

REFERENCE
2784

PROJECT

87 ROCHDALE ROAD, MANCHESTER

DOCUMENT

TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

CLIENT

**PORTWOOD DEVELOPMENTS
LIMITED**

STATUS

FINAL

DATE

15/09/21



Townscape and Visual Impact

INTRODUCTION

- 1.1 This report prepared by Planit-IE assesses the likely effects of the Development with respect to Townscape and Visual Amenity. This chapter also describes the methods used to assess the effects; the baseline conditions currently existing at the site and surrounding area; the mitigation measures required to prevent, reduce or offset any adverse effects; and the likely residual effects after these measures have been adopted.
- 1.2 The Proposed Development assessed within this report consists of the demolition of existing buildings and structures; development of three new buildings comprising residential apartments and duplex homes (Use Class C3), commercial unit (Use Class E), basement car parking, new landscaping and public realm, and associated engineering and infrastructure works.
- 1.3 The assessment of the Proposed Development will also be supplemented by a cumulative assessment of approved adjacent developments where relevant, in order to understand if any additional townscape or visual effects are likely to arise. Cumulative effects are defined as impacts that result from additional changes to the townscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.
- 1.4 The report is accompanied by 4 appendices:
 - Appendix 1: Townscape Baseline and Effects;
 - Appendix 2: Visual Baseline and Effects;
 - Appendix 3: Figures, and;
 - Appendix 4: Key Views and Photomontages.

LEGISLATIVE AND PLANNING POLICY CONTEXT

LEGISLATION

- 1.5 The European Landscape Convention (ELC, 2000)ⁱ provides a foundation for closer co-operation on landscape issues across Europe and was ratified in the UK on the 21 November 2006, and became binding on 1 March 2007. The convention identifies the need to recognise landscape in law, to develop and promote landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the evolution and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.
- 1.6 The ELC defines landscape as ‘*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*’. It recognises that landscape has important cultural, ecological, environmental and social dimensions and is a key element of achieving sustainable development. In this context the use of the word ‘landscape’ is more appropriately termed ‘townscape’ though the constituent factors remain consistent.

PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

- 1.7 The National Planning Policy Frameworkⁱⁱ was updated in July 2021 and sets out the government’s planning policies for England and how these are expected to be applied.
- 1.8 The purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives:
- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and,

- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.9 The environmental objective is of particular relevance to the purpose of townscape and visual impact assessment.

1.10 Section 12 of the NPPF deals with the requirements of good design. The overarching principle is set out in paragraph 126, which state, *“the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

1.11 Paragraph 130 of the NPPF sets out a number of principals of good design. In order to accord with these principles, it should be ensured that new developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

1.12 Section 16 of the NPPF concerns conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are, *“an irreplaceable resource, and should be conserved in a manner*

appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

- 1.13 Whilst the site is not located in a Conservation Area and does not contain listed buildings, heritage is an intrinsic part of townscape assessment and potential views from Conservation Areas listed buildings have been considered as part of the assessment. There is also an overarching desirability set out within the NPPF for new development to contribute positively to local character and distinctiveness.

GUIDANCE

- 1.14 The following guidance has been used in the assessment;

- Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, 2013ⁱⁱⁱ;
- IEMA Environmental Impact Assessment Guide to Shaping Quality Development, 2015^{iv};
- Manchester Residential Quality Guidance, Issue 01 2017^v;
- Visual Representation of Development Proposals, Technical Guidance Note 06/19, September 2019^{vi}; and
- Tall Buildings Historic England, December 2015^{vii}.

LOCAL PLANNING POLICY

MANCHESTER CITY COUNCIL CORE STRATEGY (2012)^{viii}

Policy EN1 – Design Principles and Strategic Character Areas

- 1.15 Policy EN1 is of relevance to the Proposed Development, and states that,

“All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

The City Centre contains a rich legacy, which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and a historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities:

Developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

While there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.

Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.”

Policy EN2 Tall Buildings

1.16 Policy EN1 is of relevance to the Proposed Development, and states that,

“Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline. Proposals for tall buildings will be supported where it can be demonstrated that they:

- Are of excellent design quality,*
- Are appropriately located,*
- Contribute positively to sustainability,*
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
- Will bring significant regeneration benefits.*

1.17 In addition, the policy states that,

“A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.”

Policy EN3 – Heritage

- 1.18 The Policy states with relevance to the Proposed Development that,

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

- 1.19 Heritage impacts are discussed and evaluated as part of the townscape assessment.

Policy CC9 – Design and Heritage

- 1.20 The policy states with relevance to the Proposed Development that,

“Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.”

Policy EN9 - Green Infrastructure

- 1.21 Policy EN9 states that,

“New Development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and

quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure.”

LOCAL DEVELOPMENT FRAMEWORKS

1.22 The Northern Gateway Strategic Regeneration Framework (SRF)^{ix} was approved by MCC’s Executive on 13th February 2019. The proposed development is located within the New Town neighbourhood of the SRF. The document provides relevant information on the existing character of the area as well as setting a framework for the scale, type and quality of development that is likely to be appropriate there, including immediately around the site:

- Mix of commercial and residential land uses.
- Active frontages onto Rochdale Road.
- Enhanced cycling provision along Rochdale Road.
- Local walking and cycling route along Gould Street.
- Neighbourhood walking and cycling route and off road cycle route along Bilbrook Street.
- ‘Gateway square’ focussed around the listed Marble Arch Inn.
- Green linkages along Gould Street and Bilbrook Street, and
- Public Realm enhancements along Rochdale Road.

CONSULTATION AND SCOPE OF THE ASSESSMENT

CONSULTATION

- 1.23 **Table 1.1** provides a summary of the consultation activities undertaken in support of the preparation of the assessment.

Table 1.1: Summary of consultation undertaken

Body/consultation	Individual/statutory body/organisation	Meeting dates and other forms of consultation	Summary of outcome of discussions
Manchester City Council	Case officer	July 30 th 2021	Location and number of key viewpoints agreed.

SCOPE OF THE ASSESSMENT

- 1.24 This section provides a summary of the scope of the assessment presented within this Chapter.

ELEMENTS SCOPED OUT OF THE ASSESSMENT

- 1.25 The elements shown in **Table 1.2** are not considered to give rise to major effects as a result of the Proposed Development and have therefore not been considered within this assessment:

Table 1.2: Elements scoped out of the assessment

Element scoped out	Justification
Townscape effects on topography and flood risk during the construction, construction and operational combined, and operational phases.	The existing levels have been extensively modified over time to accommodate previous development. The existing application site levels are therefore not considered sensitive townscape receptors. In addition, the application site is located outside of flood zone 2.
Townscape effects on heritage assets during the construction, construction and operational combined, and operational phases.	Heritage is an intrinsic part of the townscape character. However, there are no listed buildings or scheduled monuments within the site or immediate site context, and the site is not located within a Conservation Area. Therefore heritage as a townscape element is not considered to be a sensitive receptor.
Townscape effects on statutory and non-statutory nature conservation designations during the construction, construction and operational combined, and operational phases.	There are no statutory and non-statutory nature conservation designations covering the application site or immediate context. Therefore statutory and non-statutory nature conservation designations are not considered to be sensitive receptors.

ELEMENTS SCOPED INTO THE ASSESSMENT

1.26 The following elements are considered to have the potential to give rise to major effects during the construction and operational phases of the Proposed Development and have therefore been considered within this assessment:

- Townscape character
- Landscape character;
- Urban grain;
- Land use;
- Building heights;
- Movement and linkages;
- Public open space;
- Site character, and;
- Changes to the character and amenity of 10 identified key viewpoints.

EXTENT OF THE STUDY AREA

1.27 The following elements are considered to have the potential to give rise to major effects during the construction and operational phases of the Proposed Development and have therefore been considered within this assessment:

1.28 The study area extends approximately 1.5km from the application site to include the Northern Gateway, encompassing the New Cross neighbourhood and the New Town Character Area. This area covers the Zone of Visual Influence (ZVI), the area with potential visual connectivity to the application site and the 10 identified key viewpoints. Refer to **Figure 4.2 in Appendix 4**.

METHODOLOGY

ASSESSMENT METHODOLOGY

1.29 This assessment has been carried out with reference to the Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, 2013 (referred to hereafter as “GLVIA3”).

1.30 A two-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) has been assessed, and secondly, the nature of effects (magnitude) likely to result from the Proposed Development have been assessed. The assessment has utilised the methodology set out in **Tables 1.3 to 1.9** below alongside professional judgement.

- 1.31 The assessment of the Proposed Development has also been supplemented by a cumulative assessment of other committed developments where relevant, in order to understand if any further potential environmental effects are likely to arise. A total of 8 additional committed developments have been considered. The location of these is highlighted in **Figure 3.17** in **Appendix 3**.
- 1.32 In order to provide the most comprehensive, rounded and objective view of the townscape and visual impacts of the Proposed Development, assessed effects have been agreed following a review by a team of individual assessors.
- 1.33 To be in accordance with GLVIA3, the chapter assesses ‘worst case scenario’. In terms of the views and photomontages, this would mean taking the photographs and producing photomontages of winter views when trees provide less visual screening of potentially adverse effects. Due to the timing of the planning application, the trees were in leaf; however consideration of the potential screening effects of leaves has been considered where relevant within the assessment.
- 1.34 In order to create a robust and meaningful assessment, consideration has been given to the future Gould Street development adjacent to the site. The scheme is currently awaiting a planning decision, however due to the immediacy and inter-relationship between the Gould Street scheme and the Proposed Development, consideration has been given to the Gould Street proposals within the baseline assessment within this report.

ASSUMPTIONS AND LIMITATIONS

- 1.35 To ensure transparency within the assessment process, the following difficulties and uncertainties have been identified.
- Due to the timing of the application, the trees were in leaf and potentially provide visual screening of the construction works and Proposed Development. Where relevant, visual screening from trees and the potential for increased visibility during the winter months has been noted in the assessment.
 - The assessment relies on available data, and best endeavours have been made to ensure that the data are accurate and up to date. It is assumed that OS mapping information, topographic and 3D data and Historic England heritage mapping information are all up to date.

- The GLVIA methodology provides a robust and transparent process for assessment of townscape and visual effects, and is used alongside visually verified photomontages which provide a high level of detail and technical accuracy. Effects will be determined through professional judgment, carried out by a team of assessors to provide scrutiny where this is relied upon.

VALUE OF TOWNSCAPE RECEPTORS

- 1.36 Townscapes may be valued at community, local, national level or above. Existing townscape designations have been taken as the starting point for this assessment, as shown in **Table 1.3** below. However, the value attached to undesignated townscapes also needs to be assessed and this is considered in **Table 1.4**, which sets out the relative importance of generic townscape designations and descriptions.

Table 1.3: Value of designated townscapes

	Description
High	Sites, features or areas of national or international importance with settings of high quality such as World Heritage Site, Areas of Outstanding Natural Beauty, National Parks, Grade I and Grade II* Listed buildings or Registered Parks and Gardens.
Medium	Sites, features or areas of local or regional importance with intact character such as Grade II Listed Buildings, Conservation Areas, Scheduled Monuments, local nature sites, long distance recreational routes.
Low	Areas or features of local importance such as Tree Preservation Orders, PROW and locally listed buildings.

- 1.37 Whilst the assessment of value is partly based on the planning policy importance of the townscape, other criteria used to assess townscape value in more detail, including that of undesignated townscape, are set out in **Table 1.4** below. The criteria are taken from the Planning Practice Guidance which supports the National Planning Policy Framework. An overall assessment of value has been made for each non-designated townscape receptor (refer to **Appendix 1**), based on an overview of the assessments made using each of the below criteria, in terms of high, medium and low value.

Table 1.4: Criteria for assessing the value of non-designated townscapes

	Description
Functional	A building or place should be fit for purpose, designed and delivered in a way that delivers the intended function and achieves value for money in terms of lifetime costs.

Mix of uses	Mix of uses to ensure easy access to facilities and encourage a healthier environment, reducing the need to travel.
Well-designed public space	Functional and attractive hard and soft landscape elements, well orientated and designed routes, inclusion of facilities such as seats and play equipment and public art.
Buildings designed to be adaptable	Flexibility to be able to respond to a range of future needs – how easily buildings change be adapted for change of use, places that are easy and practical to manage with good access, natural surveillance and hard-wearing materials that are easy to repair.
Distinctive character	Consideration of the local pattern of street blocks and plots; building forms; details and materials; style and vernacular.
Attractive spaces	Consideration of streetscapes, townscape, buildings and elements within them all, microclimates and views should all be considered. This is also affected by the way a townscape is perceived using the senses and the effect of transient elements such as the presence of human activity and resulting tranquillity or vibrancy.
Promotes ease of movement	All users should be able to move safely, conveniently and efficiently to and within a place, appropriate number of legible routes to and through it, good connections with each other and other destinations.

BASELINE SUSCEPTIBILITY OF TOWNSCAPE RECEPTORS TO CHANGE

- 1.38 In order to provide the most comprehensive, rounded and objective view of the townscape and visual impacts of the Proposed Development, assessed effects have been agreed following a review by a team of individual assessors.
- 1.39 Susceptibility of townscape receptors to change has been assessed using the criteria identified in **Table 1.5**, with reference to the baseline conditions.

Table 1.5: Criteria for assessing the value of non-designated townscapes

Susceptibility	Criteria
High	Little ability to accommodate the Proposed Development without undue harm.
Medium	Some ability to accommodate the Proposed Development without undue harm.
Low	Substantial ability to accommodate the Proposed Development without undue harm.

OVERALL SENSITIVITY OF TOWNSCAPE RECEPTORS

- 1.40 The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor, as detailed within **Appendix 1**.

SENSITIVITY OF VISUAL RECEPTORS

Type of View and Number of Viewers

1.41 In terms of assessing the baseline visual sensitivity, key factors to consider are the type of view and the likely numbers of viewers (the visual receptors). The type of view and the number of viewers are described in the following terms:

- Glimpsed (i.e. in passing) / filtered / oblique / framed / open views; and
- Few / moderate / many viewers.

Value of Views

1.42 The value attached to views has regard to a number of factors, including:

- Recognition through planning designations or heritage assets; and
- The popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

1.43 The value attached to views has regard to a number of factors, including:

1.44 The assessment of the value of views is summarised in **Table 1.6** below, in terms of high, medium and low value. These criteria are provided for guidance only and are not intended to be absolute.

Table 1.6: Value attached to views

Value	Criteria
High	Views from townscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.
Medium	Views from townscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.
Low	Views from townscapes / viewpoints with limited designations, not particularly popular as a viewpoint and with minimal or no cultural associations.

Susceptibility of Visual Receptors to Change

1.45 The susceptibility of different types of visual receptor to changes in views is mainly a result of:

- The occupation or activity of the viewer at a given location; and
- The extent to which a person's attention or interest may therefore be focussed on a view and the visual amenity experienced at a given view.

- 1.46 The assessment of a visual receptor to change is specific to the Proposed Development. However, GLVIA3 offers the generic guidance identified in **Table 1.7** as a starting point for the assessment.

Table 1.7: Visual receptor susceptibility to change

Susceptibility	Type of Receptor
High	• Users of public space, including users of PRow, whose attention is likely to be focussed on the townscape and on particular views; • Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; • Communities where views contribute to the townscape setting enjoyed by residents; and • Travellers on scenic routes.
Medium	• Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey; and • Users of public space, where the view is a part of the wider experience of the place.
Low	• People at their place of work, where the setting is not important to the quality of working life; • Travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey; and • People engaged in outdoor sport or recreation, or users of a public space, which does not involve appreciation of views.

- 1.47 GLVIA3 qualifies the above examples as follows:

'This division is not black and white and in reality, there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focussed on views and visual amenity.' (page 114, paragraph 6.35).

Overall Sensitivity of Visual Receptors

- 1.48 The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor, as detailed in **Appendix 2**.

SIZE AND SCALE OF TOWNSCAPE AND VISUAL EFFECTS

1.49 The size and / or scale of effects relates to the scale of physical changes in the townscape and the scale of the visible change in views, such as the loss or addition of features. This is broadly rated along the following scale:

- No Change – change will not be perceptible;
- Negligible – change will be just discernible;
- Minor – a small change will be perceptible;
- Moderate – change will be clearly noticeable; and
- Major – total change will occur.

GEOGRAPHICAL EXTENT OF TOWNSCAPE AND VISUAL EFFECTS

1.50 The geographical extent of effects relates to:

- The area over which townscape effects are likely to be experienced, i.e. this could be at the application site level, the immediate locality, across a neighbourhood or across a series of neighbourhoods (city-wide); and
- The area over which the changes are likely to be visible, i.e. viewpoint within the application site, viewpoint within the immediate locality, viewpoint across / through a neighbourhood or a vista or vantage point across neighbourhoods or the city skyline (city-wide).

DURATION / REVERSIBILITY OF TOWNSCAPE AND VISUAL EFFECTS

1.51 Effects may be experienced over a range of timescales. For this assessment, the following timescales are considered appropriate:

- Short-term: 1 year or below;
- Medium-term: Between 1 and 10 years in duration; and
- Long-term: Greater than 10 years in duration.

1.52 Effects may be temporary, permanent or reversible over time. For example, visual effects arising from construction activities may be limited solely to the construction period and therefore only temporary. The assessment therefore considers the practicality of effects being reversed.

MAGNITUDE OF TOWNSCAPE EFFECTS

- 1.53 The magnitude of a townscape effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, its duration and degree of reversibility and the impact these are likely to have on the baseline character of the townscape element
- 1.54 The magnitude of effect in the townscape takes into consideration the following factors:
- The extent / proportion of townscape elements lost or added;
 - The contribution of that element to townscape character and the degree to which aesthetic / perceptual aspects are altered; and
 - Whether the effect is likely to change the key characteristics of the townscape, which are critical to its distinctive character.
- 1.55 The criteria used to assess magnitude of townscape effects are described in **Table 1.8**, below:

Table 1.8: Magnitude of townscape effects

Category	Criteria
Major adverse or beneficial	The Proposed Development will result in a total change in the key characteristics of townscape character / elements / features / characteristics
Moderate adverse or beneficial	The Proposed Development will result in a partial change in the key characteristics of townscape character / elements / features / characteristics
Minor adverse or beneficial	The Proposed Development will result in a small change in the key characteristics of townscape character / elements / features / characteristics
Negligible adverse or beneficial	The Proposed Development will result in a just discernible change to townscape character / elements / features / characteristics.
No Change	The Proposed Development will not cause any change to the townscape character / elements / features / characteristics.

MAGNITUDE OF VISUAL EFFECTS

- 1.56 The magnitude of a visual effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, its duration and degree of reversibility and the impact these are likely to have on the baseline character of the view.
- 1.57 The magnitude of effect in the view relates to the degree of contrast or integration likely to result from the Proposed Development and is influenced by the relative time over which a view is experienced and whether it is a full, partial or glimpsed view.
- 1.58 The criteria identified in **Table 1.9** are used to assess the magnitude of visual effects, based on the degree of change to the view or composition.

Table 1.1 - Magnitude of visual effects

Category	Criteria
Major	The Proposed Development will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
Moderate	The Proposed Development will cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
Minor	The Proposed Development will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible	The Proposed Development will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The Proposed Development will cause no change to the view.

NATURE OF TOWNSCAPE AND VISUAL EFFECTS

- 1.59 The nature of effects may be positive or negative (beneficial or adverse), neutral or no change. In accordance with GLVIA3, neutral effects recognise that there will be a change to the receptors, however this change is in keeping with the existing characteristics of the receptor, or reflects the contribution that the Proposed Development makes in its own right even if this is in contrast to the existing character.
- 1.60 Effects may also be direct or indirect. Direct effects are those which result directly from a development itself, whereas indirect effects may arise as a consequential change resulting from development.

CONFIDENCE

- 1.61 The predicted effect is assessed against the criteria set out below in order to attribute a level of confidence to the visual assessment:
- High – The predicted effect is either certain, or very likely to occur, based on reliable information or previous experience;
 - Medium – The predicted effect and its level are best estimates, based on on-site and desktop study; and

- Low – The predicted effect and its level are best estimates, based on given knowledge and experience. More information may be needed to improve the level of confidence.

BASELINE CONDITIONS

SITE CONTEXT

- 1.62 The application site is just outside the extent of Manchester city centre, within the south western fringes of the Northern Gateway, as shown in **Figure 3.1** in **Appendix 3**. A detailed townscape assessment of baseline conditions within the application site and wider study area is contained within **Appendix 1**.
- 1.63 The application site is located within the existing neighbourhood of New Cross, which is bound by the Northern Quarter and Swan Street to the south, the A62 Oldham Road to the east, the A664 Rochdale Road and Gould Street to the west, and Livesey Street and Collyhurst to the north.
- 1.64 The vision for the area, as defined within the Northern Gateway Strategic Regeneration Framework (SRF) is the creation of a new neighbourhood, New Town, which breaches the barrier effect of the railway line to the north. New Town will be a residential-led neighbourhood at the southern extent of the Northern Gateway and represents an opportunity to establish a range of higher-density housing types and tenures, that support Manchester's diverse and growing population. New Town will be a well-connected neighbourhood at the heart of the extended city centre and will form a key gateway to North Manchester as part of a revitalised urban environment along the A664 Rochdale Road.
- 1.65 The legacy of previous industrial development is present on the application site and in the surrounding New Cross neighbourhood. The existing neighbourhood of New Cross is poorly defined in terms of its townscape character and lacks a cohesive character, primarily due to the legacy of industrial uses combined with ad-hoc development of residential and commercial uses.
- 1.66 The application site in its current form as predominantly surface car parking forms a void within the urban grain due to a lack of built form on a key site on approach to the city. Whilst the historic street pattern around the application site edges has largely been retained, the existing streets lack character and quality. There are currently no linkages through the application site, a lack of positive frontage to Rochdale Road and no response to the proximity of the listed Marble Arch Inn.
- 1.67 Overall, the application site character has been degraded over time with removal of previous industrial uses and re-use as surface car parking.
- 1.68 The future Gould Street development will substantially change the built context, public realm, topography, landscape and movement and linkages to the immediate north of the site, which will impact positively on the wider public realm and movement network, and start to establish the vision for the New Town neighbourhood.

FUTURE BASELINE

- 1.69 It is predicted that the existing baseline conditions would continue within the application site in the absence of the Proposed Development. The Northern Gateway SRF sets out the vision for the Northern Gateway that will guide development activity over the next 15 to 20 years. Continuation of the current use would be detrimental to achieving the Northern Gateway vision as the application site in its current form does not contribute positively to achieving any of the key principles, as identified within the baseline townscape assessment **Appendix 1**. At a more local level, it would also have an adverse impact on the vision for the creation of the New Town neighbourhood.

SENSITIVE RECEPTORS

- 1.70 The following sensitive receptors have been identified:

- Surrounding townscape character within New Cross;
- Surrounding landscape character;
- Individual elements of the existing townscape within the application site and surrounding site context, including; urban grain, land use, building heights, movement and linkages and public open space;
- Site character;
- Sensitive visual receptors. Representative key views are identified below:

Viewpoint 1: View from Angel Meadows Park central pathway - facing east;

Viewpoint 2: View from the A664 Rochdale Road at the junction with Peary Street facing south west;

Viewpoint 3: View from the junction of the A664 Rochdale Road / Gould Street facing north west. Context of Grade II listed Marble Arch Inn;

Viewpoint 4: View from the A664 Rochdale Road facing south west;

Viewpoint 5: View from Livesey Street - facing west. Setting of Grade II listed St Patricks RC Church;

Viewpoint 6: View from Sherratt Street facing north west. Setting of Grade II Listed Victoria. Square and Ancoats Conservation Area;

Viewpoint 7: View from Roger Street, facing east;

Viewpoint 8: View from Barney Steps bridge, facing south west. Elevated city view from PROW.

Viewpoint 9: View from junction North Street / Cheetham Hill Road, facing south east.

Viewpoint 10: View from Queens Road bridge facing south-west. Key elevated views from pedestrian entrance to Queens Road Tram Stop.

- 1.71 All key sensitive townscape receptors are shown on **Figures 3.3 – 3.14** in **Appendix 3** and visual receptors are illustrated in **Figure 4.2** in **Appendix 4**.

EMBEDDED MITIGATION

- 1.72 The design proposals have been formulated through a lengthy iterative process incorporating environmental assessment and consultation. This process has allowed site constraints and opportunities to directly influence the evolution of the proposed masterplan. As a result, mitigation measures form part of the design.
- 1.73 The key principles, with relevance to townscape and views, which have been incorporated into the proposed development and form embedded mitigation are listed below.
- Creation of a high-quality Gateway Square adjacent to the Marble Arch Inn with active frontages. The Square will form a high quality setting to this valuable heritage asset, and

create an entrance point into the Northern Gateway along Rochdale Road from the city centre.

- The Gateway Square will provide a high-quality streetscape that is activated through the provision of mixed-use active frontages.
- All materials and detailing will respond to the urban location of the neighbourhood and its historic industrial character.
- A diverse mix of native species and shrubs will be used to promote habitat and areas for biodiversity within the neighbourhood.
- Creation of a hierarchy of public, semi-private and private spaces to benefit residents and users, and to contribute positively to the wider open space network and SRF vision.
- Creation of a legible movement network which prioritises pedestrian movement. Manipulation of ground levels to maximise circulation and accessibility within the site, and to ensure connectivity with the wider movement network. This is in accordance with principles of good design, and will also contribute positively to achieving the SRF vision.

ASSESSMENT OF POTENTIAL EFFECTS, MITIGATION AND RESIDUAL EFFECTS

1.74 The assessment of townscape and views has established that there are no secondary or tertiary (i.e. additional) mitigation measures required, or feasible to mitigate against any identified adverse effects. The proposals have been formulated through an iterative design process as described above, which has allowed mitigation to be ‘embedded’ into the design. Furthermore, no monitoring is proposed. Therefore, the following tables solely describe the residual townscape and visual effects of the Proposed Development, which are the same as the potential (pre-mitigation) effects.

CONSTRUCTION PHASE

Table 1.10 - Assessment of townscape and visual effects during construction

Sensitive Receptor	Residual Effects
--------------------	------------------

Townscape character	Construction development in this location represents a positive changing townscape which is emerging within the neighbourhood, and the delivery of the objects of the Northern Gateway Strategic Regeneration Framework for New Town. The site in its current form does not make a positive contribution to defining or reinforcing the existing townscape character due to a lack of positive features, and does not contribute positively to achieving the aspirations for the New Town townscape character as set out within the Northern Gateway SRF. The sensitivity of townscape character is low, the magnitude of effect is minor and the nature of effect is neutral. Therefore, there is likely to be a direct, temporary, medium-term, minor neutral effect on townscape character during the construction phase.
Landscape character	There will be no change to landscape character during the construction phase due to the lack of existing landscape features that contribute to landscape character within the site. The application site does not currently contribute to defining the landscape character within the Northern Gateway and forms a very minor part of a much larger landscape character area, which is focussed primarily on the river corridor to the north of the railway line. Therefore, there is likely to be a direct, temporary, medium-term effect on landscape character of no change.
Urban grain	The application site currently forms a void in the urban form with a lack of a clearly defined grain. Therefore the construction process is not predicted to result in any adverse effects on urban grain. The construction works will demonstrate regeneration of the application site and a gradual in-filing of the urban grain, alongside other developments under-construction in the wider area. The sensitivity of urban grain is low, the magnitude of effect is negligible, and the nature of effect is neutral. Therefore, there is likely to be a direct, temporary, medium-term negligible neutral effect on urban grain.
Land use	As the application site is currently underused primarily as a car park, therefore the construction process is not predicted to result in any adverse effects on land use as a townscape receptor. The construction works will demonstrate regeneration of the application site. The sensitivity of land use is low, the magnitude of effect is negligible and the nature of effect is neutral. Therefore, there is likely to be a direct, temporary, medium-term, negligible neutral effect on land use.
Building heights	As the application site is currently largely used for surface car parking with a small number of 1-2 storey buildings which do not reflect the location of the site on a key approach into the city, the construction process is not predicted to result in adverse effects on building heights as a townscape receptor. The construction works will start to demonstrate regeneration of the application site within the wider townscape. The sensitivity of building heights is medium, the magnitude of effect is negligible and the nature of effect is neutral. Therefore, there is likely to be a direct, temporary, medium-term negligible neutral effect on building heights.
Movement and linkages	As the application site currently does not have any movement through it, the construction process is not predicted to result in any direct adverse effects. Wider potential effects of construction work on the surrounding road and streets are temporary. The sensitivity of movement and linkages is low, the magnitude of effect is negligible and the nature of effect is adverse. Therefore, there is likely to be an indirect, temporary, medium-term, negligible adverse effect on movement and linkages.

Public open space	The construction process is not predicted to result in any effects due to the absence of existing public open space within the site Therefore, there is likely to be a direct, temporary, medium-term effect on landscape character of no change.
Site character	The impact of construction works is likely to result in a change to the character of the application site. Due to the current under-use of the application site and lack of positive contribution to townscape and landscape character, the change is not predicted to be adverse, and conversely will signify the much-needed regeneration of the application site. The sensitivity of site character is low, the magnitude of effect is minor and the nature of effect is neutral. Therefore, there is likely to be a direct, temporary, medium-term, minor neutral effect on site character.
Viewpoint 1: View from Angel Meadows Park central pathway	Potential for very minor, glimpsed views of cranes and other construction works over the existing treeline, or through the tree cover in winter when trees are not in leaf. The sensitivity of the view is medium, the magnitude of change is negligible and the nature of the effect is neutral. Therefore there is likely to be a direct, temporary, medium-term negligible neutral effect.
Viewpoint 2: View from the A664 Rochdale Road at the junction with Peary Street	C Mid-range open views of construction works. Construction works are not uncharacteristic of the existing view and symbolise positive re-use and regeneration in New Town. The sensitivity of the view is medium, the magnitude of change is minor and the nature of the effect is adverse. Therefore there is likely to be a direct, temporary, medium-term minor adverse effect.
Viewpoint 3: View from the junction of the A664 Rochdale Road / Gould St.	Clear views which are temporary but adverse in effect as construction works are not characteristic in this view, and works will be viewed in conjunction with the Grade II Listed Marble Arch Inn. The sensitivity of the view is low, the magnitude of change is moderate and the nature of the effect is adverse. Therefore there is likely to be a direct, temporary, medium-term moderate adverse effect.
Viewpoint 4: View from the A664 Rochdale Road	Mid-range glimpsed views of construction works. Construction works are not uncharacteristic of the existing view and symbolise positive re-use and regeneration in New Town. The sensitivity of the view is medium, the magnitude of change is minor and the nature of the effect is neutral. Therefore there is likely to be a direct, temporary, medium-term minor neutral effect.
Viewpoint 5: View from Livesey Street	Medium-range filtered views of construction works. Construction works are not uncharacteristic of the existing view and symbolise positive re-use and regeneration in New Town. The sensitivity of the view is low the magnitude of change is minor and the nature of the effect is adverse. Therefore there is likely to be a direct, temporary, medium-term minor adverse effect.
Viewpoint 6: View from Sherratt Street	Construction will be partially visible against the backdrop of the future Gould Street development. The Wing Yip Supermarket pagoda remains prominent within the view. The historic character of Anita Street and Victoria Square in the foreground of the view will be unchanged. The sensitivity of the view is medium, the magnitude of change is minor and the nature of the effect is adverse. Therefore there is likely to be a direct, temporary, medium-term minor adverse effect.

Viewpoint 7: View from Roger Street	The construction works associated with the development will form a minor addition to the view. Construction works are not uncharacteristic of the existing view and symbolise positive re-use and regeneration in New Town. The sensitivity of the view is low, the magnitude of change is negligible and the nature of the effect is neutral. Therefore there is likely to be a direct, temporary, medium-term negligible neutral effect.
Viewpoint 8: View from Barney Steps bridge	Long-range glimpsed views of construction works. Construction works are not uncharacteristic of the city skyline. The sensitivity of the view is medium, the magnitude of change is minor and the nature of the effect is neutral. Therefore there is likely to be a direct, temporary, medium-term minor neutral effect.
Viewpoint 9: View from junction North Street / Cheetham Hill Road	The very minor nature of the view of construction works beyond the future Gould Street development will result in negligible construction phase effects. The sensitivity of the view is low, the magnitude of change is negligible and the nature of the effect is neutral. Therefore there is likely to be a direct, temporary, medium-term negligible neutral effect.
Viewpoint 10: View from Queens Road bridge	Long-range glimpsed views of construction works. Construction works are not uncharacteristic of the developing city skyline and therefore the overall character of the view will be unchanged. The sensitivity of the view is low, the magnitude of change is negligible and the nature of the effect is neutral. Therefore there is likely to be a direct, temporary, medium-term negligible neutral effect.

OPERATIONAL PHASE

Table 1.11 – Assessment of townscape and visual effects during operation

Sensitive Receptor	Residual Effects
Townscape character	The operational phase will result in a transformational change of site character that will positively affect the wider neighbourhood of New Town, set within the immediate context of the future Gould Street development. The Proposed Development will support the Northern Gateway vision to revitalise existing communities and link communities with city centre growth. The sensitivity of townscape character is low, the magnitude of effect is minor and the nature of effect is beneficial. Therefore, there is likely to be a direct, long-term, permanent moderate beneficial effect on townscape character.
Landscape character	The landscape proposals will add green infrastructure to the site, creating the potential for amenity and habitat value, facilitating movement, and emphasising key linkages. The proposals will contribute positively to the wider vision for New Town and the Northern Gateway. The sensitivity of landscape character is medium, the magnitude of effect is minor and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term minor beneficial effect on landscape character.

Urban grain	The Proposed Development will create active use within the site by filling the current gap in the urban grain in what is a key part of the city with an appropriate urban form. It delivers the wider Northern Gateway SRF aspirations for this area and reinforces the gateway approach in to the city centre along Rochdale Road. The sensitivity of urban grain is low, the magnitude of effect is minor and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term minor beneficial effect on urban grain.
Land use	The Proposed Development will create a well-defined new land use for the application site, which reflects land uses within the future Gould Street development, and aspirations for land uses within the New Town neighbourhood. The sensitivity of land use is low, the magnitude of effect is moderate and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term moderate beneficial effect on land use.
Building heights	The proposed building heights will meet the aspirations for the New Town neighbourhood as part of the wider Northern Gateway by providing high density residential development. The proposed building heights respond to the aspirations for the New Town neighbourhood as part of the wider Northern Gateway by providing high density residential development. This reflects the location of the neighbourhood adjacent to the city centre. The proposed building heights also reflect the generally higher reflect the higher height datum within the immediate site context set by the future Gould Street development. Building heights reflect the key frontage of the site onto Rochdale Road, but respect the more residential scale of the Marble Arch Inn with substantial 'breathing space' through the creation of a substantial shared community garden which sits between the Inn and the new development fronting Rochdale Road. The sensitivity of building heights is medium, the magnitude of effect is minor and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term minor beneficial effect on building heights.
Movement and linkages	As the application site currently does not have any movement through it, the construction process is not predicted to result in any direct adverse effects. Wider potential effects of construction works on the surrounding streets are temporary, and the adverse nature of effects are negligible. The sensitivity of movement and linkages is low, the magnitude of effect is moderate and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term moderate beneficial effect on building heights.
Public open space	The new public space within the application site will benefit the Proposed Development and will also contribute positively to the wider public space network in the city, and the aspirations for the New Town Neighbourhood and wider Northern Gateway SRF area. The sensitivity of public open space is low, the magnitude of effect is moderate and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term moderate beneficial effect on building heights.

Site character	The Proposed Development seeks to permanently benefit the character through the creation of high-quality development, attractive public spaces and accessible new routes across the application site. This will create a completely new character for the application site which meets the aspirations for the New Town neighbourhood and wider vision for the Northern Gateway. The sensitivity of site character is low, the magnitude of effect is major and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term major beneficial effect on building heights.
Viewpoint 1: View from Angel Meadows Park central pathway	Negligible/no view of Proposed Development during operational phase. The Gould Street development forms a focus and key feature which defines the character of the view. The sensitivity of the view is medium, the magnitude of change is negligible and the nature of the effect is neutral. Therefore there is likely to be a direct, temporary, medium-term negligible neutral effect.
Viewpoint 2: View from the A664 Rochdale Road at the junction with Peary Street	Proposed development is not uncharacteristic of the view and contributes positively to defining the New Town character in conjunction with Gould Street, and reinforces Rochdale Road as a key approach into the city centre. The sensitivity of the view is medium, the magnitude of change is minor and the nature of the effect is beneficial. Therefore there is likely to be a direct, temporary, medium-term minor beneficial effect.
Viewpoint 3: View from the junction of the A664 Rochdale Road / Gould	Clear, close-range views of proposed development including views of associated public open space and tree planting. The sensitivity of the view is low, the magnitude of change is moderate and the nature of the effect is beneficial. Therefore there is likely to be a direct, temporary, medium-term moderate beneficial effect.
Viewpoint 4: View from the A664 Rochdale Road	Views of the proposed development on the skyline which are filtered by existing mature trees/shrubs along Rochdale Road. The sensitivity of the view is medium, the magnitude of change is minor and the nature of the effect is beneficial. Therefore there is likely to be a direct, temporary, medium-term minor beneficial effect.
Viewpoint 5: View from Livesey Street	Filtered view of the development, including the high-rise and town house row. Potential for increased visibility in winter when trees are not in leaf. The sensitivity of the view is low, the magnitude of change is minor and the nature of the effect is beneficial. Therefore there is likely to be a direct, temporary, medium-term minor beneficial effect.
Viewpoint 6: View from Sherratt Street	Partial views of the proposed development set within the context of the future Gould Street Development. The sensitivity of the view is medium, the magnitude of change is minor and the nature of the effect is beneficial. Therefore there is likely to be a direct, temporary, medium-term minor beneficial effect.
Viewpoint 7: View from Roger Street	Mid-range glimpsed view of the proposed development within the context of the future Gould Street development. The sensitivity of the view is low, the magnitude of change is negligible and the nature of the effect is beneficial. Therefore there is likely to be a direct, temporary, medium-term negligible beneficial effect.

Viewpoint 8: View from Barney Steps bridge	Glimpsed views of the proposed development on the developed skyline. The sensitivity of the view is medium , the magnitude of change is minor and the nature of the effect is beneficial . Therefore there is likely to be a direct, temporary, medium-term minor beneficial effect.
Viewpoint 9: View from junction North Street / Cheetham Hill Road	Very minor, long-range glimpsed views of the proposed development, largely screened by the future Gould Street development. The sensitivity of the view is low , the magnitude of change is negligible and the nature of the effect is neutral . Therefore there is likely to be a direct, temporary, medium-term negligible neutral effect.
Viewpoint 10: View from Queens Road bridge	Glimpsed views of the proposed development on the developed city skyline. The sensitivity of the view is low , the magnitude of change is minor and the nature of the effect is beneficial . Therefore there is likely to be a direct, temporary, medium-term minor beneficial effect.

ASSESSMENT AGAINST FUTURE BASELINE

- 1.75 The Proposed Development will result in a substantial number of benefits when assessed against the future baseline. All eight townscape receptors will be enhanced as a result of the Proposed Development. The Proposed Development will also contribute to achieving the vision for the New Cross neighbourhood, and the wider Northern Gateway vision. The Proposed Development will result in a number of enhanced views when assessed against the future baseline, particularly for close-range views from the immediately surrounding streets, and as part of the city skyline.

CUMULATIVE EFFECTS

- 1.76 A total of 8 committed developments have been considered following consultation with Manchester City Council. The locations of the cumulative developments are highlighted in **Figure 3.17** of **Appendix 3**.
- 1.77 The assessment of cumulative effects is based in information included within the planning applications for each of the 8 schemes. A series of wireline photomontages has been produced to facilitate the cumulative visual assessment.
- 1.78 The cumulative visual assessment gives a clear indication which of the key viewpoints are likely to be impacted on by the committed developments, and identifies where a sensitive approach to design within the Proposed Development could provide additional enhancement, or minimise potentially adverse effects at a more detailed design stage.

CUMULATIVE TOWNSCAPE AND VISUAL CONSTRUCTION PHASE EFFECTS

- 1.79 The 'worst case' scenario, in accordance with GLVIA3 assumes that construction of the Proposed Development and the three cumulative schemes would occur at the same time. Construction works

are not uncharacteristic of the existing wider townscape and within views, and there are therefore not predicted to be any cumulative townscape or visual effects during the construction phase.

CUMULATIVE TOWNSCAPE OPERATIONAL PHASE EFFECTS

- 1.80 Only three of the committed developments are predicted to have any potential cumulative townscape effects during the construction phase in conjunction with the Proposed Development. The three identified developments are as follows:
- 116366/FO/2017 - Meadowside – Erection of four residential buildings (22 storey building, 17 storey building, 40 storey building and part 12, part 9 storey building) with ground floor commercial uses.
 - 126944/FO/2020 - Victoria Riverside - Erection of a residential-led mixed use development comprising 3 no. towers (37, 26 and 18 storeys) and podium levels (6 storey) to form 634 residential apartments and townhouse accommodation with commercial accommodation.
 - 114860/FO/2016 - Land to the south of Dantzie Street -Erection of a part 6, part 10, part 15, part 24 storey building with commercial floor space.
- 1.81 The three developments listed above are located within close proximity to the application site within or on the immediate fringes of (Meadowside) and will form part of the New Town neighbourhood. They will also contribute to the wider vision for the Northern Gateway.
- 1.82 The cumulative assessment predicts significant beneficial effects for all identified townscape receptors (excluding site character). This is because the three operational committed developments, in conjunction with the operational Proposed Development, will contribute to the creation of the New Town neighbourhood, and help to achieve the wider Northern Gateway vision.

CUMULATIVE OPERATIONAL PHASE VISUAL EFFECTS

- 1.83 The wireline photomontages indicate that 10 of the identified key viewpoints would experience cumulative effects as a result of the committed developments in conjunction with the Proposed Development during the operational phase.
- 1.84 The committed developments with the greatest visual impact in conjunction with the Proposed Development Meadowside (116366/FO/2017), Swan Street (121380/FO/2018) and Victoria Riverside (126944/FO/2020). This is due to the close proximity of these developments to the application site, and the scale, height and massing of the developments. These operational developments, in conjunction with the Proposed Development, result in **major** cumulative effects for Viewpoints 1, 7 and 8, **moderate** cumulative effects for Viewpoint 5, 9 and 10.

SUMMARY

- 1.85 **Table 1.12** provides a summary of the findings of the assessment and identified any effects which have been assessed as ‘**moderate**’ or ‘**major**’. Refer to **Appendices 1** and **2** for a fully detailed assessment of townscape and views.

Table 1.12 - Assessment of townscape and visual effects during construction

Sensitive Receptor	Effects
Construction Phase	
Viewpoint 3: View from the junction of the A664 Rochdale Road / Gould St.	The sensitivity of the view is low , the magnitude of change is moderate and the nature of the effect is adverse . Therefore there is likely to be a direct, temporary, medium-term moderate adverse effect.
Operational Phase	
Townscape character	The sensitivity of townscape character is low , the magnitude of effect is minor and the nature of effect is beneficial . Therefore, there is likely to be a direct, long-term, permanent moderate beneficial effect on townscape character.
Land use	The Proposed Development will create a well-defined new land use for the application site, which reflects land uses within the future Gould Street development, and aspirations for land uses within the New Town neighbourhood. The sensitivity of land use is low, the magnitude of effect is moderate and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term moderate beneficial effect on land use.
Movement and linkages	As the application site currently does not have any movement through it, the construction process is not predicted to result in any direct adverse effects. Wider potential effects of construction works on the surrounding streets are temporary, and the adverse nature of effects are negligible. The sensitivity of movement and linkages is low, the magnitude of effect is moderate and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term moderate beneficial effect on building heights.
Public open space	The new public space within the application site will benefit the Proposed Development and will also contribute positively to the wider public space network in the city, and the aspirations for the New Town Neighbourhood and wider Northern Gateway SRF area. The sensitivity of public open space is low, the magnitude of effect is moderate and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term moderate beneficial effect on building heights.

Site Character	The Proposed Development seeks to permanently benefit the character through the creation of high-quality development, attractive public spaces and accessible new routes across the application site. This will create a completely new character for the application site which meets the aspirations for the New Town neighbourhood and wider vision for the Northern Gateway. The sensitivity of site character is low, the magnitude of effect is major and the nature of effect is beneficial. Therefore, there is likely to be a direct, permanent, long-term major beneficial effect on building heights.
Viewpoint 3: View from the junction of the A664 Rochdale Road / Gould	Clear, close-range views of proposed development including views of associated public open space and tree planting. The sensitivity of the view is low, the magnitude of change is moderate and the nature of the effect is beneficial. Therefore there is likely to be a direct, temporary, medium-term moderate beneficial effect.

REFERENCES

ⁱ Council of Europe (Florence, 2000). The European Landscape Convention.

ⁱⁱ Ministry of Housing, Communities and Local Government (2021), National Planning Policy Framework.

ⁱⁱⁱ Landscape Institute, Institute of Environmental Management and Assessment (2013). Guidelines for Landscape and Visual Impact Assessment, Third Edition.

^{iv} Institute of Environmental Management and Assessment (2015). IEMA Environmental Impact Assessment Guide to Shaping Quality Development.

^v Manchester City Council (MCC), (2017). Manchester Residential Quality Guidance.

^{vi} Landscape Institute Technical Guidance Note 06/09 (2019). Visual Representation of Development Proposals. Available at: <https://www.landscapeinstitute.org/visualisation/>. [Accessed: 24/08/2021].

^{vii} Historic England (2015). Tall Buildings Historic England Advice Note 4.

^{viii} Manchester City Council (MCC) (2012). Manchester's Local Development Framework. Core Strategy Development Plan Document.

^{ix} Manchester City Council (MCC) (2019). Strategic Regeneration Framework. Manchester Northern Gateway.

MANCHESTER

2 Back Grafton Street
Altrincham,
WA14 1DY
+44 (0)161 928 9281

LONDON

Waterside, 44-48 Wharf Road
London,
N1 7UX
+44 (0)207 253 5678

LIVERPOOL

Tempest 5.3, 12 Tithebarn Street,
Liverpool,
L2 2DT
+44 (0)151 363 1230

STANDISH

Standish Gatehouse, Stonehouse,
Gloucestershire,
GL10 3BZ
+44 (0)145 360 7080



Appendix 1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape / Landscape Value	Susceptibility to Change	Overall Sensitivity of Receptor
Townscape Character	The application site is on the north eastern fringe of the city centre, within the south western fringes of the Northern Gateway, as shown in Figure 3.4 of Appendix 3. New Cross Neighbourhood The application site is located within the neighbourhood of New Cross, which is surrounded by Collyhurst to the north, Ancoats to the east, Angel Meadow in the west and the city centre and the Northern Quarter in the south. The southern extent of New Cross currently includes a mix of commercial, light industrial and residential uses, including the newly constructed Stay City aparthotel. There are a couple of committed developments in the southern extent which will contribute to the emerging townscape of the New Cross neighbourhood and erase some of the surface car parking which currently dominates the area. The eastern parts of New Cross include the Manchester Central Fire Station and several key commercial occupiers, such as Wing Yip and Royal Mail, that dominate an interface with the A62 Oldham Road and connections with the Ancoats neighbourhood. The northern extent of New Cross (to the north west of the A664 Rochdale Road) is comprised of a series of cleared, previously developed sites and vacant industrial and commercial premises. The future Gould Street development, comprising 6-18 storey blocks, a 35-storey residential tower and associated public open space contributes to the vision of the New Cross area into a vibrant neighbourhood of new homes and commercial activity. Northern Gateway Strategic Regeneration Framework – New Town The Northern Gateway is located to the north of the city centre between Victoria Station, NOMA and the Northern Quarter in the south west, and Queens Park and the intermediate Ring Road (Queens Road) to the north east and comprises 3 existing neighbourhoods; New Cross, Lower Irk Valley and Collyhurst. The vision for the area, as defined within the Northern Gateway SRF, is the creation of 7 new neighbourhoods, each with their own individual character. This includes New Town, which sits within the former New Cross neighbourhood, and aims to breaches the barrier effect of the railway line to the north. Therefore, the character of the area is not defined by the existing development within it, but rather by the aspiration for the future of the neighbourhood – building on existing features including the River Irk and the associated valley landscape. New Town will be a residential-led neighbourhood at the southern extent of the Northern Gateway and represents an opportunity to establish a range of higher-density housing types and tenures, that support Manchester’s diverse and growing population, which is seen with the aspiration of the future Gould Street development. The neighbourhood forms a key interface with the city centre and neighbourhoods including NOMA, Angel Meadow, Angel Gardens and the Northern Quarter. New Cross currently includes a mix of commercial, light industrial and residential uses. The legacy of industrial land use is present, and frequently turned over to surface car parking. The neighbourhood also benefits from several existing heritage assets, including the Bromley Street railway arches and the Marble Arch Inn, which positively contribute to the area’s function and character. New Town will be a well-connected neighbourhood at the heart of the extended city centre and will form a key gateway to North Manchester as part of a revitalised urban environment along the A664 Rochdale Road. The area to the north of the railway line is currently poor quality industrial and derelict land. Summary The existing neighbourhood of New Cross is poorly defined in terms of its townscape character and lacks a cohesive character, primarily due to the legacy of industrial uses combined with ad-hoc development of residential and commercial uses. The urban grain has been retained to the south west, however much of the historic development, such as the Goulden Street Police Station, has been degraded or lost, with some more contemporary piecemeal development. The aspirations for the New Town character area, as set out within the SRF, are achieved with the future Gould Street development, however this is counterbalanced by the areas predominating legacy of industrial uses and turned over surface car parking. Therefore, the townscape character has been assessed as low / medium value, and low susceptibility to change, with low overall sensitivity of receptors.	Low / Medium	Low	Low
Landscape Character	Figure 3.4 of Appendix 3 illustrates landscape character within the wider Northern Gateway / Irk Valley. The application site is located within National Character Area 55: Manchester Conurbation, which is characterised by dense urban and industrial development. The conurbation is formed by several settlements that have merged, and is centred on low hills, crossed by several river valleys that thread through the urban fabric. The river valleys form important corridors of semi-natural habitats and natural greenspace – with open grassland, woodland and wetland – linking urban centres with open countryside. The application site is located within the Irk Valley within the Northern Gateway, which is characterised by a rich landscape of ecology, infrastructure and industrial heritage. The river valley is characterised by steep level changes. The river was exploited and during the Industrial Revolution, and then neglected, frequently visible only behind high walls or over tall viaducts. Since the end of the Industrial Revolution, the river has slowly been regenerating, and forms a valuable green corridor with ecological value with potential to be significantly enhanced. Recreational use is also a key feature, but although green spaces are found throughout, the quality and uses are extremely limited, and poorly connected and underused. Despite this, the existing landscape character has substantial value as a green artery into the city centre. The vision for the Northern Gateway is to significantly enhance the blue-green infrastructure network to create a network of varied green spaces, connected by safe routes to revitalise the river corridor. The future Gould Street development stands as a gateway from the north east of the city, forming a direct connection to the Irk Valley and becoming an important sequence of green spaces linking through to Angel Square, Sadler’s Yard, Cathedral Gardens and the city centre. At present, the application site does not contain any of the key features of the river valley, apart from the evidence of an industrial past, and does not contribute towards the vision of the future landscape character of the Irk Valley. However, the area has strong cultural associations, located close to the River Irk.	Medium	Low	Medium
Urban Grain	Figure 3.5 of Appendix 3 illustrates the urban grain of the application site and around the wider neighbourhood. The future Gould Street development to the immediate north west will establish a more coherent grain reflective of the objectives of the Northern Gateway SRF, however much of the surrounding area is characterised by the legacy of former industrial uses and has with it large parcels of land lacking a clear urban grain. The application site and land to the east doesn’t possess a coherent structure nor does it address Rochdale Road at what is a key approach to the city. To the south of the A664 Rochdale Road, the urban grain is varied, with small pockets of existing and emerging residential developments contrasting with Manchester Central Fire Station, and the larger floorplates of several key commercial occupiers such as Wing Yip and Royal Mail. The south of New Cross is characterised by an urban grid, commensurate with that of Ancoats and the Northern Quarter, both formerly key commercial districts at the heart of the industrial revolution. The traditional urban grain and street pattern, with a mix of existing commercial and residential uses clustered towards the south and west of New Cross, help preserve and provide character to the historic core of New Cross. The value of the urban grain has been assessed as low / medium. Whilst the street pattern around the application site has largely remained, much of the development that defined the urban grain has gone. The remaining industrial remnants represent the historic use of the area prior to the aspirations set out within the SRF. Susceptibility to change has therefore been assessed as low, with an overall low assessment of receptor sensitivity.	Low / Medium	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, Permanent, Reversible
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Neutral, Beneficial, No Change, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Confidence:	High, Medium, Low

Land Use	Figure 3.7 of Appendix 3 illustrates the uses which exist on the application site and around the wider neighbourhood. The future Gould Street development to the immediate north west will reflect the vision as set out within the Northern Gateway Strategic Regeneration Framework, with residential-led development and active commercial frontages. In contrast, the application site, and the remaining surrounding context, fails to respond to the vision, as the land use is dominated by former industrial land uses. The site, together with Oldham Road Rail Station, have left large, consolidated land ownerships and blocks of commercial uses to the north of the A664 Rochdale Road. Land uses to the south of the A664 Rochdale Road lack cohesion, with a mix of large scale commercial and small-scale residential uses. However, the southern extents of New Cross currently include a mix of commercial, light industrial and residential uses. The railway arches fronting Bromley Street accommodate a range of existing industrial businesses, some of which are occupied by uses, including MOT centres and micro-breweries. The changing nature of this area of Manchester is highlighted by the mix of land uses apparent around the surrounding neighbourhood. Development in NOMA to the south west, including Angel Gardens, provides high quality commercial and residential uses with associated ancillary uses and public open space. To the west, beyond the elevated railway, the Green Quarter provides an example of high-density residential development. The remaining uses are mixed across the wider area, with an abundance of vacant plots currently providing surface parking and limited industrial uses on this outlying city fringe. The former industrial land uses which defined the neighbourhood have largely disappeared, leaving voids which have been utilised for surface car parking. The mix of residential and commercial uses has largely been ad-hoc, and results in a lack of cohesion and clear character. The future Gould Street development will be a notable change in the area. Land use as a townscape receptor has therefore been assessed as low / medium in terms of value and susceptibility to change, and an overall assessment of low receptor sensitivity.	Low / Medium	Low	Low
Building Heights	Figure 3.9 of Appendix 3 illustrates the building heights within the wider neighbourhood. The buildings within the application site are currently 1-2 storeys. The immediate surroundings are a mix of cleared vacant plots, industrial remnants, and residential development. The future residential development of Gould Street, which comprises 6-18 storey blocks and a 35-storey tower, sets a precedence for increased building heights as set out in the Northern Gateway SRF. This reflects the neighbourhood's location adjoining the city centre and position near the railway line where tall buildings are to emphasise arrival into the city. The raised railway viaduct establishes a 3-storey datum as a backdrop. The areas previous use for industrial purposes and now use for surface car parking determines a lack in building height. The future Gould Street development contributes to the city skyline and reflects the aims of Northern Gateway SRF, however this is counter balanced by the lack of building height east along Rochdale Road which is a key approach into the city. Building heights have therefore been assessed as medium in terms of value and low susceptibility to change, and an overall assessment of medium receptor sensitivity.	Medium	Low	Medium
Movement & Linkages	Figure 3.11 of Appendix 3 illustrates the movement and linkages within the application site and across the locality. The legacy of industrial land uses has resulted in large, consolidated land uses and blocks of commercial uses with poor permeability. The future Gould Street development promotes an opportunity to connect the application site across the locality in the north west. Part of the vision for the Northern Gateway is for sustainable movement and transport connectivity between existing and all 7 new neighbourhoods through the provision of safe and high-quality pedestrian, cyclist, vehicle, and public transport infrastructure. The adjacent future Gould Street development contributes positively to achieving this vision for the neighbourhood through the inclusion of south east to north west pedestrian and cycle links, and north east to south west pedestrian linkages. The perimeter of the Gould Street site also incorporates pedestrian and cycle linkages which present an opportunity to create wider movement beyond the locality connecting to the River Irk and Angel Meadows. The application site currently restricts movement through it due to its current land use. Gould Street which borders the application site is also identified as a key cycling route as part of the Bee Network. The route along Gould Street would connect Cheetham Hill Road to the north west, along Gould Street to Ancoats and National Cycle Route 66 to the south east. Gould Street is identified within the SRF as a secondary road for vehicular connectivity between the A664 Rochdale Road and the north of the railway line. The application site does not currently contribute to this vision, with a lack of positive street frontage and enclosure to the route, poorly defined entrances and a general character of neglect. The future Gould Street development contributes positively to the movement network within the neighbourhood, and achieving the vision within the SRF. However whilst within the wider neighbourhood, the historic street pattern has largely been retained, the existing streets largely lack character and quality, and do not contribute towards the movement framework and aspirations as set out within the Northern Gateway SRF as a whole. . Movement and linkages as townscape receptors has therefore been assessed as low / medium in terms of value and susceptibility to change, and an overall assessment of low receptor sensitivity.	Low / Medium	Low	Low
Public Space	Figure 3.13 of Appendix 3 illustrates public open space within the locality. There is currently no green or public open space within the application site, due to its current nature and use. The future development of Gould Street features a wide network of public open space, including Viaduct Green, which continues the parkland character of the neighbouring Angel Meadow extending from Gould Street through the arches on William Street and Bromley Street. To the north of the railway line there are extensive areas of green open space which are similarly proposed for significant enhancement as part of the wider Northern Gateway vision. The Northern Gateway SRF identifies the street surrounding the site as opportunities to create green linkages, which would connect to these areas and the wider green open space network. The future Gould Street development positively contributes to the vision for the New Town neighbourhood and areas defined as the New Town character area with its green open space and high-quality public realm which links to the wider locality of open green space in the north along the Lower Irk Valley and south west towards the city centre, acting as a step in a string of green spaces. This is counter balanced by a lack of public open space in the east and has therefore been assessed as low / medium in terms of value and low in terms of susceptibility to change, and an overall assessment of low receptor sensitivity.	Low / Medium	Low	Low
Site Character	Figure 3.15 of Appendix 3 illustrates the main features of the application site which define its character. At present, the application site does not contribute to achieving the vision as set out within the SRF for the New Town Area or wider Northern Gateway. The application site also detracts from the surrounding area, and the listed Marble Arch public house with poor quality boundaries and lack of well-defined entrances and active frontage from buildings. The application site in its current form does not contribute towards achieving the vision and aspirations for the New Town character area and wider Northern Gateway as set out within the SRF. The site character has therefore been assessed as low in terms of value and susceptibility to change, and an overall assessment of low receptor sensitivity.	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, Permanent, Reversible
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Neutral, Beneficial, No Change, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Confidence:	High, Medium, Low

Townscape Resources	Description of Change	Summary of Effect	Overall Sensitivity of Receptor	Size / Scale of Effect	Geographical Extent of Effect	Duration / Reversibility	Magnitude of Effect	Nature of Effect	Confidence	Level of Effect
Townscape Character	<u>Construction Phase:</u> The application site will change from an under-used site of industrial legacy to one undergoing partial regeneration and re-use. This will impact directly on the wider vision for the townscape character of New Town particularly on approach into the city centre along Rochdale Road as it undergoes construction.	The effect of construction works on the overall townscape character is expected to be minor due to the limited size of the application site within the wider context of New Town. Construction development in this location will represent the continuation of regeneration within the wider area and on approach into the city centre along Rochdale Road – namely to establish a new residential-led neighbourhood of New Town in line with the SRF. The nature of the effect is therefore predicted to be neutral.	Low	Minor	Neighbourhood	Medium-term. Temporary	Minor	Direct, Neutral	High	Minor Neutral.
	<u>Operational Phase:</u> The operational phase will result in a transformational change of site character that will positively affect the wider neighbourhood of New Town, set within the immediate context of the future Gould Street development. The Proposed Development will support the Northern Gateway vision to revitalise existing communities and link communities with city centre growth.	The operational phase is predicted to have a minor beneficial effect on the New Town neighbourhood, due to the transformative nature of the change. The proposed development will reinforce the positive change predicted as a result of the future Gould Street development, and will reinforce the emerging character. The Proposed Development also responds to the aspirations for New Town, as part of the wider vision for the Northern Gateway and contributes positively to extending the character of the future Gould Street development together defining the New Town character.		Minor	Neighbourhood	Long-term. Permanent	Minor	Direct, Beneficial	High	Minor Beneficial.
Landscape Character	<u>Construction Phase:</u> There will be no change to landscape character during the construction phase due to the lack of existing landscape features that contribute to landscape character within the site.	The application site does not currently contribute to defining the landscape character within the Northern Gateway, and forms a very minor part of a much larger landscape character area, which is focussed primarily on the river corridor to the north of the railway line. Therefore, construction works are not predicted to result in a loss of landscape features that contribute positively to landscape character.	Medium	Negligible	Local	Medium-term. Temporary	No Change	No Change	High	No Change
	<u>Operational Phase:</u> The landscape proposals will result in the site contributing positively to the vision for blue-green infrastructure and landscape character within the wider Northern Gateway.	The landscape proposals will add green infrastructure to the site, creating the potential for amenity and habitat value, facilitating movement, and emphasising key linkages. The proposals will contribute positively to the wider vision for New Town and the Northern Gateway.		Minor	Local	Long-term. Permanent	Minor	Direct, Beneficial	High	Minor Beneficial.
Urban Grain	<u>Construction Phase:</u> The construction process will see a gradual infilling of a new urban grain within the application site and reinforcement of the new urban grain within the future Gould Street development.	As the application site currently forms a void in the urban form, the construction process is not predicted to result in any adverse effects. The construction works will demonstrate regeneration of the application site.	Low	Minor	Site	Medium-term. Temporary	Negligible	Direct, Neutral	High	Negligible Neutral.

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary, Permanent, Reversible
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Neutral, Beneficial, No Change, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Confidence:	High, Medium, Low

Townscape Resources	Description of Change	Summary of Effect	Overall Sensitivity of Receptor	Size / Scale of Effect	Geographical Extent of Effect	Duration / Reversibility	Magnitude of Effect	Nature of Effect	Confidence	Level of Effect
	<u>Operational Phase:</u> Figure 3.6 of Appendix 3 illustrates the proposed urban grain. The Proposed Development respects the surrounding urban grain, with the blocks arranged in order to allow continuation of surrounding streets to form linkages through to the application site. Within the application site, the blocks have been arranged to maximise permeability and create legibility, with blocks arranged to facilitate creation of public and private spaces, and setbacks to allow connectivity from the future Gould Street development and Rochdale Road.	The Proposed Development will create ctive use within the site by filling the current gap in the urban grain in what is a key part of the city with an appropriate urban form. It delivers the wider Northern Gateway SRF aspirations for this area and reinforces the gateway approach in to the city centre along Rochdale Road.		Minor	Neighbourhood	Long-term Permanent	Minor	Direct, Beneficial	High	Minor Beneficial.
Land Use	<u>Construction Phase:</u> The application site will change from its current active use as a car park and servicing units to a construction site.	As the application site is currently under-used, the construction process is not predicted to result in any adverse effects on this land use as a townscape receptor. The construction works will demonstrate regeneration of the application site.	Low	Negligible	Site	Medium-term. Temporary	Negligible	Direct, Neutral	High	Negligible Neutral.
	<u>Operational Phase:</u> Figure 3.8 of Appendix 3 illustrates the proposed land use. The Proposed Development will create a well-defined new land use for the application site, which reflects land uses within the future Gould Street development, and aspirations for land uses within the New Town neighbourhood.	The new residential use will be incorporated within a high-quality landscape setting which includes some commercial activity to activate Rochdale Road and Clive Street. The proposals are expected to achieve a good fit both with the surrounding existing neighbourhood including the future Gould Street development and the wider aspiration of the Northern Gateway SRF New Town neighbourhood. The change is considered to be beneficial.		Moderate	Neighbourhood	Long-term Permanent	Moderate	Direct, Beneficial	High	Moderate Beneficial.
Building Heights	<u>Construction Phase:</u> The construction works will set a new height datum for the application site.	As the application site is currently largely used for surface car parking with a small number of 1-2 storey buildings which do not reflect the location of the site on a key approach into the city, the construction process is not predicted to result in adverse effects on building heights as a townscape receptor. The construction works will start to demonstrate regeneration of the application site within the wider townscape.	Medium	Negligible	Neighbourhood	Medium-term. Temporary	Negligible	Direct, Neutral	High	Neutral. Negligible

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary, Permanent, Reversible
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Neutral, Beneficial, No Change, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Confidence:	High, Medium, Low

Townscape Resources	Description of Change	Summary of Effect	Overall Sensitivity of Receptor	Size / Scale of Effect	Geographical Extent of Effect	Duration / Reversibility	Magnitude of Effect	Nature of Effect	Confidence	Level of Effect
	<u>Operational Phase:</u> Figure 3.10 of Appendix 3 illustrates how the Proposed Development will result in a change in building heights. After the completion of the tallest element within the Proposed Development, the scale is relative to the tall buildings associated with the future Gould Street development and those within the wider area including the Green Quarter, Angel Gardens, and the proposed Victoria Riverside.	The proposed building heights will meet the aspirations for the New Town neighbourhood as part of the wider Northern Gateway by providing high density residential development. The proposed building heights respond to the aspirations for the New Town neighbourhood as part of the wider Northern Gateway by providing high density residential development. This reflects the location of the neighbourhood adjacent to the city centre. The proposed building heights also reflect the generally higher reflect the higher height datum within the immediate site context set by the future Gould Street development. Building heights reflect the key frontage of the site onto Rochdale Road, but respect the more residential scale of the Marble Arch Inn with substantial ‘breathing space’ through the creation of a substantial shared community garden which sits between the Inn and the new development fronting Rochdale Road.		Moderate	Neighbourhood	Long-term Permanent	Minor	Direct, Beneficial	High	Minor Beneficial.
Movement & Linkages	<u>Construction Phase:</u> Due to the lack of existing movement and linkages through the application site, construction works, and the establishment of the site compound will not result in any predicted impacts to movement and linkages. Some localised and temporary road closures may be required to facilitate construction, and some impact on the local road network may be experienced due to construction traffic.	As the application site currently does not have any movement through it, the construction process is not predicted to result in any direct adverse effects. Wider potential effects of construction works on the surrounding streets are temporary, and the adverse nature of effects are negligible.	Low	Negligible	Site	Medium-term. Temporary	Negligible	Indirect, Adverse	High	Negligible Adverse
	<u>Operational Phase:</u> Figure 3.12 of Appendix 3 illustrates the proposed movement and linkages. The proposals include a permeable and legible hierarchy of routes through the site, which positively connect to the wider movement network.	The proposals are considered to permanently enhance movement and linkages within the site context and will enhance connectivity and legibility within the wider area. The proposals will support the proposals for a walking and cycling ‘green link’ and Bee Line along Gould Street by providing overlooking from new development and high quality landscape treatment at the street interface. Ground levels will be manipulated in order to facilitate movement and access within the site and immediate site context, and to connect to the adjacent future Gould Street development.		Moderate	Neighbourhood	Long-term Permanent	Moderate	Direct, Beneficial	High	Beneficial. Moderate
Public Open Space	<u>Construction Phase:</u> There is currently no public open space within the application site. The proposed new public space will be functional once construction is complete.	The construction process is not predicted to result in any effects due to the absence of existing public open space.	Low	No change	Site	Medium-term. Temporary	No change	No change	High	No change

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary, Permanent, Reversible
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Neutral, Beneficial, No Change, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Confidence:	High, Medium, Low

Townscape Resources	Description of Change	Summary of Effect	Overall Sensitivity of Receptor	Size / Scale of Effect	Geographical Extent of Effect	Duration / Reversibility	Magnitude of Effect	Nature of Effect	Confidence	Level of Effect
	<u>Operational Phase: Figure 3.14 of Appendix 3</u> illustrates the proposed public open space. The Proposed Development will incorporate a mix of private gardens, shared community space, a public pocket square, and high quality landscape treatment to the Rochdale Road and Clive street frontages. The spaces will have entrances, observational and active frontages in accordance with the principles of good urban design, in order to activate the spaces and provide overlooking.	The new public space within the application site will benefit the Proposed Development and will also contribute positively to the wider public space network in the city, and the aspirations for the New Town Neighbourhood and wider Northern Gateway SRF area.		Moderate	Neighbourhood	Long-term Permanent	Moderate	Direct, Beneficial	High	Moderate Beneficial.
Site Character	<u>Construction Phase:</u> The application site will change from its current active use as a car park to a construction site.	The impact of construction works is likely to result in a change to the character of the application site. Due to the current under-use of the site and lack of positive contribution to townscape character, the change is not predicted to be adverse, and conversely will signify the much-needed regeneration of the application site.	Low	Minor	Site	Medium-term. Temporary	Minor	Direct, Neutral	High	Minor Neutral
	<u>Operational Phase: Figure 3.15 of Appendix 3</u> illustrates the proposed site character The application site will be transformed from an under-used car park and servicing units to a new, mixed use residential neighbourhood.	The Proposed Development seeks to permanently benefit the character through the creation of high-quality development, attractive public spaces and accessible new routes across the application site. This will create a completely new character for the application site which meets the aspirations for the New Town neighbourhood and wider vision for the Northern Gateway.		Major	Site	Long-term Permanent	Major	Direct, Beneficial	High	Major Beneficial.

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary, Permanent, Reversible
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Neutral, Beneficial, No Change, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Confidence:	High, Medium, Low

Appendix 2: Visual Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Application 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 east from Angel Meadow Park	<u>Designation:</u> None <u>Distance to site:</u> 179m north west	The view is characterised by open grassed areas in the foreground and mature tree/shrub boundaries in the background which partially enclose the park and provide visual screening. Beyond the park, the future Gould Street development will be prominent in the view, with some screening of lower floors provided by mature boundary trees. The Gould Street development will provide substantial overlooking and enclosure to the park. The tree/shrub planting and Gould Street development will create visual screening towards the Site. The proposed site of the Meadowgate development is visible to the edge of the park, bounded by metal railings, and is currently occupied by a 2-storey show apartment unit. Level changes within the park are significant, rising towards the eastern park entrance and the application site. The view forms part of the wider experience of the place for users of the park. The park is an historic green space within the city, and whilst it has suffered from neglect and underuse in the past it will be an important green space for the new residential developments in the area.	Open views within the Park, wider and longer views enclosed by the Gould Street development, surrounding mature trees/shrubs and screened by steep level changes. An anticipated high number of viewers within the park.	Low	Medium	Medium
2: View west from Rochdale Road at the junction with Peary Street	<u>Designation:</u> None <u>Distance to site:</u> 111m north east	The view is characterised by a distinct contrast between the low-rise and low-quality development fronting onto Rochdale Road and the modern city skyline which features several high-rises. The future Gould Street development will be prominent on the skyline, sitting behind the garages on Rochdale Road. The area has a run-down character, distinct from the city centre. The route forms a key axis into the city from the north east.	High number of viewers approaching the city by car, bus or cycling. The view is moderately important to the quality of the journey, as the A664 Rochdale Road forms a strategic route into the city from the north east.	Low	Medium	Medium
3: View north east from the junction of Rochdale Road and Gould Street	<u>Designation:</u> Grade II Marble Arch Inn <u>Distance to site:</u> 70m south west	The view is taken alongside the prominent arrival route of the A664 Rochdale Road, facing down Gould Street towards the Lower Irk Valley. The presence of the listed Marble Arch Inn creates a focal feature in the foreground of the view, and its materiality and detailed façade add architectural interest to this view. The low quality surface car-parking, visual clutter and highways infrastructure detracts from the listed Inn. On the left within the view, are a series of contemporary residential buildings creating a flat uninterrupted architectural screen. The future Gould Street development will be visible in the background, with the tallest high-rise at 35-storeys sitting adjacent to the Marble Arch Inn in this view.	Long distant view framed by Marble Arch Inn and a series of residential buildings. Moderate pedestrian and vehicular viewers at the junction.	Low	Low	Low
4: View south west from Rochdale Road	<u>Designation:</u> None <u>Distance to site:</u> 315m north east	The view is defined by the wide carriageway of the A664 Rochdale Road, which forms a key approach into the heart of Manchester. The city skyline forms a backdrop to the view along Rochdale Road. Large mature trees positively contribute to the view and will provide partial screening of the tallest high-rise element within the Gould Street development and the application site. The character of the foreground of the view is distinct from the city character, due to the lack of development and redundant space used for surface car parking. The uses define the character as the outskirts of the city and create a low-quality approach to the city.	High number of viewers approaching the city by car, bus or cycling. The view is moderately important to the quality of the journey, as the A664 Rochdale Road forms a strategic route into the city from the north east.	Low	Medium	Medium
5: View west from Livesey Street	<u>Designation:</u> Within the context of Roman Catholic Church of St Patrick (listed) <u>Distance to site:</u> 246m north east	The view has a mixed character, with an expanse of low-quality surface car parking detracting from the character and quality of the view. The immediate context around the view is defined by suburban housing, which contrasts sharply with the city skyline in the background which will include the Gould Street development. The tallest 35-storey residential tower of the within Gould Street will feature prominently in the view, and extend the city centre character towards the viewpoint location. The site is partially visible within the view, but currently lacks visual prominence due to current land use.	Oblique view. Low number of viewers heading from St Patrick's Church, the schools and the residential area towards the main road.	Low	Low	Low
6: View north west from Sherratt Street	<u>Designation:</u> Grade II Listed Victoria Square. View within Ancoats Conservation Area. <u>Distance to site:</u> 357m south east	The view has a mixed townscape character, with heritage buildings framing the foreground, which contrasts with the high-quality future residential Gould Street development in the background. The view is framed by the Grade II Listed Victoria Square to the right of the viewpoint and the unique terraces around Anita Street to the left of the view. These buildings are a high-quality example of some of the residential buildings which supported the large mills across Ancoats, and therefore respond directly to Ancoats Conservation Area. The Wing Yip Chinese Pagoda forms an unusual and distinctive feature within the foreground of the view. The future Gould Street development will form a prominent new element within the view also, due to the size and scale of the development. The contemporary architecture in the backdrop of the view reflects the changing townscape within the vicinity of the heritage townscape in the foreground. The proposed development will site beyond the Gould Street site in this viewpoint, in the background of the view.	View framed by surrounding heritage buildings. Few numbers of viewers, however, given the heritage, views are part of the wider experience of the place.	Medium	Low / Medium	Medium

Terminology for Visual Effect:

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

Appendix 2: Visual Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Application Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
7: View east from Roger Street	<u>Designation:</u> None <u>Distance to site:</u> 400m north west	The viewpoint is located at the eastern entrance to Roger Street, representing the direct connection to the area across the former railway arches from the north. Despite its role, Roger Street appears like a secondary route. It is surrounded by low quality and poorly defined spaces such as large car parking areas, body shops and warehouses. Hoarding around a construction site and construction activity currently dominates the view in the foreground. The skyline in the background is formed by contemporary residential buildings, and will include the future Gould Street development which will feature prominently within the view due to the size and scale of the development, and proximity to the viewpoint.	Open view with the potential for a high number of vehicular and pedestrian viewers.	Low	Low	Low
8: View south west from Barney Steps bridge.	<u>Designation:</u> PRow Footpath. Grade II CIS Tower, New Century House, Cooperative Wholesale Society Building. Grade I Listed Town Hall Clock tower visible in distance. <u>Distance to site:</u> 622m north	The viewpoint is located on the bridge overlooking the old railway sidings located to the northern edge of St. Catherine's Wood. This represents a unique opportunity to view the city scape at close range rising above a dense canopy of woodland. Key built form includes the modern and contemporary architecture landmarks such as: One Angel Square, the CIS tower, the New Century House, the Cooperative Wholesale Society Building and the future Gould Street development. Access to the bridge is restricted to a steep flight of steps / unmarked path across waste ground, which severely limits the number of people likely to experience it.	Open view of the Manchester skyline, likely to be experienced by a few pedestrian viewers.	Low	Medium	Medium
9: View south east from junction of North Street and Cheetham Hill Road	<u>Designation:</u> Grade II CIS Tower <u>Distance to site:</u> 977m north west	The viewpoint is located on the edge of Manchester Fort shopping centre, along the northern approach into Manchester (Cheetham Hill Road). Manchester's contemporary skyline is visible above the cluttered mid-ground of the view. The future Gould Street development will be visible along North Street and feature prominently in the view. The site is located beyond the Gould Street development to the south.	Open view of the Manchester skyline with little heritage or cultural value. View is likely to be experienced by a high number of viewers however in the context of travelling into the city centre.	Low	Low	Low
10: View south west from Queens Road bridge at the pedestrian entrance to Queens Road Tram Stop.	<u>Designation:</u> Grade II* Listed City Police Courts and Grade II Listed Former Church of St. Peter and CIS Tower. <u>Distance to site:</u> 1.45km north east	The viewpoint is located on Queens Road bridge, at the entrance to the Queens Road Tram Stop, and provides a glimpsed long-range view towards Manchester's skyline. The view is characterised by contemporary buildings which dominant the skyline. Construction cranes highlight the developing nature of the city centre when viewed across the Lower Irk Valley. Several heritage buildings are visible within the view, including City Police Courts, and the listed tower of the Hallé (former Church of St. Peter). The 35-storey residential tower of the future Gould Street development will feature prominently within the view, adjacent to the Grade II CIS tower.	Open view of the Manchester skyline with the potential to be seen by a moderate number of uses in a glimpsed nature, either during travel along Queens Road or descending the steps down towards Queens Road tram stop.	Low	Low	Low

Terminology for Visual Effect:

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

Viewpoint No. and Location	Description of Change	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size / Scale of Effect	Geographical Extent of Effect	Duration / Reversibility	Overall Magnitude of Effect	Nature of Effect	Effect	Confidence
1: View east from Angel Meadow Park	<u>Construction Phase:</u> Negligible views of construction works	Potential for very minor, glimpsed views of cranes and other construction works over the existing treeline, or through the tree cover in winter when trees are not in leaf.	Medium	Negligible	Local	Temporary. Reversible	Negligible	Neutral	Negligible neutral.	Medium
	<u>Operational Phase:</u> Negligible/no view of Proposed Development during operational phase. The Gould Street development forms a focus and key feature which defines the character of the view.	Mature tree / shrub boundary planting to Angel Gardens prevents intervisibility with the proposed development. Potential for very minor views in winter when trees are not in leaf, however this will not materially change the character of the view.		Negligible	Local	Permanent. Irreversible	Negligible	Neutral	Negligible neutral.	High
2: View west from Rochdale Road at the junction with Peary Street	<u>Construction Phase:</u> Mid-range open views of construction works on Rochdale Road.	Minor adverse effect as construction works are not uncharacteristic of the existing view and symbolise positive re-use and regeneration in New Town.	Medium	Minor	City	Temporary. Reversible	Minor	Adverse	Minor adverse	Medium
	<u>Operational Phase:</u> Proposed development is not uncharacteristic of the view and contributes positively to defining the New Town character in conjunction with Gould Street, and reinforces Rochdale Road as a key approach into the city centre.	Beneficial impact as proposed development contributes to the emerging skyline of high-quality residential development including the future Gould Street development. Some screening from existing mature trees, and some appreciation of the public realm can be gained due to the proximity of the viewpoint to the development.		Moderate	City	Permanent. Irreversible	Minor	Beneficial	Minor beneficial	High
3: View north east from the junction of Rochdale Road and Gould Street	<u>Construction Phase:</u> Close-range views of construction works.	Clear views which are temporary but adverse in effect as construction works are not characteristic in this view, and works will be viewed in conjunction with the Grade II Listed Marble Arch Inn.	Low	Moderate	Local	Temporary. Reversible	Moderate	Adverse	Moderate adverse.	Medium
	<u>Operational Phase:</u> Clear, close-range views of proposed development including views of associated public open space and tree planting.	Proposed development will form a high-quality addition with a contemporary style which is not uncharacteristic in this view. The Proposed Development allows 'breathing space' around the listed Marble Arch Inn, and is sympathetic from this viewpoint, stepping up in height away from the 2 storey Inn.		Moderate	Local	Permanent. Irreversible	Moderate	Beneficial	Moderate beneficial.	High
4: View south west from Rochdale Road	<u>Construction Phase:</u> Mid-range glimpsed views of construction works on Rochdale Road.	Minor neutral effect as construction works not uncharacteristic of the existing view and symbolise positive re-use and regeneration in New Town.	Medium	Minor	City	Temporary. Reversible	Minor	Neutral	Minor neutral.	Medium
	<u>Operational Phase:</u> Views of the proposed development on the skyline which are filtered by existing mature trees/shrubs along Rochdale Road.	Minor beneficial effect as the proposed development contributes to the emerging skyline of high-quality residential development including the future Gould Street development, and reinforces Rochdale Road as a key route into the city centre.		Minor	City	Permanent. Irreversible	Minor	Beneficial	Minor beneficial	High

Terminology for Visual Effect:

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

Viewpoint No. and Location	Description of Change	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size / Scale of Effect	Geographical Extent of Effect	Duration / Reversibility	Overall Magnitude of Effect	Nature of Effect	Effect	Confidence
5: View west from Livesey Street	<u>Construction Phase:</u> Medium-range filtered views of construction works. Potential for increased visibility in winter when trees are not in leaf.	Minor adverse effect as construction works are not uncharacteristic of the existing view and symbolise positive re-use and regeneration in New Town.	Low	Minor	Neighbourhood	Temporary. Reversible	Minor	Adverse	Minor adverse	Medium
	<u>Operational Phase:</u> Filtered view of the development, including the high-rise and town house row. Potential for increased visibility in winter when trees are not in leaf.	Minor beneficial impact as the proposed development contributes positively to the high-quality contemporary development associated with the future Gould Street development, and the emerging townscape character within New Town.		Minor	Neighbourhood	Permanent. Irreversible	Minor	Beneficial	Minor beneficial	High
6: View north west from Sherratt Street Grade II Listed Victoria Square and Ancoats Conservation Area	<u>Construction Phase:</u> Mid-range view of construction works framed by Grade II Listed Victoria Square to the right of the viewpoint and the unique terraces around Anita Street to the left of the view.	Construction will be partially visible against the backdrop of the future Gould Street development. The Wing Yip Supermarket pagoda remains prominent within the view. The historic character of Anita Street and Victoria Square in the foreground of the view will be unchanged.	Medium	Minor	Neighbourhood	Temporary. Reversible	Minor	Adverse	Minor adverse	Medium
	<u>Operational Phase:</u> Partial views of the proposed development set within the context of the future Gould Street Development.	The proposed development will be viewed in conjunction with the future Gould Street development, and will help to reinforce the new neighbourhood character. The historic character of Anita Street and Victoria Square in the foreground of the view will be unchanged.		Minor	Neighbourhood	Permanent. Irreversible	Minor	Beneficial	Minor beneficial	High
7: View east from Roger Street	<u>Construction Phase:</u> The view encompasses close-range views of construction works associated with other developments. The construction works associated with the development will form a minor addition to the view.	Negligible neutral effect as construction works are not uncharacteristic of the existing view and symbolise positive re-use and regeneration in New Town.	Low	Negligible	City	Temporary. Reversible	Negligible	Neutral	Negligible neutral.	Medium
	<u>Operational Phase:</u> Mid-range glimpsed view of the proposed development within the context of the future Gould Street development.	Negligible beneficial effect as the proposed development contributes positively to the developed skyline and character of the view, in addition to the future Gould Street development which forms a landmark for the emerging New Town neighbourhood.		Negligible	City	Temporary. Reversible	Negligible	Beneficial	Negligible beneficial.	High
8: View south west from Barney Steps bridge.	<u>Construction Phase:</u> Long-range glimpsed views of construction works.	Negligible neutral effect as construction works are not uncharacteristic of the city skyline.	Medium	Minor	City	Temporary. Reversible	Minor	Neutral	Minor neutral.	Medium
	<u>Operational Phase:</u> Glimpsed views of the proposed development on the developed skyline.	Minor beneficial effect as the proposed development contributes positively to the developed skyline and, alongside the future Gould Street development, forms a landmark for the emerging New Town neighbourhood.		Minor	City	Temporary. Reversible	Minor	Beneficial	Minor beneficial	High

Terminology for Visual Effect:

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

Viewpoint No. and Location	Description of Change	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size / Scale of Effect	Geographical Extent of Effect	Duration / Reversibility	Overall Magnitude of Effect	Nature of Effect	Effect	Confidence
9: View south east from junction of North Street and Cheetham Hill Road	<u>Construction Phase:</u> Very minor, long-range glimpsed views of construction works beyond the future Gould Street development	The very minor nature of the view of construction works beyond the future Gould Street development will result in negligible construction phase effects.	Low	Negligible	City	Temporary. Reversible	Negligible	Neutral	Negligible neutral.	Medium
	<u>Operational Phase:</u> Very minor, long-range glimpsed views glimpsed views of the proposed development, largely screened by the future Gould Street development.	Negligible neutral effect as the proposed development will be largely indistinguishable from the future Gould Street development due to the very limited visibility.		Negligible	City	Temporary. Reversible	Negligible	Neutral	Negligible neutral.	High
10: View south west from Queens Road bridge at the pedestrian entrance to Queens Road Tram Stop.	<u>Construction Phase:</u> Long-range glimpsed views of construction works.	Construction works are not uncharacteristic of the developing city skyline and therefore the overall character of the view will be unchanged.	Low	Negligible	City	Temporary. Reversible	Negligible	Neutral	Negligible neutral	Medium
	<u>Operational Phase:</u> Glimpsed views of the proposed development on the developed city skyline.	Negligible neutral effect as the proposed development contributes positively to the already well developed skyline.		Negligible	City	Temporary. Reversible	Minor	Beneficial	Minor beneficial	High

Terminology for Visual Effect:

Type of View:
Number of Viewers:
Value of Views:
Susceptibility to Change:
Overall Sensitivity of Receptor:
Size/Scale of Effect:

Glimpsed, Open, Oblique, Framed, Filtered
Few, Moderate, High
High, Medium, Low
High, Medium, Low
High, Medium, Low
Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:
Duration:
Reversibility:
Overall Magnitude of Effect:
Nature of Effect:
Significance:

Site, Local, Neighbourhood, City
Long-term, Medium-term, Short-term,
Temporary, Irreversible
Major, Moderate, Minor, Negligible, No Change
Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Significant Not Significant

		REFERENCE 2784
PROJECT 87 ROCHDALE ROAD, MANCHESTER - TVIA		
DOCUMENT APPENDIX 3 TVIA FIGURES		
CLIENT PORTWOOD DEVELOPMENTS LIMITED	STATUS FINAL	DATE 15/09/21

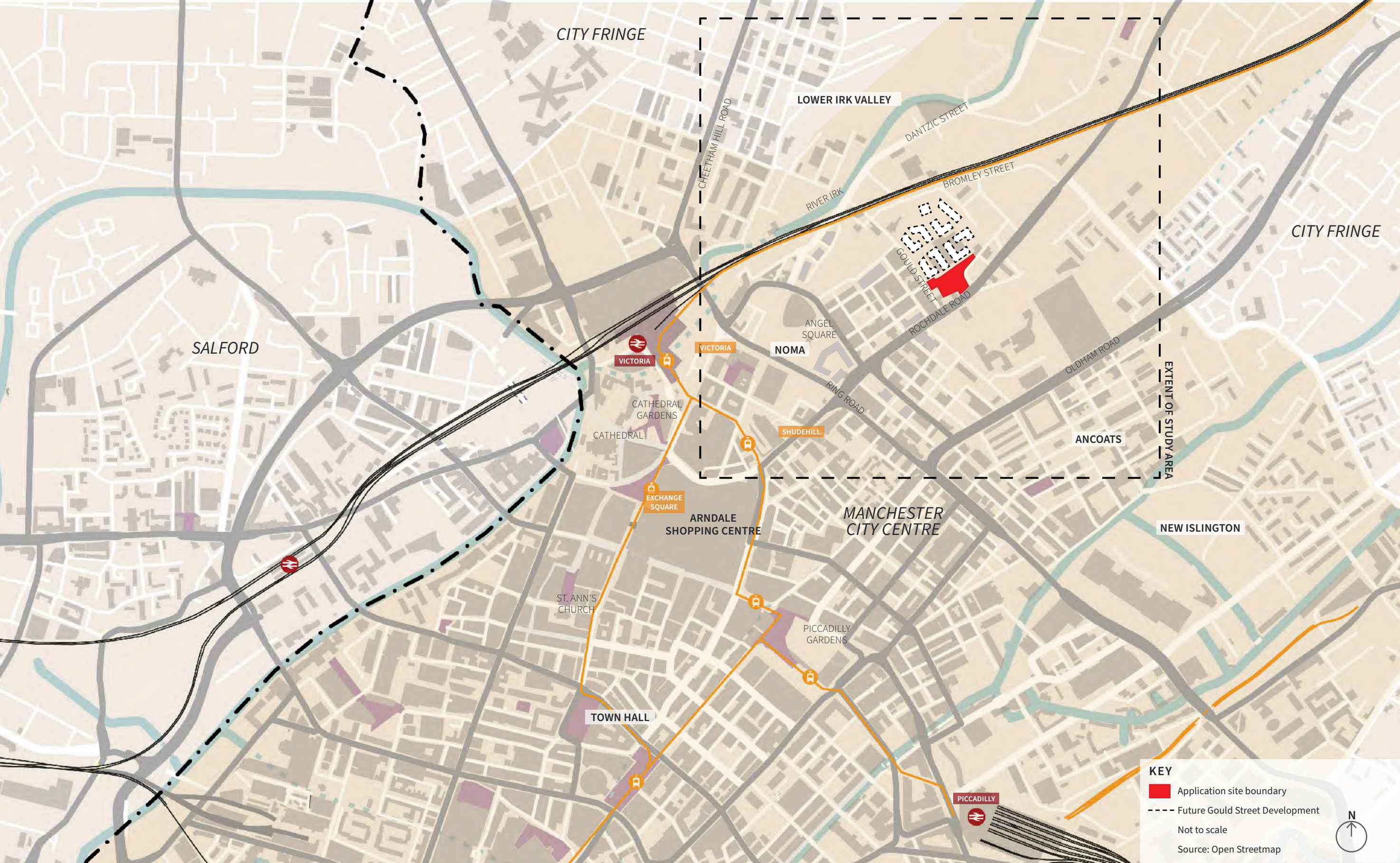


DOCUMENT CONTROL

FILE NAME
2784-ID-001-01-APPENDIX 3 TVIA FIGURES

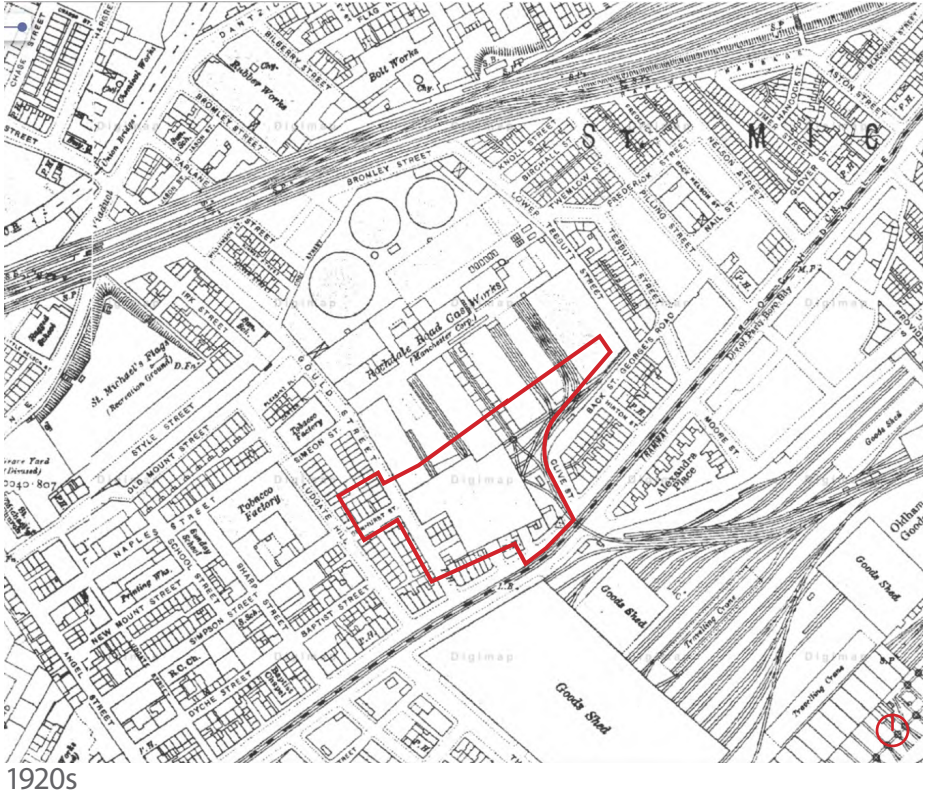
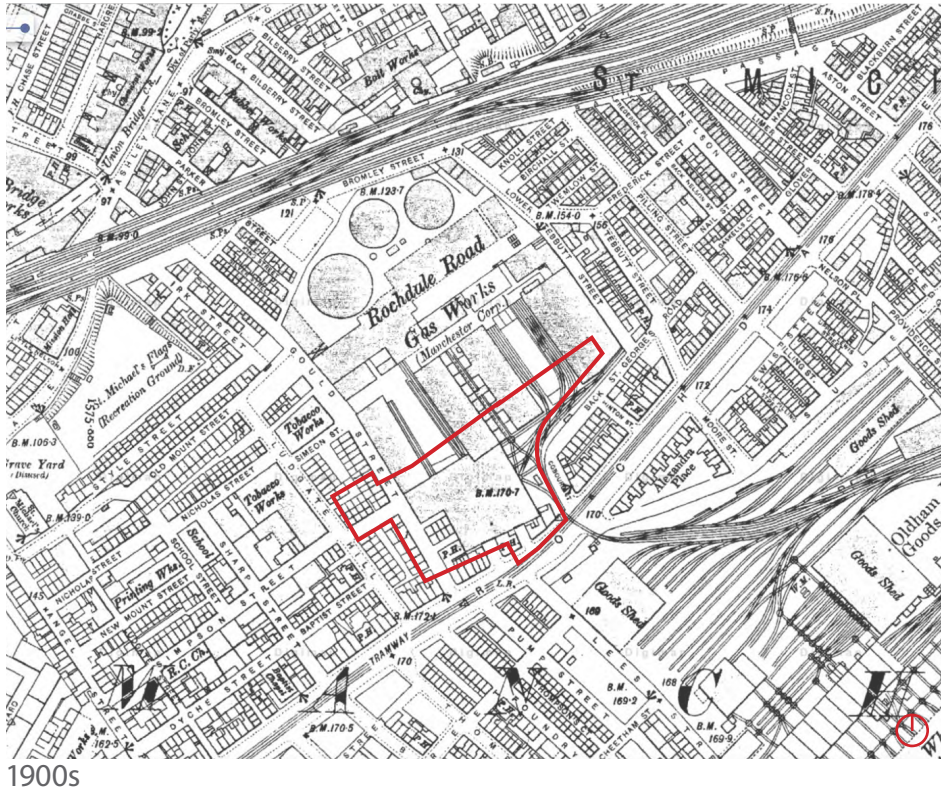
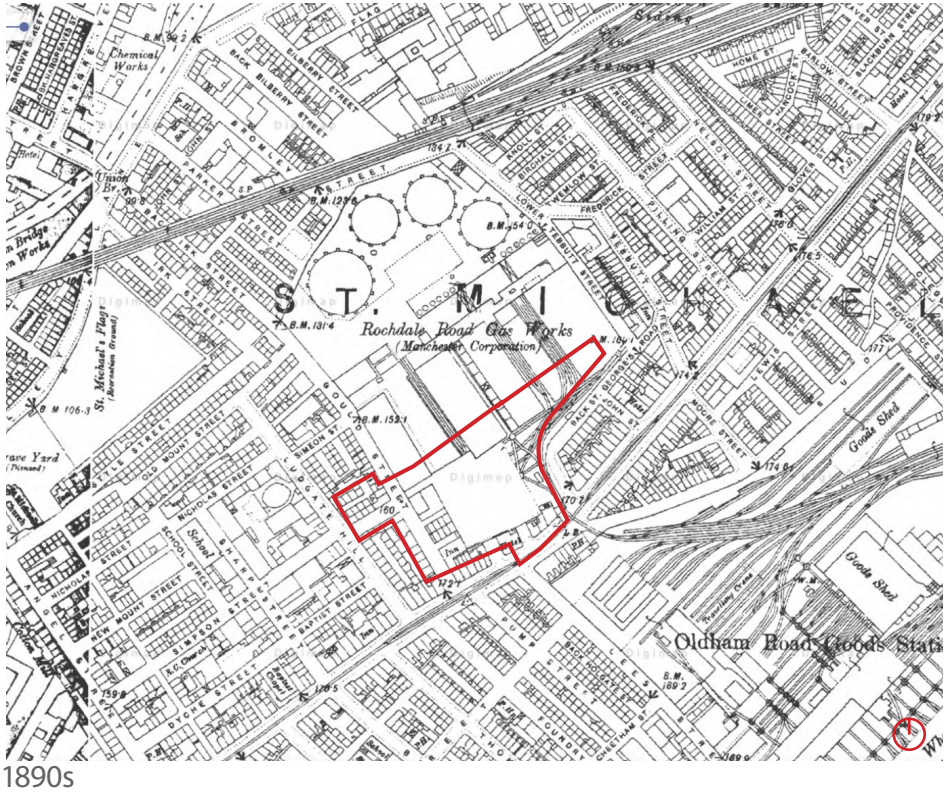
PREPARED BY (INITIALS) CS
CHECKED BY (INITIALS) KR





SITE LOCATION

Figure 3.1



N

↑

KEY

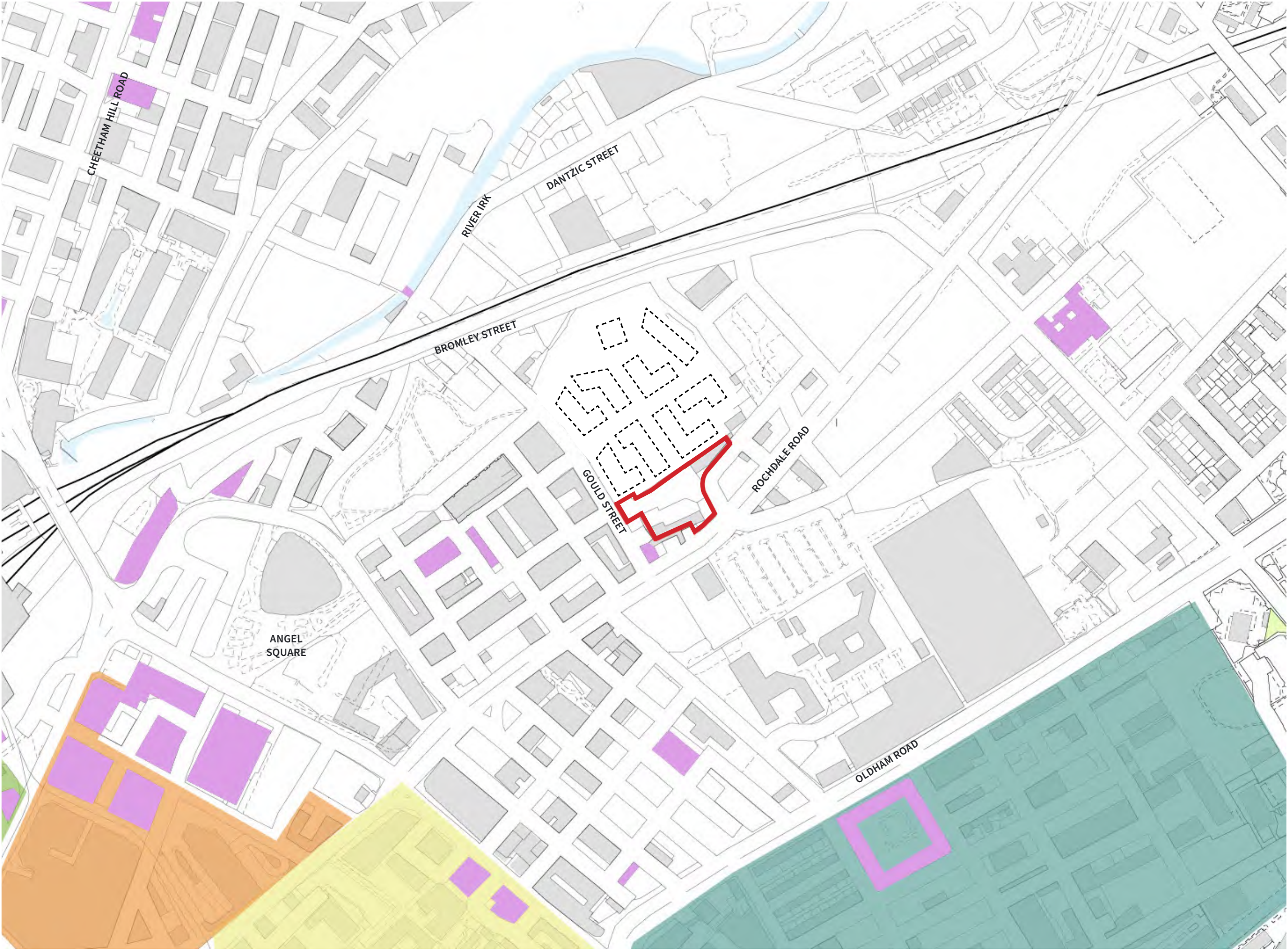
Application site boundary

Not to scale

Source:

HISTORICAL DEVELOPMENT

Figure 3.2

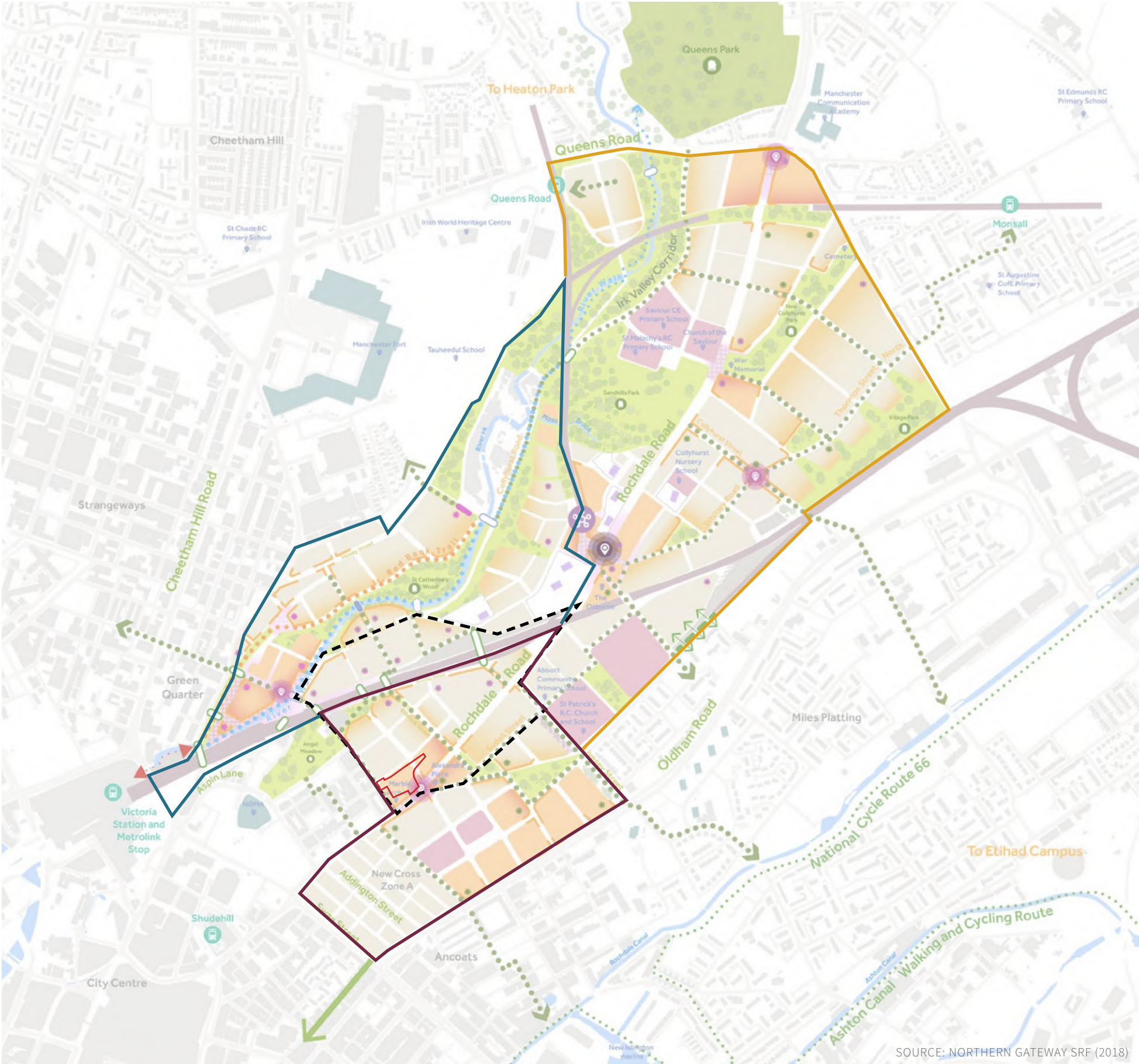


- KEY**
- Grade II Listed Building
 - Grade I Listed Building
 - Cathedral Conservation Area
 - Shudehill Conservation Area
 - Smithfield Conservation Area
 - Ancoats Conservation Area
 - Application site boundary

- KEY**
- Application site boundary
 - Future Gould Street Development
 - Not to scale
 - Source: Open Streetmap
- N

HERITAGE DESIGNATIONS

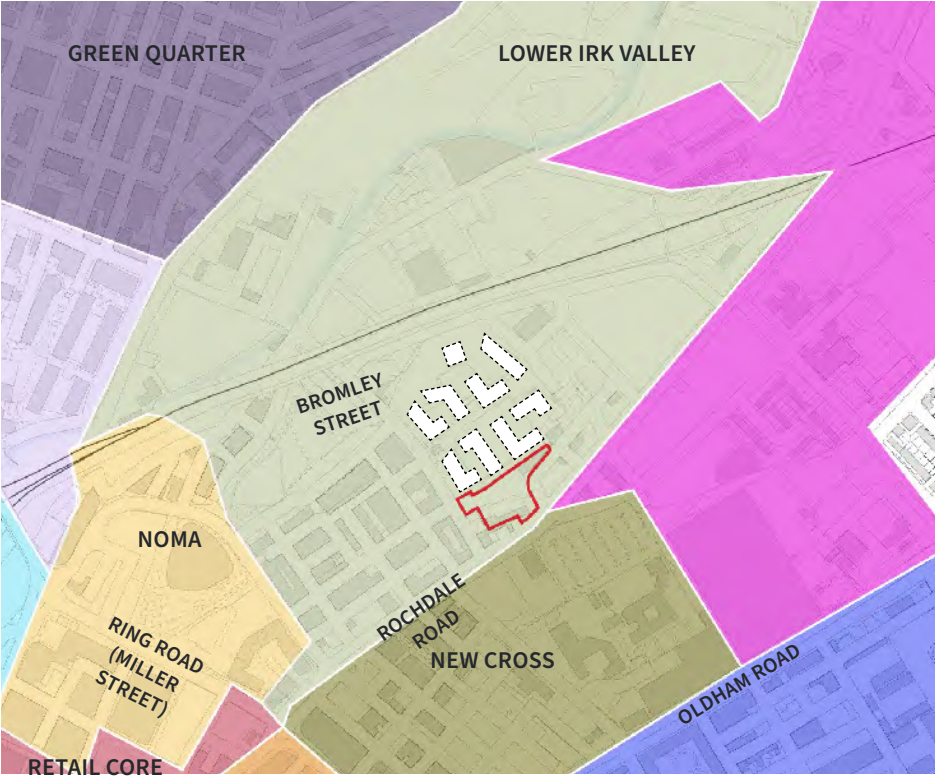
Figure 3.3



KEY

- Application site boundary
- New Town Character Area (Northern Gateway SRF)
- Existing Neighbourhoods
 - New Cross
 - Lower Irk Valley
 - Collyhurst

SOURCE: MANCHESTER CITY COUNCIL



INSET - TOWNSCAPE CHARACTER AREAS

Not to scale
Source: Open Streetmap



NORTHERN GATEWAY/IRK VALLEY
Figure 3.4



KEY

- Application site boundary
- - - Future Gould Street Development
- Not to scale
- Source: Open Streetmap

N

URBAN GRAIN | EXISTING

Figure 3.5



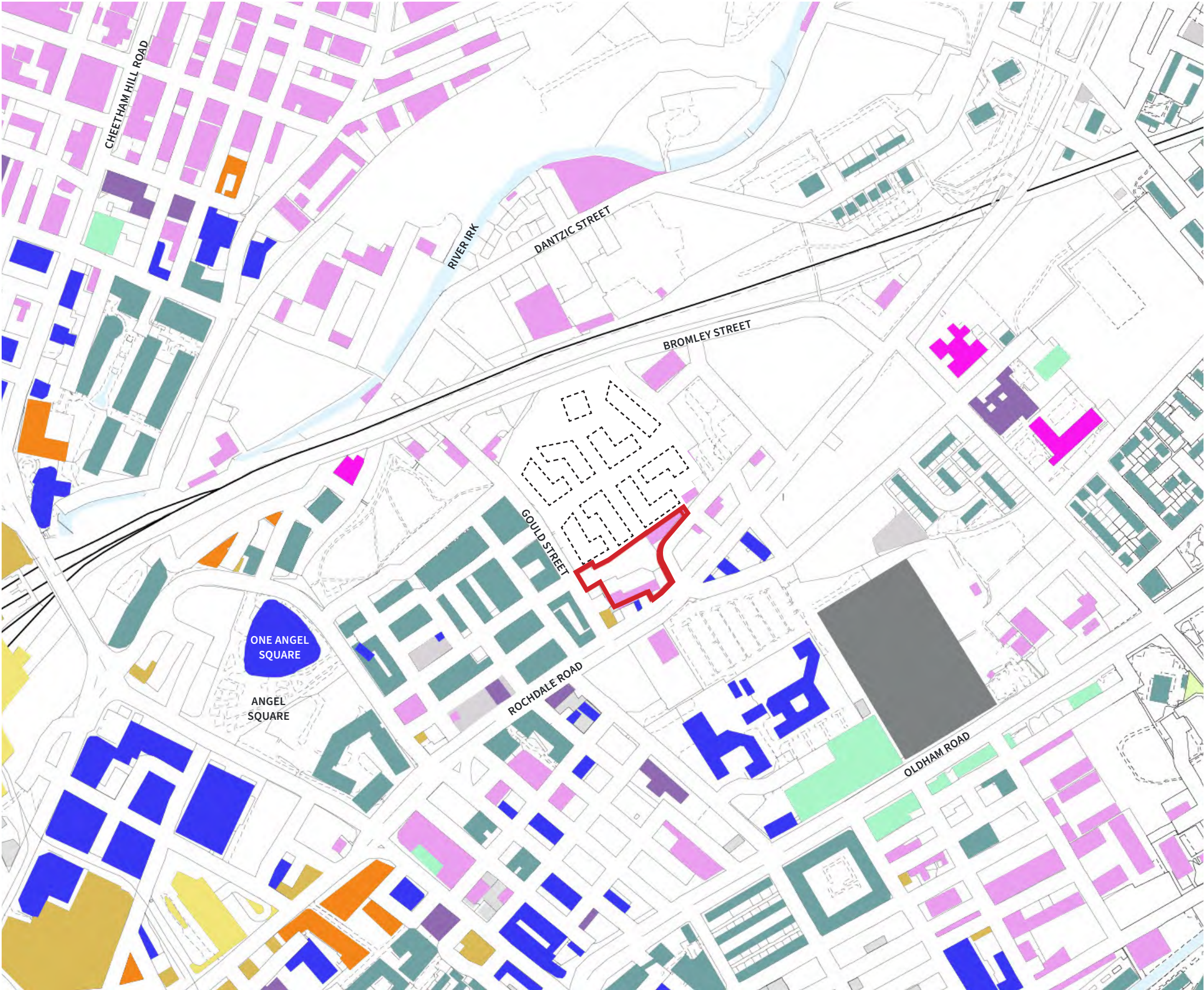
KEY

- Application site boundary
- Future Gould Street Development
- Not to scale
- Source: Open Streetmap

N

URBAN GRAIN | PROPOSED

Figure 3.6



- KEY**
- Residential
 - Commercial
 - Residential with Commercial Ground Floor
 - Cultural
 - Leisure
 - Transport
 - Industrial
 - Retail
 - Vacant
 - Hotel
 - Education
 - Retail/leisure/community
 - Civic

- KEY**
- Application site boundary
 - Future Gould Street Development
 - Not to scale
 - Source: Open Streetmap
- N

LAND USE | EXISTING

Figure 3.7



Figure 3.8

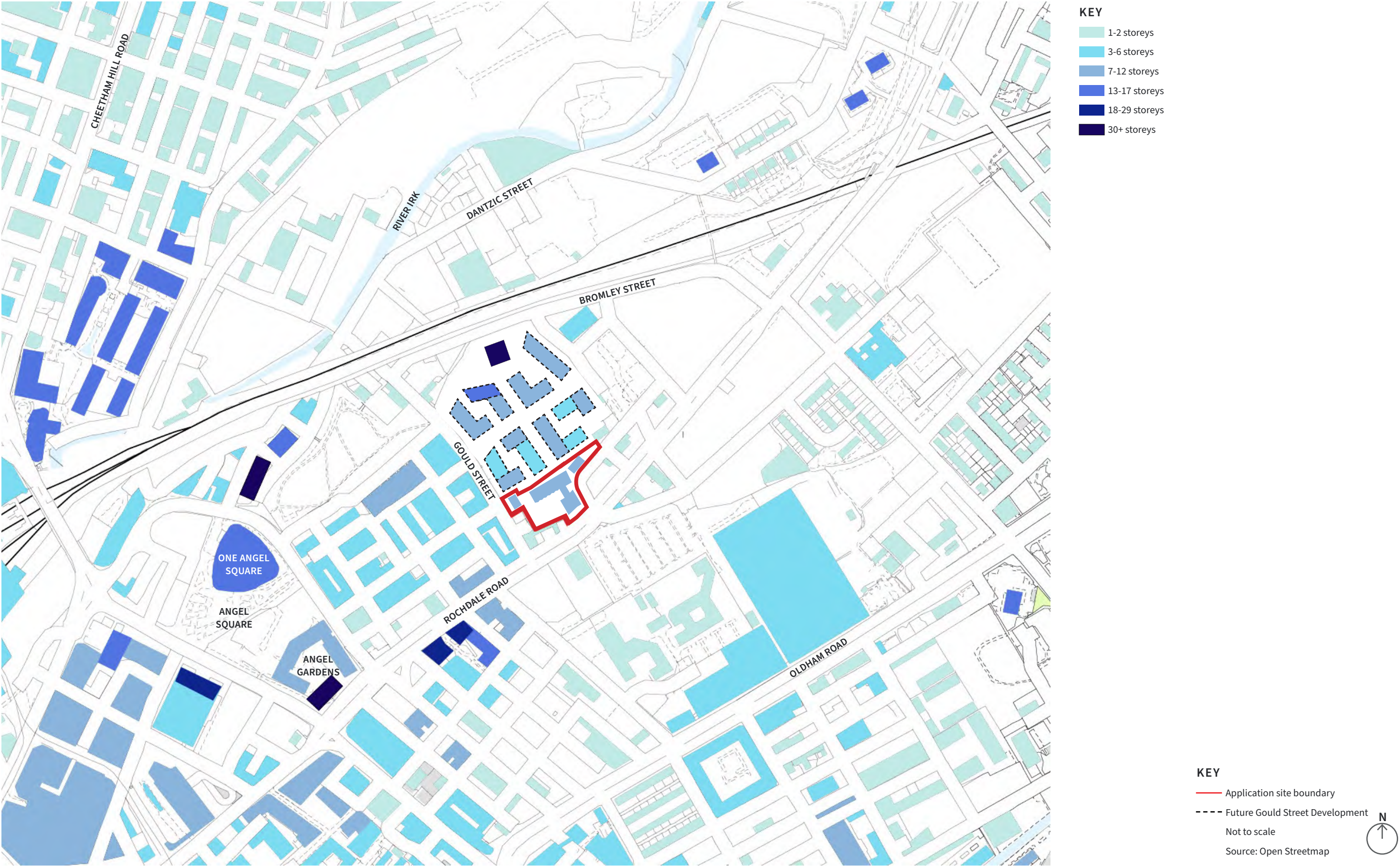


- KEY**
- 1-2 storeys
 - 3-6 storeys
 - 7-12 storeys
 - 13-17 storeys
 - 18-29 storeys
 - 30+ storeys

- KEY**
- Application site boundary
 - Future Gould Street Development
 - Not to scale
 - Source: Open Streetmap
- N
↑

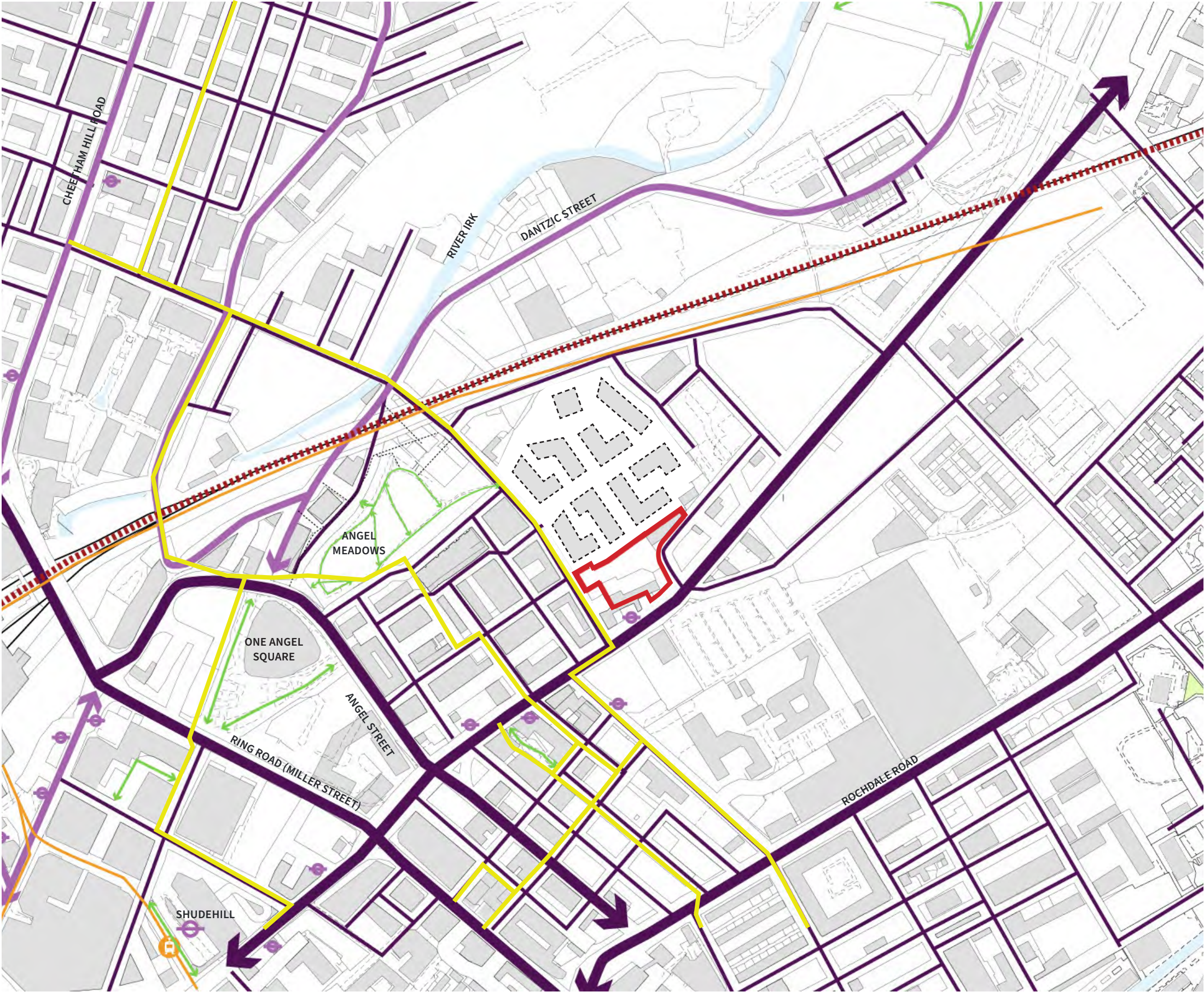
BUILDING HEIGHTS | EXISTING

Figure 3.9



BUILDING HEIGHTS | PROPOSED

Figure 3.10



- KEY**
- Primary Routes
 - Secondary Routes
 - Local Routes
 - Pedestrian Connections/green linkages
 - Railway Line
 - Bus Station
 - Bus Stop
 - Metrolink
 - Bee Network Cycle Route

- KEY**
- Application site boundary
 - Future Gould Street Development
 - Not to scale
 - Source: Open Streetmap
- N

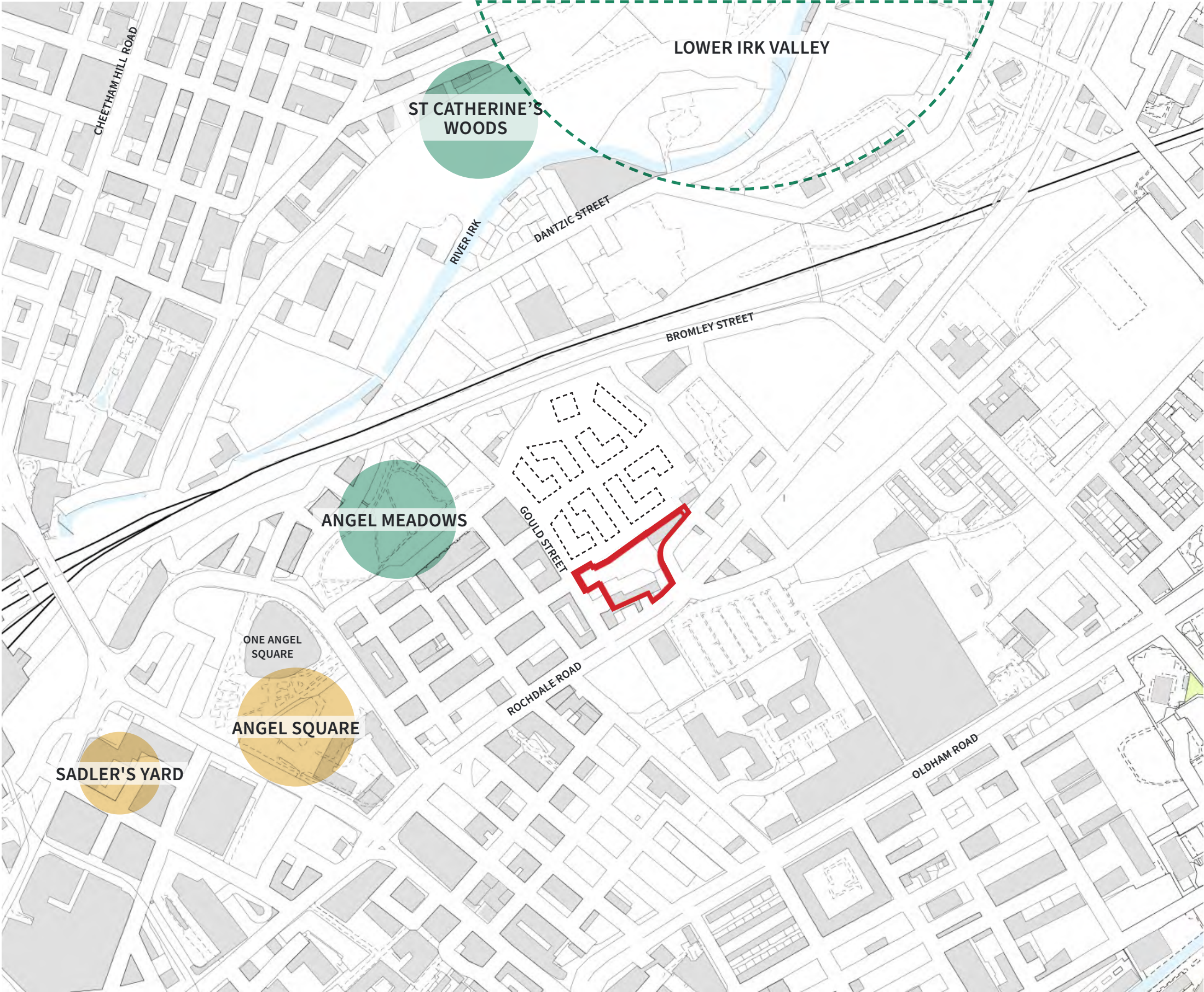
MOVEMENT & LINKAGES | EXISTING

Figure 3.11



MOVEMENT & LINKAGES | PROPOSED

Figure 3.12



KEY

- Public Park
- Valley Landscape Potential
- Public Square

KEY

- Application site boundary
- Future Gould Street Development
- Not to scale
- Source: Open Streetmap

N

PUBLIC OPEN SPACE | EXISTING

Figure 3.13

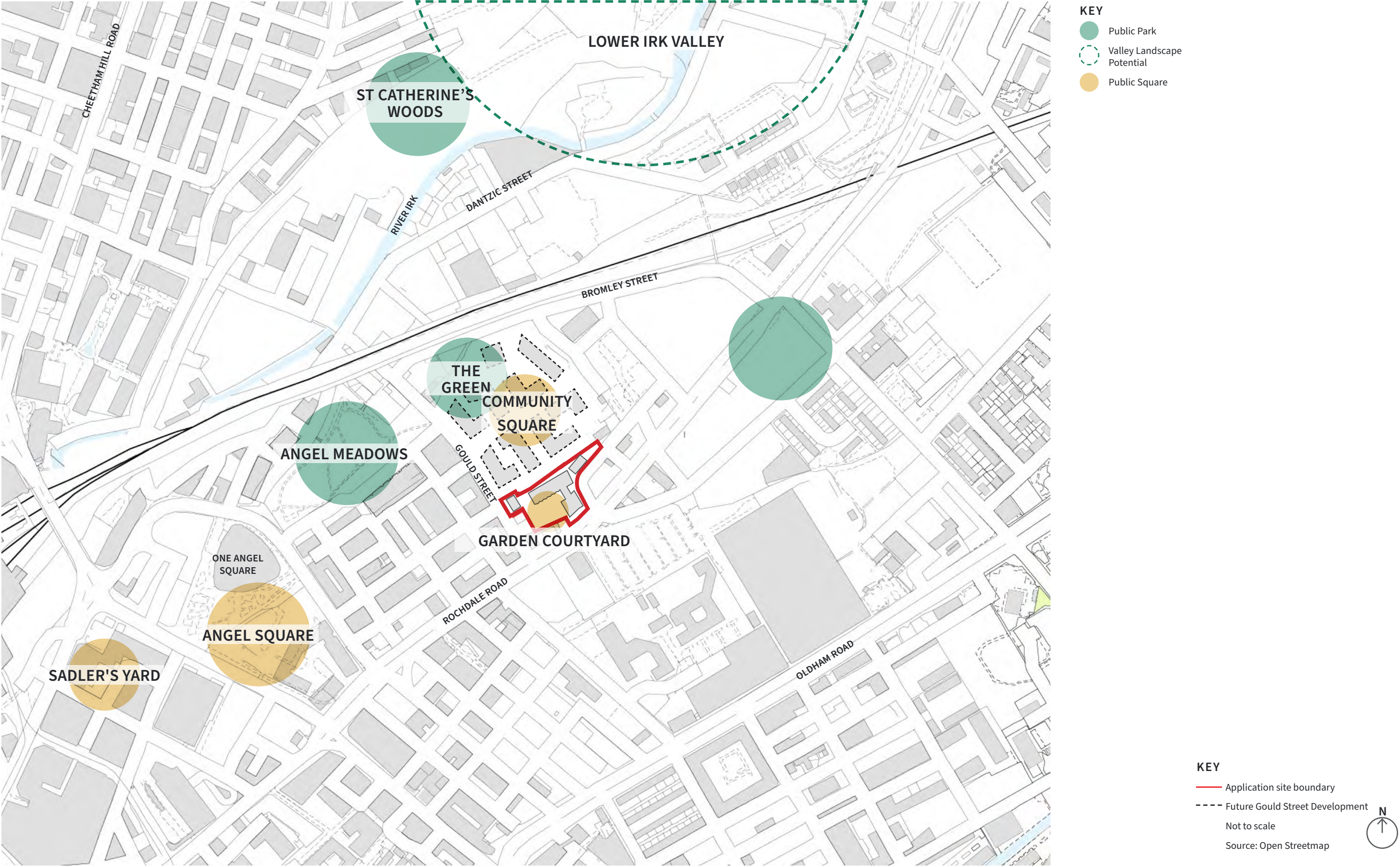
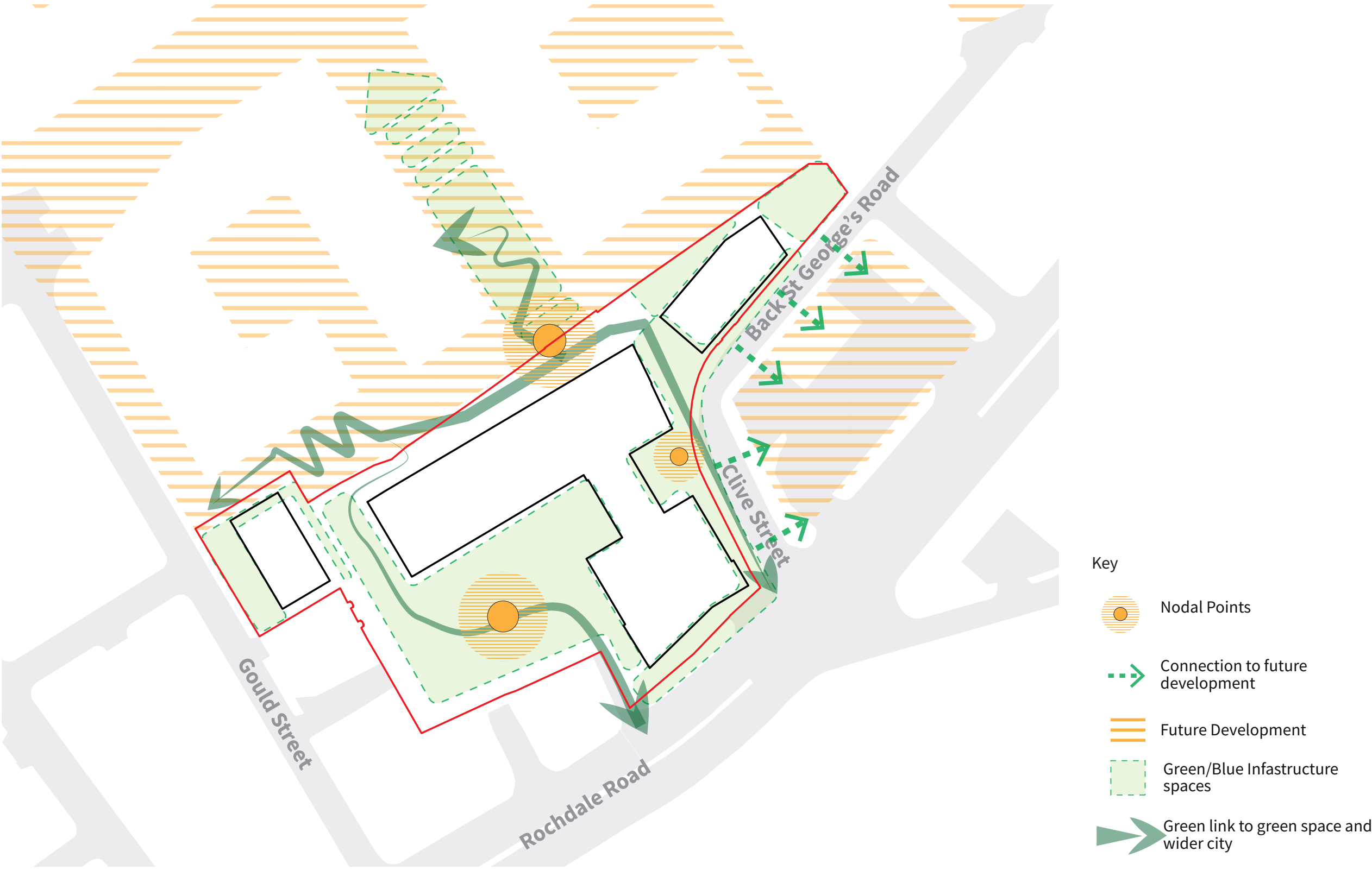


Figure 3.14



SITE CHARACTER | PROPOSED

Figure 3.15



LEVELS AND TOPOGRAPHY

The topography of the site is relatively flat with the highest point at approximately 52m AOD 51 at its lowest. A low retaining wall to the east bounds the site approximately 0.7m above the existing footpath. The northern edge is currently bound by a retaining arch wall proximately 5m above the existing MCR site.

TOPOGRAPHY AND PROPOSED LEVELS

Figure 3.16



PROPOSED LEVELS

The above diagram illustrates how the proposed building footprints and public realm routes relate to the existing levels to the perimeter of the site and then relate to the proposed adjacent Gasworks development

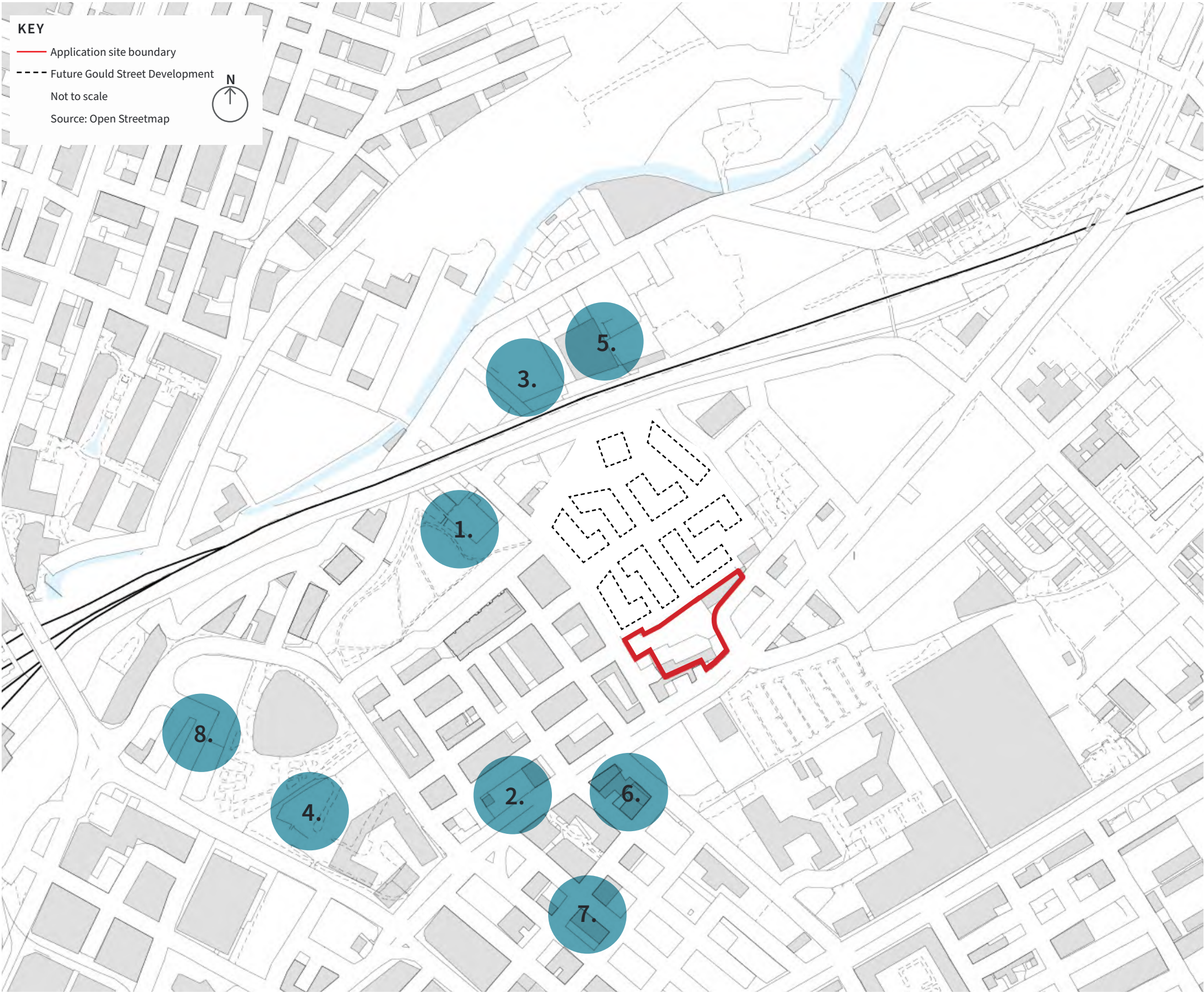
The existing gradients on Gould and Bilbrook Street are extremely steep with some sections as steep as 1:10. The east-west axis across the northern elevation of the building would remain relatively flat. Due to the presence of retaining structures around the site, the public realm is relatively flat and can be accessed through gentle gradients rather than ramps.

- Key
- 1. Shared Community Space
Garden Courtyard for residents
 - 2. Semi-private space for residents
 - 3. Private Gardens
 - 4. Public Realm
 - 5. Community growing space for residents and
registered members of the wider community
 - 6. Pocket Square for public use



LANDSCAPE MASTERPLAN

Figure 3.17



SURROUNDING COMMITTED DEVELOPMENTS

Figure 3.17

PAGE INTENTIONALLY LEFT BLANK



MANCHESTER

2 Back Grafton Street
Altrincham,
WA14 1DY
+44 (0)161 928 9281

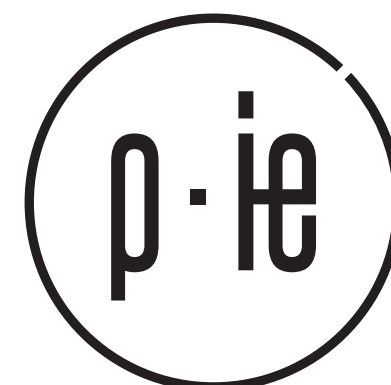
LONDON

Waterside, 44-48 Wharf Road
London,
N1 7UX
+44 (0)207 253 5678

LIVERPOOL

Tempest 5.3, 12 Tithebarn Street,
Liverpool,
L2 2DT
+44 (0)151 363 1230

		REFERENCE 2784
PROJECT MULBURY, ROCHDALE ROAD - TVIA		
DOCUMENT APPENDIX 4 VIEWS AND PHOTOMONTAGES		
CLIENT PORTWOOD DEVELOPMENTS LIMITED	STATUS FINAL	DATE 15/09/21



DOCUMENT CONTROL

FILE NAME
2784-ID-001-03-APPENDIX 4 TVIA VIEWS AND PHOTOMONTAGES

PREPARED BY (INITIALS) CS	
CHECKED BY (INITIALS) KR	

CONTENTS

- 4.1 Zone of Visual Influence - Google Viewshed
- 4.2 Key Viewpoints
- 4.3 Views and Photomontages

4.1 Zone of Visual Influence - Google Earth Viewshed



APPLICATION BOUNDARY



Close Range

- wireline Viewpoint 1: View from Angel Meadows Park central pathway - facing east.
- full render Viewpoint 2: View from Rochdale Road at the junction with Peary Street facing south west.
- full render Viewpoint 3: View from the junction of Rochdale Road/ Gould Street facing north-west. Context of Grade II listed Marble Arch Pub

Mid Range

- full render Viewpoint 4: View from Rochdale Road facing south west
- full render Viewpoint 5: View from Livesey Street - facing west. Setting of Grade II listed St Patricks RC Church
- wireline Viewpoint 6: View from Sherratt Street facing north-west. Setting of Grade II Listed Victoria Square and Ancoats Conservation Area
- wireline Viewpoint 7: View from Roger Street, facing east
- full render Viewpoint 8: View from Barney Steps bridge, facing south-west. Elevated city view from PRoW

Long Range

- wireline Viewpoint 9: View from junction north street/ Cheetham Hill Road, facing south east
- wireline Viewpoint 10: View from Queens Road bridge facing south-west. Key elevated views from pedestrian entrance to Queens Road Tram Stop

GOOGLE VIEWSHED

Areas from where a 45m tall block located centrally within the site could potentially be visible.

4.2 Key Viewpoints



APPLICATION BOUNDARY



VIEWPOINTS

Close Range

- wireline** **Viewpoint 1:** View from Angel Meadows Park central pathway - facing east.
- full render** **Viewpoint 2:** View from Rochdale Road at the junction with Peary Street facing south west.
- full render** **Viewpoint 3:** View from the junction of Rochdale Road/ Gould Street facing north-west. Context of Grade II listed Marble Arch Pub

Mid Range

- full render** **Viewpoint 4:** View from Rochdale Road facing south west
- full render** **Viewpoint 5:** View from Livesey Street - facing west. Setting of Grade II listed St Patricks RC Church
- wireline** **Viewpoint 6:** View from Sherratt Street facing north-west. Setting of Grade II Listed Victoria Square and Ancoats Conservation Area
- wireline** **Viewpoint 7:** View from Roger Street, facing east
- full render** **Viewpoint 8:** View from Barney Steps bridge, facing south-west. Elevated city view from PRow

Long Range

- wireline** **Viewpoint 9:** View from junction north street/ Cheetham Hill Road, facing south east
- wireline** **Viewpoint 10:** View from Queens Road bridge facing south-west. Key elevated views from pedestrian entrance to Queens Road Tram Stop

4.3 Views and Photomontages

VIEW 1 | EXISTING

Close-range view from Angel Meadows Park central pathway facing east - wireline view.

Key:

— Future
Gould Street
Development



VIEW 1 | PROPOSED

Close-range view from Angel Meadows Park central pathway facing east- wireline view.

Key:
— Proposed
— development
— blocks



VIEW 1 | CUMULATIVE

Close-range view from Angel Meadows Park central pathway facing east - wireline view.

Key:
Meadowgate



VIEW 2 | EXISTING

Close-range view from Rochdale Road at the junction with Peary Street facing east - fully rendered view.

Key:
— Future
Gould Street
Development



VIEW 2 | PROPOSED

Close-range view from Rochdale Road at the junction with Peary Street facing east - fully rendered view.



VIEW 2 | CUMULATIVE

Close-range view from Rochdale Road at the junction with Peary Street facing east - fully rendered view.

- Key:**
- Meadowgate
 - Swan Street
 - Ancoats Gardens



VIEW 3 | EXISTING

Close-range view from the junction of Rochdale Road/Gould Street facing north-west - fully rendered view.

Key:

— Future
Gould Street
Development



VIEW 3 | PROPOSED

Close-range view from the junction of Rochdale Road/Gould Street facing north-west - fully rendered view.



VIEW 3 | CUMULATIVE

Close-range view from the junction of Rochdale Road/Gould Street facing north-west - fully rendered view.

Key:

- Meadowgate
- Victoria Riverside



VIEW 4 | EXISTING

Mid-range view from Rochdale Road facing south-west - fully rendered view.

Key:
— Future
Gould Street
Development



VIEW 4 | PROPOSED

Mid-range view from Rochdale Road facing south-west - fully rendered view.



VIEW 4 | CUMULATIVE

Mid-range view from Rochdale Road facing south-west - fully rendered view.

- Key:**
- Meadowgate
 - Swan Street
 - Ancoats Gardens
 - Victoria Riverside



VIEW 5 | EXISTING

Mid-range view from Rochdale Road facing south-west - fully rendered view.

Key:

— Future
Gould Street
Development



VIEW 5 | PROPOSED

Mid-range view from Rochdale Road facing south-west - fully rendered view.



VIEW 5 | CUMULATIVE

Mid-range view from Rochdale Road facing south-west - fully rendered view.

Key:

- Meadowgate
- Victoria Riverside



VIEW 6 | EXISTING

Mid-range view from Sherratt Street facing north-west - wireline view.

Key:
— Future
Gould Street
Development



VIEW 6 | PROPOSED

Mid-range view from Sherratt Street facing north-west - wireline view.

Key:

- Future Gould Street Development
- Proposed Development blocks



VIEW 6 | CUMULATIVE

Mid-range view from Sherratt Street facing north-west - wireline view.

- Key:**
- Future Gould Street Development
 - Proposed Development blocks
 - Victoria Riverside



VIEW 7 | EXISTING

Mid-range view from Roger Street facing east - wireline view.

Key:

— Future
Gould Street
Development



VIEW 7 | PROPOSED

Mid-range view from Roger Street facing ease - wireline view.

- Key:**
- Future Gould Street Development
 - Proposed Development blocks



VIEW 7 | CUMULATIVE

Mid-range view from Roger Street facing east - wireline view.

Key:

- Future Gould Street Development
- Proposed Development blocks
- Meadowgate
- Victoria Riverside
- 2+3 Angel Square



VIEW 8 | EXISTING

Mid-range view from Barney Steps bridge facing south-west - fully rendered view.

Key:
— Future
Gould Street
Development



VIEW 8 | PROPOSED

Mid-range view from Barney Steps bridge facing south-west - fully rendered view.



VIEW 8 | CUMULATIVE

Mid-range view from Barney Steps bridge facing south-west - fully rendered view.

Key:

- Future Gould Street Development
- Meadowgate
- Victoria Riverside
- North View
- 4 Angel Square



VIEW 9 | EXISTING

Longe-range view from the junction of North Street/Cheetham Hill Road facing south-east - wireline view.

Key:

— Future
Gould Street
Development



VIEW 9 | PROPOSED

Longe-range view from the junction of North Street/Cheetham Hill Road facing south-east - wireline view.

Key:

- Future Gould Street Development
- Proposed Development blocks



VIEW 9 | CUMULATIVE

Longe-range view from the junction of North Street/Cheetham Hill Road facing south-east - wireline view.

Key:

- Future Gould Street Development
- Proposed Development blocks
- Meadowgate
- Victoria Riverside
- North View
- Swan House



VIEW 10 | EXISTING

Longe-range view from Queens Road Bridge facing south-west - wireline view.

Key:

— Future
Gould Street
Development



VIEW 10 | PROPOSED

Longe-range view from Queens Road Bridge facing south-west - wireline view.

Key:

- Future Gould Street Development
- Proposed Development blocks



VIEW 10 | CUMULATIVE

Longe-range view from Queens Road Bridge facing south-west - wireline view.

Key:

- Future Gould Street Development
- Proposed Development blocks
- Meadowgate
- Victoria Riverside
- 2+3 Angel Square
- North View
- Swan House





MANCHESTER

2 Back Grafton Street
Altrincham,
WA14 1DY
+44 (0)161 928 9281

LONDON

Waterside, 44-48 Wharf Road
London,
N1 7UX
+44 (0)207 253 5678

LIVERPOOL

Tempest 5.3, 12 Tithebarn Street,
Liverpool,
L2 2DT
+44 (0)151 363 1230