

Appendix 10.6: Cumulative Assessment

Cumulative Townscape Receptor		Cumulative Townscape Effects				
Area	Sensitivity	Construction Phase		Operational Phase – Completed Development		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
National Landscape Character Area						
Natural England’s NCA Profile 55: Manchester Conurbation	The Site and surrounding townscape form a localised part of this extensive NCA which extends to the M60 surrounding the conurbation of Manchester and south to include the settlements of Altringham, Cheadle Hulme and Bramhall beyond the M60. The NCA includes a number of major transport routes including the M56, M60, M67, M602, A6, A34, A56, A62, and A5103. The Site and adjoining townscape are clearly urban in character, with the surrounding built elements influenced by industrial heritage. The NCA is subject to high pressures for change and is considered to have a low value. The Proposed Development and cumulative schemes set out below will all be located within the large scale NCA: • Embankment West; • Port Loop; • Meadowside; • Greengate; • New Victoria Road; • 4 Angel Square; • Angel Meadows; • Mirabel Street; • Old Brewery Gardens; and • Chapel Street Hotel. Due to the urban context of this part of the NCA, its susceptibility to cumulative development is considered to be low. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	The temporary construction stage of the Proposed Development will introduce plant and machinery, material stockpiles and welfare facilities into a localised part of the NCA. Combined with the with the construction phase of cumulative schemes will not be perceived over a wide area and only will influence a small proportion of the large scale NCA and will represent a direct alteration to only a very small proportion of the NCA as a whole. The key characteristics of the NCA will remain unaffected. This would cause a Very Small cumulative magnitude of effect and result in a Negligible Beneficial cumulative effect. Although the Proposed Development will be located within the same NCA as the other cumulative schemes, they will all be located within the urban context of the developed part of the large scale NCA, where built form is typical. The Proposed Development will cause a cumulative magnitude of effect that is considered to be Very Small as the Proposed Development and cumulative schemes will not extend the influence of the existing urban area within the large scale NCA. When considered alongside the other cumulative schemes, the Proposed Development will be located within an existing urbanised section of the much larger NCA where the improved building quality, urban realm and landscape provision will cause a Very Small cumulative magnitude of effect. As such, the Development will result in a Negligible Beneficial cumulative significance of effect.
Manchester City Strategic Level City-Wide Urban Characterisation						

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City Centre SCA	The City Centre SCA contains pre-Victorian urban form and street pattern but is principally comprised of a mix of development from the Victorian period onwards although some areas exhibit a more eclectic mix of new built form in a variety of scales and uses with the core area mainly formed of taller and larger scale buildings. This results in a varied and in some parts incoherent townscape where any sense of tranquillity is diminished by town centre activities, roads, railway and tram lines as well as the numerous construction activities consistent with a city centre. The SCA exhibits areas of high quality public realm and public spaces which adds an element of townscape quality and enhances the visual amenity experience by creating a sense of place. The City Centre SCA contains a limited number of recreational resources and carries contains pockets of heritage designations including the Cathedral Conservation Area. Based on the above, the value of the CA is considered to be medium. The Proposed Development and cumulative schemes set out below will all be located within the large scale SCA: • Embankment West; • Port Loop; • Greengate; • New Victoria Road; • 4 Angel Square; • Angel Meadows; • Mirabel Street; • Old Brewery Gardens; and • Chapel Street Hotel. Due to the urban context of this part of the SCA, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on the north-eastern edge of the SCA extends up to 28 storeys. The combination of the medium value and low susceptibility results in a Low-Medium sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	The temporary construction activities will introduce plant and machinery, material stockpiles and welfare facilities into a localised part of the City Centre SCA where large scale and tall construction activities are a regular occurrence. Combined with the construction phase of cumulative schemes, the construction activities of the Proposed Development will not influence a wide area and where perceived together, will only influence a small proportion of the SCA. The construction phases will not change the character of the urban area. This will cause a Very Small cumulative magnitude of effect and result in a Negligible Adverse cumulative significance of effect. Although the Proposed Development will be located within the City Centre SCA alongside the cumulative schemes, they will all be located within the urban context of the developed City Centre SCA where built form is typical, complementing the urban grain and continued development of the City Centre SCA. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the improved building quality, urban realm and landscape provision will cause a Very Small cumulative magnitude of effect. As such, the Proposed Development will result in a Negligible Beneficial cumulative significance of effect.

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Central Area of Change SCA	The Central Area of Change SCA is predominantly formed of 1960s urban forms where lower density development is set within more open areas of highways, junctions, commercial yards or car parking and green spaces. The SCA exhibits a high occupancy of industrial commercial activity in predominantly low rise industrial sheds. The mix of residential and commercial/industrial development exhibit a low enclosure ratio with the commercial/industrial blocks set within areas of curtilage that includes surface car parking while the buildings themselves are often of a utilitarian massing and appearance often with unarticulated facades and metal cladding. This results in an unexceptional townscape, although the historic Strangeways Prison forming a cultural asset. The townscape retains a limited scenic quality due to properties and open spaces exhibiting some wear. Based on the above, the value of the CA is considered to be low. The Proposed Development and Old Brewery Gardens will be located within the large scale SCA. Due to the urban context of this part of the SCA, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on the north-eastern edge of the SCA extends up to 28 storeys. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	The temporary construction activities will introduce plant and machinery, material stockpiles and welfare facilities into a localised part of the Central Area of Change SCA where large scale and tall construction activities are a regular occurrence. Combined with the construction phase of Old Brewery Gardens within the SCA and other cumulative schemes in the adjacent City Centre SCA, the construction activities of the Proposed Development will not influence a wide area and where perceived together, will only influence a small proportion of the SCA. The construction phases will not change the character of the urban area. This will cause a Very Small cumulative magnitude of effect and result in a Negligible Adverse cumulative significance of effect. Although the Proposed Development will be located within the Central Area of Change SCA alongside the Old Brewery Gardens within the SCA and other cumulative schemes in the adjacent City Centre SCA, where they will all be located within the urban context of the developed city area where built form is typical, complementing the urban grain and continued development of the Central Area of Change SCA. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the improved building quality, urban realm and landscape provision will cause a Very Small cumulative magnitude of effect. As such, the Proposed Development will result in a Negligible Beneficial cumulative significance of effect.
Local Townscape Character Areas						

Cumulative Townscape Receptor		Cumulative Townscape Effects				
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TCA 1: Strangeways	TCA 1 is formed of predominantly warehousing and light industrial uses that are supplemented by retail and commercial buildings fronting onto A56 Great Ducie Street. The large blocks of built form with utilitarian massing and unarticulated facades are set within areas of surface car parking and low quality public realm. The combination of limited articulation to the built form and poor condition of the public realm results in an unexceptional townscape, although the presence of the historic Strangeways Prison represents a culturally recognisable element and publicly accessible green space along the River Irwell. Based on the above, the value of the TCA 1 is considered to be low. The Proposed Development and Old Brewery Gardens will be located within TCA 1. Due to the urban context of TCA 1, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on the south-eastern edge of TCA 1 extends up to 28 storeys. The combination of the low value and low susceptibility results in a Low sensitivity.	Small	Minor Adverse	Large	Major Beneficial	Combined with the construction phase of Old Brewery Gardens within the TCA 1 and other cumulative schemes in the adjacent TCA’s, the construction activities of the Proposed Development will occur within an urban setting where construction activities are typical features and will not alter the urban setting of TCA 1. This will cause a Small cumulative magnitude of effect and result in a Minor Adverse cumulative significance of effect. The Proposed Development will be located within TCA 1 alongside the Old Brewery Gardens, with other cumulative schemes in adjacent TCA’s, where they will all be located within the urban context of the developed city area with built form typical. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the improved building quality, urban realm and landscape provision will cause a Large cumulative magnitude of effect. As such, the Proposed Development will result in a Major Beneficial cumulative significance of effect.
TCA 2: Cheetham Hill	TCA 2 is formed of predominantly warehousing and light industrial uses that are set within a grid formation with utilitarian massing and unarticulated facades set within areas of surface car parking and low quality public realm with limited public accessibility. The combination of limited articulation to the built form and poor condition of the public realm results in an unexceptional townscape with limited scenic quality due to the lack of green space and limited cultural associations. Based on the above, the value of the TCA 2 is considered to be low. The Proposed Development and other cumulative schemes will be located within TCA’s adjacent to TCA 2. Due to the urban context of TCA 2, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on Site extends up to 28 storeys. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Small	Minor Beneficial	Given the urban nature of TCA 2 and the predominantly industrial land uses, the temporary construction phase of the Proposed Development and cumulative schemes will occur in the adjacent TCA’s where the construction activities of the Proposed Development will form typical features of the developed environment and will not alter the urban setting of TCA 2. This will cause a Small cumulative magnitude of effect and result in a Minor Adverse cumulative significance of effect. The Proposed Development and cumulative schemes will occur in the adjacent TCA’s where they will be perceived within the urban setting of TCA 2 and the developed city area with built form typical. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the perceived improvements to building quality will cause a Small cumulative magnitude of effect. As such, the Proposed Development will result in a Minor Beneficial cumulative significance of effect.

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TCA 3: Green Quarter	TCA 3 is predominantly formed of modern high-density residential blocks, some of which are over 15 storeys in height and create a variety of materials, styles and articulations. The built form follows the grid pattern of the former industrial area and exhibits areas of green spaces between the development blocks, some of which are publicly accessible. The combination of regeneration of the built form and public realm is however slightly diminished by disturbance of traffic using the A665, the proximity to active and disused railway lines and the declining condition of the adjacent TCA 2. Based on the above, the value of the TCA 3 is considered to be Medium. The Proposed Development and other cumulative schemes will be located within TCA’s adjacent to TCA 3. Due to the urban context of TCA 3, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on Site extends up to 28 storeys. The combination of the medium value and low susceptibility results in a Low-Medium sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Given the urban nature of TCA 3, the temporary construction phase of the Proposed Development and cumulative schemes will occur in the adjacent TCA’s where the construction activities of the Proposed Development will form typical features of the developed environment and will not alter the urban setting of TCA 3. This will cause a Very Small cumulative magnitude of effect and result in a Negligible Adverse cumulative significance of effect. The Proposed Development and cumulative schemes will occur in the adjacent TCA’s where they will be perceived within the urban setting of TCA 3 and the developed city area with built form typical. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the perceived improvements to building quality will cause a Very Small cumulative magnitude of effect. As such, the Proposed Development will result in a Negligible Beneficial cumulative significance of effect.
TCA 4: New Co-op Site	TCA 4 is characterised by the juxtaposition of low rise Victorian brick buildings and the taller new buildings of architectural merit set within well considered public realm and green space. The combination of regeneration of the built form and public realm is however slightly diminished by disturbance of traffic using the A665 and the proximity to active and disused railway lines. Based on the above, the value of the TCA 4 is considered to be Medium. The cumulative schemes of 4 Angel Square, and Angel Meadows are located within TCA 4 although the Proposed Development and other cumulative schemes will be located outside the TCA. Due to the urban context of TCA 4, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on Site extends up to 28 storeys. The combination of the medium value and low susceptibility results in a Low-Medium sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Due to the developed nature of TCA 4 and the existing construction activities within the TCA, the temporary construction phase of the Proposed Development combined with cumulative schemes in adjacent TCA’s, and the cumulative schemes of 4 Angel Square and Angel Meadows within TCA 4 will not alter its urban setting. The perceptible construction phase of the Proposed Development will cause a Very Small cumulative magnitude of effect and result in a Negligible Adverse cumulative significance of effect. The Proposed Development combined with cumulative schemes in adjacent TCA’s, and the cumulative schemes of 4 Angel Square and Angel Meadows located within TCA 4 will be set within TCA 4’s urban character where built form is typical. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the perceived improvements to building quality will cause a Very Small cumulative magnitude of effect. As such, the Proposed Development will result in a Negligible Beneficial cumulative significance of effect.

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TCA 5: Noma	TCA 5 is characterised by a relatively formal urban grid structure and large scale blocks of 20th Century development. The TCA includes the Shudehill Conservation Area and a number of listed buildings. The TCA is tied together through a consistent public realm which creates a sense of place for TCA 5 which is considered to have a high value. The cumulative scheme of New Victoria Street is located within TCA 5 although the Proposed Development and other cumulative schemes will be located outside the TCA. Due to the urban context of TCA 5, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on Site extends up to 28 storeys. The combination of the high value and low susceptibility results in a Medium sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Due to the developed nature of TCA 5 and the existing construction activities within the TCA, the temporary construction phase of the Proposed Development combined with cumulative schemes in adjacent TCA’s, and the cumulative scheme of New Victoria Street within TCA 5 will not alter its urban setting. The perceptible construction phase of the Proposed Development will cause a Very Small cumulative magnitude of effect and result in a Negligible Adverse cumulative significance of effect. The Proposed Development combined with cumulative schemes in adjacent TCA’s, and the cumulative scheme of New Victoria Street located within TCA 5, will be set within the context of TCA 5’s urban character where built form is typical. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the perceived improvements to building quality will cause a Very Small cumulative magnitude of effect. As such, the Proposed Development will result in a Negligible Beneficial cumulative significance of effect.
TCA 6: Medieval Quarter	TCA 6 is characterised by the Cathedral Conservation Area and historically significant listed buildings including the Grade I Listed Manchester Cathedral which are set within an open and organic urban form with areas of greenspace and consistent public realm such as the Cathedral Gardens where the more modern buildings such as Urbis create a juxtaposition with the historic cathedral. As such, TCA 6 is considered to have a high value. The Proposed Development and other cumulative schemes will be located within TCA’s adjacent to TCA 6. Due to the urban context of TCA 6, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on Site extends up to 28 storeys. The combination of the high value and low susceptibility results in a Medium sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Given the urban nature of TCA 6, the temporary construction phase of the Proposed Development and cumulative schemes will occur in the adjacent TCA’s where the construction activities of the Proposed Development will form typical features of the developed environment and will not alter the urban setting of TCA 6. This will cause a Very Small cumulative magnitude of effect and result in a Negligible Adverse cumulative significance of effect. The Proposed Development and cumulative schemes will occur in the adjacent TCA’s where they will be perceived within the urban setting of TCA 6 and the developed city area with built form typical. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the perceived improvements to building quality will cause a Very Small cumulative magnitude of effect. As such, the Proposed Development will result in a Negligible Beneficial cumulative significance of effect.

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TCA 7: Greengate	TCA 7 follows part of the River Irwell which bounds the southern edge of the TCA while the 6042 forms the northern edge where a mixture of building types and styles combine with a limited sense of place. The TCA exhibits some historic qualities such as the brick viaduct that are complimented by more modern public realm improvements such as those at Greengate Square. As such, TCA 7 is considered to have a low value. The cumulative schemes of Embankment West, Port Loop, Greengate and Mirabel Street are located within TCA 7 although the Proposed Development and other cumulative schemes will be located outside the TCA. Due to the urban context of TCA 4, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on Site extends up to 28 storeys. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	Due to the developed nature of TCA 7 and the existing construction activities within the TCA, the temporary construction phase of the Proposed Development combined with cumulative schemes in adjacent TCA’s, and the cumulative schemes of Embankment West, Port Loop, Greengate and Mirabel Street located within TCA 7 will not alter its urban setting. The perceptible construction phase of the Proposed Development will cause a Very Small cumulative magnitude of effect and result in a Negligible Adverse cumulative significance of effect. The Proposed Development combined with cumulative schemes in adjacent TCA’s, and the cumulative schemes of Embankment West, Port Loop, Greengate and Mirabel Street located within TCA 7, will be set within the context of TCA 7’s urban character where built form is typical. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the perceived improvements to building quality will cause a Very Small cumulative magnitude of effect. As such, the Proposed Development will result in a Negligible Beneficial cumulative significance of effect.
TCA 8: Manchester Arena and Victoria Station	TCA 8 is predominantly formed of two adjoined built forms and as such, is defined by these substantial townscape components which exhibit a contrast between the historic façade of the station building and the more modern elements of the station redevelopment and the Arena building. The TCA contains a limited amount of public space and exhibits a limited sense of place. As such, TCA 8 is considered to have a low value. The Proposed Development and other cumulative schemes will be located within TCA’s adjacent to TCA 8. Due to the urban context of TCA 8, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on Site extends up to 28 storeys. The combination of the low value and low susceptibility results in a Low sensitivity.	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	As a result of the urban nature of TCA 8, the temporary construction phase of the Proposed Development and cumulative schemes will occur in the adjacent TCA’s where the construction activities of the Proposed Development will form typical features of the developed environment and will not alter the urban setting of TCA 8. This will cause a Very Small cumulative magnitude of effect and result in a Negligible Adverse cumulative significance of effect. The Proposed Development and cumulative schemes will occur in the adjacent TCA’s where they will be perceived within the urban setting of TCA 8 and the developed city area with built form typical. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the perceived improvements to building quality will cause a Very Small cumulative magnitude of effect. As such, the Proposed Development will result in a Negligible Beneficial cumulative significance of effect.

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TCA 9: Irwell Riverside	TCA 9 comprises an area of relatively formal urban grid and low-density residential development alongside residential flats and small-scale industrial buildings, giving the TCA a limited sense of place. A belt of mature trees and scrubby vegetation traverse the banks of the River Irwell but does not promote access to the river frontage. As such, TCA 9 is considered to have a low value.	Very Small	Negligible Adverse	Small	Minor Beneficial	Due to the urban nature of TCA 9 and developed context with emerging development in adjacent TCA’s, with the temporary construction phase of the Proposed Development and cumulative schemes occurring in the adjacent TCA’s, the construction activities of the Proposed Development will form typical features of the developed environment and will not alter the urban setting of TCA 9. The temporary construction phase of the Proposed Development will cause a Small cumulative magnitude of effect and result in a Minor Adverse cumulative significance of effect.
	The Proposed Development and other cumulative schemes will be located within TCA’s adjacent to TCA 9.					The Proposed Development and cumulative schemes will occur in the adjacent TCA’s where they will be perceived within the urban setting of TCA 9 and the developed city area with built form being typical. When considered alongside the cumulative schemes, the Proposed Development will be located within an area of existing urban character where the perceived improvements to building quality will cause a Small cumulative magnitude of effect. As such, the Proposed Development will result in a Minor Beneficial cumulative significance of effect.
	Due to the urban context of TCA 9, its susceptibility to cumulative development is considered to be low. Furthermore, the Boddingtons Strategic Regeneration Framework and Addendum recognises that the height of development on Site extends up to 28 storeys.					
	The combination of the low value and low susceptibility results in a Low sensitivity.					
Character of the Site						
Townscape Character of the Site	The Site is comprised of an area of land currently utilised as surface level car park east of Great Ducie Street since the demolition of the former Boddingtons Brewery. The Site exhibits a declining condition with inconsistent surface and boundary treatments creating a low quality public realm that forms a poor frontage onto Great Ducie Street. The Site provides limited physical and visual accessibility and as such, is considered to have a low value. Due to the combination of disturbance, proximity to tall building development and the limited sense of place, the Site is considered to have a low susceptibility to cumulative development. The combination of the low value and low susceptibility results in a Low sensitivity.	Large	Major Adverse	Large	Major Beneficial	The temporary construction phase of the Proposed Development will occupy land that is currently occupied by surface level car parking. Any perceived effects on the Site from construction operations for cumulative schemes in the wider townscape such as the adjacent Old Brewery Gardens, will consolidate the sense of disturbance on the Site. Ground level and elevated movement and noise will combine with construction activities in the wider urban area which will cause a Large cumulative magnitude of effect and result in a Major Adverse cumulative effect upon the character and setting of the Site. At Completion, the Proposed Development will provide Site-wide improvements to the quality of built form through the delivery of a homogeneous townscape element. The block arrangement of the Proposed Development will allow a much clearer legibility of the Site with any perceived effects on the Site from built form on the sites of cumulative schemes in the wider townscape providing a consolidation the existing urban context of the surrounding townscape. Landscape proposals and exterior treatments of the Proposed Development will combine with the adjacent Old Brewery Gardens development to deliver connected green infrastructure and coherent materiality that reflects the industrial heritage of the city and will cause a Large cumulative magnitude of effect. As such, the Proposed Development will result in a Major Beneficial cumulative effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
01	View west from Victoria Place, Cheetham Hill Road	The viewpoint is located on the junction of A665 Cheetham Hill Road and A6042 Ring Road which is busy with heavy vehicular traffic. The buildings that front onto the junction are comprised of a mixture of ages and styles with the concrete car park of Manchester Area contrasting with older buildings on Cheetham Hill Road. The wide junction allows views along the roads where views are limited in extent due to the urban and developed nature of the location. The foreground of the views are characterised by highway clutter associated with the roads such as street lights, traffic lights and bollards as well as signage and advertising on buildings fronting onto the junction. The views do not contain and cultural associations and do not exhibit any scenic quality with no rare townscape features visible. As such, views gained in this location are considered to have a low value. The cumulative schemes of Port Loop, Greengate and Old Brewery Gardens will all be visible alongside the Proposed Development in views to the west. Visual receptors at this location include those using the footways along the roads and those within offices at Victoria Place or hotel rooms at Park Inn. However due to the urban context of this location within a built-up area where tall buildings are currently under construction and are typical of urban environments. As such, the susceptibility of visual receptors to cumulative development, is considered to be medium. On the basis of the above the sensitivity of receptors at this location is considered to be Low-Medium.	Transient and Fixed	Restricted	Partial	Partial	Small	Minor Adverse	Small	Minor Beneficial	The temporary construction phase of the Proposed Development will be seen in the same section of views as construction activities for the cumulative scheme of Old Brewery Gardens in the foreground of views, as well as alongside construction activities for cumulative schemes of Port Loop and Greengate. Construction activities for the Proposed Development will combine with construction activities for the cumulative schemes to occupy a wide section of the view but will be partially screened from view by construction activities at the Old Brewery Gardens. The addition of the construction activities for the Proposed Development will cause a Small cumulative magnitude of effect as they will consolidate the tall construction works in views. This will result in a Minor Adverse cumulative significance of effect. At Completion, the Proposed Development will be partially visible above the cumulative scheme of the Old Brewery Gardens and will be seen alongside the cumulative schemes of Port Loop and Greengate north of the A4062. This combination of development will represent a consolidation of built form on the edge of the city centre and marking a transition from the taller buildings south of the A4062 to lower rise built form north of the Site. The Proposed Development will combine with the blocks of the Old Brewery Gardens scheme to deliver a coherent materiality that reflects the industrial heritage of the city, providing a strong articulation of building facades. The blocks of the Proposed Development and cumulative scheme of Old Brewery Gardens will complement each other and create a defined skyline element that does not compete with the taller cumulative schemes south of the A4062. As such, the Proposed Development will cause a Small cumulative magnitude of effect, resulting in a Minor Beneficial significance of effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportio n ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significanc e of Effect	Magnitude of Effect	Significance of Effect	
02	View north from junction of Fennel Street and Corporation Street	The viewpoint is located within the Cathedral Conservation Area on the junction of Fennel Street and Corporation Street outside the Urbis building and within the public space adjacent to the Cathedral Gardens. The public realm in the foreground provides a coherent element to views where the new built forms of the Urbis create a juxtaposition with historic buildings such as Chetham’s School of Music and the open space of Cathedral Gardens which has some scenic quality with the public realm utilised for a variety of events, some of which introduce3 clutter into the foreground of views. As such, views gained in this location are considered to have a medium value. The cumulative schemes of Port Loop, and Old Brewery Gardens will be visible alongside the Proposed Development in views north. Visual receptors at this location include those using the footways and public realm as well as those within office and commercial buildings surrounding Cathedral Gardens. However due to the urban context of this location within a built-up area where tall buildings are currently under construction and are typical of urban environments. As such, the susceptibility of visual receptors to cumulative development, is considered to be medium. On the basis of the above the sensitivity of receptors at this location is considered to be Medium.	Transient and Fixed	Restricted	Partial	Limited	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	The temporary construction phase of the Proposed Development will be seen in the same section of views as construction activities for the cumulative scheme of Old Brewery Gardens and Port Loop. Construction activities for the Proposed Development will combine with construction activities for the cumulative schemes to occupy a wide section of the view but will be partially screened from view by intervening built form and foreground elements. The addition of the construction activities for the Proposed Development will cause a Small cumulative magnitude of effect as they will consolidate the tall construction works in views. This will result in a Minor Adverse cumulative significance of effect. At Completion, the top of the Proposed Development will be partially visible above existing built form alongside Chetham’s School of Music and alongside the cumulative scheme of Old Brewery Gardens, with the taller cumulative scheme of Port Loop also visible in views north. The Proposed Development would combine with the cumulative scheme of Old Brewery Gardens with consistent exterior treatments to complement each other and create a defined skyline element that does not compete with the taller cumulative scheme of Port Loop which will be seen west of Chetham’s School of Music. As such, the Proposed Development will cause a Very Small cumulative magnitude of effect, resulting in a Negligible Beneficial cumulative significance of effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
03	View north from Victoria Street at Cathedral Yard	The viewpoint is located along Victoria Street, in the vicinity of the entrance to Manchester Cathedral and within the Cathedral Conservation Area. Views north along Victoria Street are partially curtailed by the Embankment Towers with Manchester Arena partially visible at the extent of views and the top of Strangeways Prison tower visible between the two. The public realm in the foreground provides a coherent element to views and the historic Manchester Cathedral provides some scenic quality to the urban view. The cathedral is situated adjacent to Victoria Street where highway infrastructure and movement of traffic creates an element of clutter in views. As such, views gained in this location are considered to have a medium value. The cumulative schemes of Port Loop, Mirabel Street and Old Brewery Gardens will all be visible alongside the Proposed Development in views north. Visual receptors at this location include those using the footways and public realm in the vicinity of Victoria Street, which is located within the Cathedral Conservation Area. Within the urban context of this location and the built-up area of the city centre, tall buildings are typical elements in views. As such, the susceptibility of visual receptors to cumulative development, is considered to be medium. On the basis of the above the sensitivity of receptors at this location is considered to be Medium.	Transient	Restricted	Partial	Limited	Small	Minor Adverse	Small	Minor Beneficial	The temporary construction phase of the Proposed Development will be seen in the same section of views as construction activities for the cumulative scheme of Old Brewery Gardens, Port Loop and Mirabel Street. Construction activities for the Proposed Development will combine with construction activities for the cumulative schemes to occupy a wide section of the view but will be partially screened from view by intervening built form and foreground elements. The addition of the construction activities for the Proposed Development will cause a Small cumulative magnitude of effect as they will consolidate the tall construction works in views north where they will appear on the skyline. This will result in a Minor Adverse cumulative significance of effect. At Completion, the top of the Proposed Development will be partially visible above the Manchester College buildings and alongside the cumulative schemes of Old Brewery Gardens and Mirabel Street, with Port Loop being visible in the same section of view above Embankment West. The Proposed Development will combine with the cumulative scheme of Old Brewery Gardens with consistent exterior treatments to complement each other and create a defined skyline element, complemented by the cumulative scheme at Mirabel Street, and will not compete with the taller cumulative scheme of Port Loop or foreground elements such as Manchester Cathedral and the new Embankment Towers. As such, the Proposed Development will cause a Small cumulative magnitude of effect, resulting in a Minor Beneficial cumulative significance of effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
04	View east from A6042 Ring Road	The viewpoint is located east facing along the A6042 on the overbridge of the River Irwell. Views are channelled along the road corridor by tall buildings south of the road, although oblique views into the vegetated corridor of the River Irwell are available. The Travelodge building immediately adjacent to the northern boundary of the Site and the Manchester College building immediately adjacent to the southern boundary of the Site are partially visible amongst the vegetation on the eastern bank of the River Irwell. The public realm in the foreground exhibits an element of decline and seen alongside highway infrastructure and movement of traffic, creates an element of clutter in views. As such, views gained in this location are considered to have a low value. The cumulative schemes of Mirabel Street, New Victoria Road, Angel Meadows and Old Brewery Gardens will all be visible alongside the Proposed Development in views east. Visual receptors at this location include those using the footways and travelling on the A6042 as well as those in residential buildings adjacent to the road. Within the urban context of this location and the built-up area of the city centre, tall buildings are typical elements in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be low. On the basis of the above the sensitivity of receptors at this location is considered to be Low.	Transient and fixed	Restricted	Partial	Limited	Small	Minor Adverse	Medium	Moderate Beneficial	The temporary construction phase of the Proposed Development will be seen in the same section of views as construction activities for the cumulative scheme of Old Brewery Gardens Angel Meadows, New Victoria Road and Mirabel Street. Construction activities for the Proposed Development will combine with construction activities for the cumulative schemes to occupy a wide section of the view but will appear alongside and partially screen construction activities at the Old Brewery Gardens. The addition of the construction activities for the Proposed Development will cause a Small cumulative magnitude of effect as they will consolidate the tall construction works in views without extending the amount of view occupied. This will result in a Minor Adverse cumulative significance of effect. At Completion, the Proposed Development will be partially visible in the foreground of the cumulative scheme of the Old Brewery Gardens and will be seen alongside the taller parts of cumulative schemes Angel Meadows, New Victoria Road and Mirabel Street. The Proposed Development will combine with the blocks of the Old Brewery Gardens scheme to deliver a coherent materiality that reflects the industrial heritage of the city, with the exterior treatments providing a strong articulation of building facades complement each other and create a defined skyline element that also complements the taller development in the city centre, south of the A4062. The combination of the Proposed Development and the Old Brewery Gardens cumulative scheme will aid with wayfinding and mark the transition from the low rise built form north of the Site to the taller built form within the city centre to the south. As such, the Proposed Development will cause a Medium cumulative magnitude of effect, resulting in a Moderate Beneficial cumulative significance of effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
05	View east from footbridge over River Irwell linking East Philip Street and Cottenham Lane	The viewpoint is located west of the Site on the footbridge that crosses the River Irwell and connects the residential and commercial area of East Philip Street to the south of the river, with the industrial area of Cotterham Lane north of the river. Views along the River corridor are oblique views for receptors using the footbridge and are channelled along the river by the vegetated river banks, although some views of buildings adjacent to the river are available through gaps in the trees and taller buildings are seen over the trees. The Travelodge building and the Manchester College building immediately adjacent to the boundary of the Site are partially visible over and amongst vegetation on the river bank which exhibits a declining condition of public realm. As such, views gained in this location are considered to have a low value. The cumulative schemes of Port Loop, New Victoria Road, Angel Meadows and Old Brewery Gardens will all be visible alongside the Proposed Development in views east. Visual receptors at this location are predominantly transient receptors using the footbridge to cross the river where views they are afforded are within the setting of the urban and built-up centre of Manchester where tall buildings and construction activities are typical features in views. As such, the susceptibility of visual receptors to cumulative development, is considered to be low. On the basis of the above the sensitivity of receptors at this location is considered to be Low.	Transient	Restricted	Glimpse	Limited	Small	Minor Adverse	Small	Minor Beneficial	The temporary construction phase of the Proposed Development will be seen in the same section of views as construction activities for the cumulative scheme of Old Brewery Gardens, New Victoria Road and Port Loop. Construction activities for the Proposed Development will combine with construction activities for the cumulative schemes to occupy a wide section of the view but will appear alongside and partially screen construction activities at the Old Brewery Gardens. The addition of the construction activities for the Proposed Development will cause a Small cumulative magnitude of effect as they will consolidate the tall construction works in views without extending the amount of view occupied. This will result in a Minor Adverse cumulative significance of effect. At Completion, the Proposed Development will be partially visible in the foreground of the cumulative scheme of the Old Brewery Gardens and will be seen alongside the taller parts of cumulative scheme Port Loop and existing development south of the A4062. The Proposed Development will combine with the blocks of the Old Brewery Gardens scheme, where visible above vegetation lining the River Irwell, and will complement each other and create a defined skyline element that also complements the taller cumulative scheme Port Loop and existing development in the city centre, south of the A4062. The combination of the Proposed Development and the Old Brewery Gardens cumulative scheme will aid with wayfinding and mark the transition from the low rise built form north of the Site to the taller built form within the city centre including cumulative schemes at New Victoria Road and Port Loop. As such, the Proposed Development will cause a Small cumulative magnitude of effect, resulting in a Minor Beneficial cumulative significance of effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportio n ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significanc e of Effect	Magnitude of Effect	Significance of Effect	
06	View east from A5066 Broughton Bridge over River Irwell	The viewpoint is located west of the Site on the bridge over the River Irwell that carries the A5066 and its road traffic. Oblique views along the River Irwell corridor towards the centre of Manchester, gained by visual receptors using the bridge, are channelled along the straight section of river by vegetation and built form either side of the river towards the modern built forms in the centre of Manchester. The sloping grass bank and straight edge to the river represent a declining condition of river edge that combines with built forms that do not contribute positively to a sense of place through orientation, materiality and massing, such as Greyfriar Court in the foreground. As such, views gained in this location are considered to have a low value. The cumulative schemes of Greengate, Port Loop, Mirabel Street, New Victoria Road, 4 Angel Square, Angel Meadows and Old Brewery Gardens will all be visible alongside the Proposed Development in views east. Visual receptors at this location are predominantly transient receptors using bridge to cross the river and by those within residential properties adjacent to the bridge such as Riverside House Student Halls, where views they are afforded are within the setting of the urban and built-up centre of Manchester with tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to cumulative development, is considered to be low. On the basis of the above the sensitivity of receptors at this location is considered to be Low.	Transient and fixed	Restricted	Glimpse	Limited	Small	Minor Adverse	Small	Minor Beneficial	The temporary construction phase of the Proposed Development will be seen in the same section of views as construction activities for the cumulative scheme of Greengate, Port Loop, Mirabel Street, New Victoria Road, 4 Angel Square, Angel Meadows and Old Brewery Gardens. Construction activities for the Proposed Development will combine with construction activities for the cumulative schemes to occupy a wide section of the view but will appear alongside and partially screen construction activities at the Old Brewery Gardens and Angel Meadows. The addition of the construction activities for the Proposed Development will cause a Small cumulative magnitude of effect as they will consolidate the tall construction works in views without extending the amount of view occupied. This will result in a Minor Adverse cumulative significance of effect. At Completion, the Proposed Development will be partially visible in the same section of view as the cumulative scheme of the Old Brewery Gardens and Angel Meadow and will be seen alongside the taller parts of cumulative scheme Port Loop and Greengate as well as existing development south of the A4062. The Proposed Development will combine with the blocks of the Old Brewery Gardens scheme and Angel Meadows scheme to create a defined skyline element that also complements the taller cumulative schemes Port Loop and Greengate and existing development in the city centre. The combination of the Proposed Development, Angel Meadows and the Old Brewery Gardens cumulative schemes will create a varied and articulated skyline that aids wayfinding and mark the transition from the low rise built form north of the Site to the taller built form within the city centre including cumulative schemes at Greengate and Port Loop. As such, the Proposed Development will cause a Small cumulative magnitude of effect, resulting in a Minor Beneficial cumulative significance of effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
07	View south-east from A56 Great Ducie Street/ Bury New Road	The viewpoint is located along the A56 Great Ducie Street are characterised by the highway infrastructure and shop front signage that create clutter in the views. The Travelodge on the north-west corner of the Site and Manchester College on the south-west corner of the Site are visible along the road corridor with Strageways Prison and the cultural associations of it in views gained along this section of the A56 towards the centre of Manchester. The western edge of the Site is visible in views towards the modern built forms in the centre of Manchester. The level of visual clutter and discordant retail frontages combine to represent a declining condition of public realm in the foreground of views. As such, views gained in this location are considered to have a low value. The cumulative schemes of Angel Meadows and Old Brewery Gardens will all be visible alongside the Proposed Development in views south-east. Visual receptors at this location are predominantly transient receptors travelling towards Manchester city centre where views are characterised by the setting of the urban and built-up centre of Manchester with tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to cumulative development, is considered to be low. On the basis of the above the sensitivity of receptors at this location is considered to be Low.	Transient and fixed	Restricted	Partial	Partial	Medium	Moderate Adverse	Medium	Moderate Beneficial	The temporary construction phase of the Proposed Development will be partially visible the same section of views as construction activities for the cumulative scheme of Angel Meadows and Old Brewery Gardens for visual receptors with views south-east along Great Ducie Street. Construction activities for the Proposed Development will occupy a wide section of the skyline in close range views. The addition of the construction activities for the Proposed Development will cause a Medium cumulative magnitude of effect as they will consolidate the tall construction works in views without extending the amount of view occupied. This will result in a Moderate Adverse cumulative significance of effect. At Completion, the Proposed Development will be partially visible alongside the cumulative scheme of the Old Brewery Gardens where it will represent a consolidation of built form on the edge of the city centre aiding in providing a sense of arrival to the city centre for receptors facing towards the city centre. The Proposed Development will combine with the blocks of the Old Brewery Gardens scheme to deliver a coherent materiality that reflects the industrial heritage of the city, providing a strong articulation of building facades. The blocks of the Proposed Development and cumulative scheme of Old Brewery Gardens will complement each other and create a defined skyline element. As such, the Proposed Development will cause a Medium cumulative magnitude of effect, resulting in a Moderate Beneficial significance of effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
08	View west from Bromley Street	The viewpoint is located along Bromley Street to the east of the Site and north-east of the city centre. The foreground of views is characterised by fencing and visual clutter associated with surface level car parking and plant storage. The foreground of views represents a declining condition of townscape in longer views towards the city centre where an eclectic variety of building styles and materials represents continued change. The evolving townscape prevents any views towards designated features or the Site, which is entirely screened from view by existing built form. As such, views gained in this location are considered to have a low value. The cumulative schemes of Angel Meadows, 4 Angel Square, New Victoria Road, Port Loop, Greengate and Old Brewery Gardens will all be visible alongside the Proposed Development in views south-east. Visual receptors at this location are predominantly transient receptors travelling towards Manchester city centre where views are characterised by the setting of the urban city centre with tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to cumulative development, is considered to be low. On the basis of the above the sensitivity of receptors at this location is considered to be Low.	Transient	Restricted	Glimpse	Limited	Very Small	Negligible Adverse	None	Neutral	The temporary construction phase of the Proposed Development will be almost entirely screened from view by the existing built form within the centre of Manchester that occupies intervening land. Where the tallest construction works and cranes are visible over elements on intervening land, they will appear alongside construction activities for cumulative schemes Angel Meadows, 4 Angel Square, New Victoria Road, Port Loop, Greengate and Old Brewery Gardens. The addition of construction activities for the proposed development to the section of skyline where cumulative construction activities are visible will cause a Very Small magnitude of cumulative effect, which will result in a Negligible Adverse cumulative significance of effect. At Completion, the Proposed Development will be almost entirely screened from view by the existing built form on intervening land and vegetation in the foreground. As such, the Proposed Development will cause a cumulative magnitude of effect of None and result in a Neutral cumulative significance of effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
09	View south-west from Bignor Street Park	The viewpoint is located within Bignor Street Park to the north-east of the Site. The foreground of views is dominated by the park which is lined by mature trees along the park boundaries. Some elements in the foreground represent a declining condition of the features in the view with broken fences and play equipment visible. The Strangeways Prison tower is visible amongst the taller and more modern townscape elements in the background of views towards the city centre where the variety of building styles and materials represents continued change. As such, views gained in this location are considered to have a low value. The cumulative schemes of Angel Meadows, 4 Angel Square, New Victoria Road, Port Loop, Greengate and Old Brewery Gardens will all be visible alongside the Proposed Development in views south-east. Visual receptors at this location are predominantly engaged in recreation where their view may be focused on the enjoyment of their environment. Framed views between trees towards Manchester city centre are characterised by modern tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to cumulative development, is considered to be low. On the basis of the above the sensitivity of receptors at this location is considered to be Low.	Transient	Restricted	Partial	Limited	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	The temporary construction phase of the Proposed Development will be partially visible the same section of views as construction activities for the cumulative scheme of Angel Meadows, Old Brewery Gardens and Greengate for visual receptors with views south-west from Bignor Street Park. Construction activities for the Proposed Development and cumulative schemes will occupy a wide section of the skyline where gaps in trees lining the park boundary, with construction activities for Greengate, Port Loop and Old Brewery Gardens combining in the same gap between trees and construction activities for Angel Meadows being visible further east in the same view. The addition of the construction activities for the Proposed Development will cause a Very Small cumulative magnitude of effect as they will consolidate the tall construction works in long distance views without extending the amount of view occupied. This will result in a Negligible Adverse cumulative significance of effect. At Completion, the Proposed Development will be partially visible alongside the cumulative scheme of the Greengate, Port Loop and Old Brewery Gardens where it will represent a consolidation of built form on the edge of the city centre in long distance views through gaps in trees lining the boundary of the park. The consolidation of built form in the city centre will aid in signposting the city centre in views. As such, the Proposed Development will cause a Very Small cumulative magnitude of effect, resulting in a Negligible Beneficial significance of effect.

Representative Viewpoint			Visual Effects								
Ref	Name	Sensitivity	Type ⁱ	Nature ⁱⁱ	Intrusion ⁱⁱⁱ	Proportion ^{iv}	Construction Phase		Operational Phase – Year 1		Notes
							Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
10	View south-east from Albert Park	The viewpoint is located within Albert Park where views gained by visual receptors are predominantly focused within the park, the boundaries of which are lined by mature trees. The Anaconda Cut Residencies is one of the more visible taller and modern townscape elements in the background of views towards the city centre where the variety of building styles and materials represents continued change. As such, views gained in this location are considered to have a low value. The cumulative schemes of Angel Meadows, 4 Angel Square, New Victoria Road, Port Loop, Greengate, Mirabel Street and Old Brewery Gardens will all be visible alongside the Proposed Development in views south-east. Visual receptors at this location are predominantly engaged in recreation where their view may be focused on the enjoyment of their environment. Framed views between trees towards Manchester city centre are characterised by modern tall buildings and construction activities forming typical features in views. As such, the susceptibility of visual receptors to the type of development proposed, is considered to be low. On the basis of the above the sensitivity of receptors at this location is considered to be Low.	Transient	Restricted	Partial	Limited	Very Small	Negligible Adverse	Very Small	Negligible Beneficial	The temporary construction phase of the Proposed Development will be partially visible the same section of views as construction activities for the cumulative scheme of Angel Meadows, 4 Angel Square, New Victoria Road, Port Loop, Greengate, Mirabel Street and Old Brewery Gardens for visual receptors with views south-east from Albert Park. Construction activities for the Proposed Development and cumulative schemes will occupy a wide section of the skyline in views towards the city centre. The addition of the construction activities for the Proposed Development will cause a Very Small cumulative magnitude of effect as they will appear amongst other tall construction works in long distance views without extending the amount of view occupied. This will result in a Negligible Adverse cumulative significance of effect. At Completion, the Proposed Development will be partially visible alongside the cumulative scheme of the Greengate, Port Loop, New Victoria Road, Old Brewery Gardens and Angel Meadows, where it will represent a consolidation of built form on the edge of the city centre in long distance views. The consolidation of built form in the city centre will aid in signposting the city centre in views towards the urban area. As such, the Proposed Development will cause a Very Small cumulative magnitude of effect, resulting in a Negligible Beneficial significance of effect.

ⁱ Type of receptor: Fixed, Transient

ⁱⁱ Nature of the view of the Development: Open, Filtered/restricted, None

ⁱⁱⁱ Degree of visual intrusion of the Development (extent of the view occupied by the Development): Full, Partial, Glimpse, None

^{iv} Proportion of the Development visible: Full, Most, Partial, Limited, None