construction phase, resulting in long term change in view. There will be visible hoarding and site compounds within the lower level of the view during construction of haul access road. The removal of trees will open the view, revealing further urban influence and buildings in the city skyline along the horizon. The character of the view will change as a result of demolition and construction works due to proximity of the view to the site, and the elevation of the view on the steps which allows for prospect over the eastern end of the site.	Site hoarding to provide visual screening of lower-level construction works.	View is elevated over site and will show a noticeable change in the view with the removal of trees. This has an adverse impact on the character with the noticeable loss of green character along the forefront of the view. The overall sensitivity of visual receptors has been assessed as ‘medium’, the magnitude of change is assessed as ‘small’. There is therefore predicted to be a small, adverse short-term change at the local level. The effect is of minor significance.	Medium	Minor	Local	Temporary. Reversible	Small	Adverse	Not Significant	Low
	<u>Operational Phase:</u> Minor change in the character of the view with partial views of the new haul road replacing the existing low quality hard standing. There are predicted to be more extensive views across the site due to the tree clearance.	N/A	The change in the character of the view is not considered to be adverse due to the existing disused nature of the site and low quality hard standing. There is therefore predicted to be a small long-term change that is neutral in nature at the local level. The effect is not considered to be significant.		Minor	Local	Permanent. Irreversible.	Small	Neutral	Not Significant	Medium

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