

OVG Manchester:

Appendix 11.2 – Visual Baseline and Effects

Appendix 11.2: Visual Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of View	Susceptibility to Change	Overall Sensitivity of Receptor
1: View south from pedestrian crossing on Alan Turing Way A6010, at the junction with Briscoe Lane.	<u>Designation:</u> Grade II listed Philips Park Cemetery; Grade II listed Philips Park Cemetery Entrance Lodge; Grade II listed Philips Park Cemetery Gates and Railings <u>Distance:</u> Approximately 0.34km from north eastern site edge.	View south from pedestrian crossing on Alan Turing Way A6010, at the junction with Briscoe Lane and opposite the pedestrian entrance to Phillips Park Cemetery. The A6010 forms a key strategic vehicular route on the eastern outskirts of the city centre. The route also forms a key pedestrian approach to the stadium on match day. The foreground of the view is dominated by roadway and associated highways infrastructure, including lighting columns, signage and traffic lights. The foreground of the view includes Grade II listed structures associated with Phillips Park cemetery, including the Gates and Railings as well as the Entrance Lodge. The Entrance Lodge forms an especially prominent feature within the view. The Etihad Stadium forms a clear central landmark feature, terminating the view in the background. The gas storage cylinder partially visible in the foreground of the view forms a landmark feature of substantial scale and massing. The scale, form and massing of both the Etihad Stadium and gas storage cylinder contrast significantly to the historic buildings associated with Phillips Park. The current open/undeveloped nature of the site at present allows clear views towards the Etihad Stadium, partially framed by trees. The Stadium forms a major local landmark, and its visibility contributes significantly to enhancing legibility within the area.	Oblique/ Framed	Medium	Medium	Medium
2: View southwest from Grade II Listed Phillips Park.	<u>Designation:</u> Grade II listed Phillips Park <u>Distance:</u> Approximately 0.1km from eastern site edge.	The view is dominated by features within the Grade II listed Phillips Park, including; amenity grassland, tree canopies and fencing and equipment associated with the playground within the foreground. Tree cover and vegetation around the park edges create a sense of enclosure by containing views, particularly when the trees are in-leaf. The Grade II listed Entrance Lodge and war memorial are prominent features in the view. The Grade II listed gates and railings to the main entrance are also visible.	Filtered	High	High	High
3: View from eastern end of pedestrian footbridge leading to Commonwealth Way, Etihad Stadium.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.5km from north-eastern site edge.	View from eastern end of pedestrian footbridge leading to Commonwealth Way. The site appears as an open, flat piece of land which does not currently contribute positively to defining the character of the view, from what is a key pedestrian approach to the Etihad Stadium. The elevated position of the viewpoint contributes to an extremely open view, with receptors able to experience panoramic views of the surrounding townscape, landscape and the distant Pennines in the background. The foreground of the view is dominated by the bridge structure itself, with railings and the walkway offering a strong visual presence. Most notably, the Etihad Stadium assumes a prominent position to the left of centre of the view in the middle ground, whilst the redundant gasholder forms a low quality landmark feature.	Open	Medium	High	High/medium
4: View north east from A662 Ashton New Road.	<u>Designation:</u> None. <u>Distance:</u> Approximately 0.5km from southern site edge.	View looking north east towards the site where the pedestrian footpath leading from Darley Street meets the footpath of the A662. The view is dominated by road infrastructure, street furniture and fencing in the foreground and middle ground. The Etihad Stadium forms the key feature within the view, partially visible right of centre, but partially obscured by trees in the foreground. The site is centrally located within the view, between the modern commercial development (car retailer) and the Stadium. The roof pitch of the National Squash Centre is currently visible. The A662 forms a key strategic vehicular route in this part of the city. The oblique view is experienced by high volumes of people travelling along this route, and also by local residents to the immediate south of the A662.	Glimpsed/ Oblique	Low	Low	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
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, Moderately Significant, Minor Significance, Not Significant

5: View east from CityLink – a key pedestrian and cycle route from Piccadilly Station to the Etihad Stadium.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.3km from site's southwestern tip.	View of the site from the east from the City Link walking and cycling route where it meets a key Etihad Campus pedestrian gateway. The route is used by high volumes of pedestrians on match days, and forms the primary pedestrian walking route to the Etihad from the centre of Manchester. The view forms part of the arrival experience. The view of the site is heavily filtered by the surrounding tree canopy, which occupies much of the fore and middle ground of the view. The trees and soft landscaping help provide the walkway with a green and natural character within, compared to more urban surroundings. Green fencing, located centrally and in the background of the view, acts as a clear point of focus and as a terminus within the view. The site is located directly behind the green fencing, in the background of the shot.	Filtered	Medium	Medium	Medium
6: View west along towpath/National Cycle Network Route 60/Bee Network: Beeway.	<u>Designation:</u> Ashton Canal Lock Keepers Cottage (Grade II); Ashton Canal Lock Number 7 (Grade II); Ashton Canal Bridge Number 9 (Grade II); National Cycle Route 60 <u>Distance:</u> Approximately 0.1km from south eastern tip of site.	View west along the Ashton Canal Towpath (part of the Cheshire Ring Canal Walk) and National Cycle Network Route 60. The route is designated as a future Beeway as part of TFGM proposals, and as such gains further significance as a key link within both the national and regional cycling and walking network. The view of the site is framed by the Ashton Canal Lock Keepers Cottage (Grade II) to the left of the frame and large scale contemporary apartments to the right. A prominent group of trees located right of centre partially filter views towards the site, creating the possibility for a more clear and open view in the winter months when the trees are no longer in leaf. Also prominent within the view are listed structures associated with the Ashton Canal, including Lock Number 7 in the foreground and Bridge Number 9 located centrally in the middle ground. The view clearly terminates with buildings of significant scale, located centrally in the background. The visibility of these buildings offers an important navigational tool, the buildings acting as a marker for the City Centre (1.4 miles away). The view of the city and heritage features contribute significantly to the enjoyment of the route and act as a key navigation tool – a striking city approach route that helps people understand they are approaching the Centre.	Framed / Filtered	Medium	High	High/medium
7: View northeast from Joe Mercer Way.	<u>Designation:</u> Cemetery Chapel at Phillips Park Cemetery (Grade II) <u>Distance:</u> Approximately 0.23km from southern site edge.	A wide, open and elevated view from the southern end of Joe Mercer way looking north east towards the site. The long walkway of the Joe Mercer Way dominates much of the view, with associated furniture including lighting columns, protective fencing and Metrolink shelters apparent in the foreground and middle ground. Prominent in the background of the view is the redundant gasholder, located left of centre, which creates a strong point of focus but forms a low quality landmark. The tops of surrounding tree canopies are also a prominent visual feature, with a filtered view of the Cemetery Chapel spire punctuating the canopy apparent just to the right of centre. The view of the Chapel spire has the potential to become clearer during the winter months when the trees are no longer in leaf, Fencing and railing running along the side of the Joe Mercer Way also provides some visual screening. The view is experienced by high volumes of people on match days and other events and forms part of the overall experience.	Open	High	Medium	High/medium
8: View north along Grey Mare Lane.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.76km from site's southern edge.	Framed view of the site looking north along Grey Mare Lane. A consistent building line, consisting of two storey dwellings either side of the street, frame the view of the southern end of the Etihad Stadium. A long, straight stretch of Grey Mare Lane combines with a lack of visual clutter within the street to create a clear and defined visual corridor looking towards the site, which sits directly to the right of the Etihad Stadium in the view. The view is residential in character, however, the partial views of the stadium form an important element which define the character of the view.	Framed	Medium	High	High/medium

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Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
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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, Moderately Significant, Minor Significance, Not Significant

9: View east from Saxon Saint Park.	<u>Designation:</u> None <u>Distance:</u> Approximately 0.52km from site's western edge.	The park acts as an incidental opening in an otherwise dense urban form, creating a feeling of openness around the viewpoint. This is emphasised by the parks slightly elevated position. The view is dominated by late 20 th / early 21 st century redbrick housing. A consistent two-storey height datum creates a fairly flat skyline across the area, punctuated by the gasholder to the left of frame. A canopy of trees obscures views of the Etihad Stadium in the background of the view, right of centre. The Etihad Stadium is likely to be a more prominent and significant element of the view during the winter months. The gas holder forms a prominent but low quality landmark in the view of substantial scale.	Open / Oblique	Medium	Low	Medium/low
10: View west along Stuart Street East	<u>Designation:</u> None <u>Distance:</u> Approximately 0.2km from site's western edge.	View west along Stuart Street East, where buildings on both side of the street help to frame the view of the site. The foreground is dominated by road infrastructure, whilst the middle ground consists of a range of housing typologies. The gable end of the three storey Victorian detached dwelling is a prominent feature within the view. The bund of mature trees in the background of the view, centre of frame and based on the edge of Phillips Park, filters the view of the site. Views are contained and enclosed by built form and tree cover, and is distinctly residential in character.	Framed / Filtered	Low	Low	Low
11: View south east along Hulme Hall Lane	<u>Designation:</u> None <u>Distance:</u> Approximately 1.1km from site's northern edge.	The foreground of the view is dominated by road infrastructure, including lighting columns, bollards and signage. The prominent linear tree lines along both sides of the street help to create enclosure, and frame the views towards the site. This is further enhanced by the line of trees planted along the centre of road carriageway. These trees help to focus the view on the centre, where the steel columns of the Etihad Stadium terminate the view in the background. The stadium columns offer a useful navigation tool within the area, aiding legibility. The view will be experienced by high volumes of receptors on a daily basis, but particularly on match days, when it forms a key approach and an important part of the match day experience.	Framed / Filtered	High	Medium	High/medium

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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, Moderately Significant, Minor Significance, Not Significant

Viewpoint No. and Location	Description of Change	Designed-in Mitigation	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	Significance	Confidence
1: Pedestrian crossing on Alan Turing Way A6010, at the junction with Briscoe Lane.	<u>Construction Phase:</u> Construction phase views of the upper portions of buildings within the Proposed Development in the latter stages. Potential views of up to 4 tower cranes used for construction works, mobile elevated platforms, and mobile cranes.	No additional mitigation provided. Embedded mitigation relevant to this view as detailed within the CEMP: - the building façade has been designed to be constructed, accessed and maintained from within the constructions site, which is predicted to reduce the visual impact of construction works. - the site compound will be located on the stadium campus to the south side of the Ashton Canal, and not visible from this viewpoint. - Construction lighting will be designed to minimise light spill to limit the impact on adjacent properties and highways.	Temporary adverse effects – views of construction activities above tree line, and viewed in conjunction with listed Gatehouse.	Medium	Moderate	Neighbourhood	Short/medium term.	Moderate	Adverse	Moderately significant	Medium
	<u>Operational Phase:</u> Clear addition to the view, although the character of the view is unchanged. The Proposed Development reinforces the vision outlined for the Etihad Campus Commercial Zone, as outlined in the Eastlands Regeneration Framework update 2019.	The architectural design of the arena visually 'breaks up' the massing of the arena, with an offset 'stacked box' design. The high architectural quality and design mitigate against loss of views towards the Stadium.	PHOTOMONTAGE VIEW. Clear change in the view with the addition of a new focal point in the view due to positioning in front of Etihad Stadium. Glimpsed views of Stadium beyond. The pyramid hip roof of the Gatehouse retains some visual prominence in the view, above the roofline of the arena.		Moderate		Long term. Irreversible.	Moderate	Neutral	Not significant	High
2: Phillips Park	<u>Construction Phase:</u> Construction phase views of the Proposed Development beyond the treeline.	No additional mitigation provided. Embedded mitigation relevant to this view as detailed within the CEMP: - the building façade has been designed to be constructed, accessed and maintained from within the constructions site, which is predicted to reduce the visual impact of construction works. - the site compound will be located on the stadium campus to the south side of the Ashton Canal, and not visible from this viewpoint. - Construction lighting will be designed to minimise light spill to limit the impact on adjacent properties and highways.	Temporary adverse effects. Lower level construction elements screened by intervening tree line. Additional screening provided when trees are in leaf.	High	Moderate	Neighbourhood	Short/medium term.	Moderate	Adverse	Moderately significant	Medium

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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
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	<u>Operational Phase:</u> Clear addition to the view. Character of the view is changed. Arena appears above treeline around park edges. New building forms a new landmark and signpost to the new development.	High quality architecture will reduce adverse effects. No LED screens on this side of the building.	PHOTOMONTAGE VIEW. The Proposed Development forms a noticeable change in the character of the view. Views were previously relatively well contained within the park with little to indicate substantial development beyond. The prominence of the listed Entrance Lodge and war memorial as features of value within the view are reduced. Potential for additional screening in summer when trees are fully in leaf.		Moderate		Long term. Irreversible.	Moderate	Adverse	Moderately significant	High
3: Pedestrian footbridge leading to Commonwealth Way	<u>Construction Phase:</u> Views of construction works will positively symbolise ongoing development of the Eastland Regeneration Framework vision.	No additional mitigation required.	Temporary effects which are considered 'neutral'. The construction works will signify the ongoing development of the Campus.	High/medium	Minor	Neighbourhood	Short/medium term.	Minor	Neutral	Not significant	Medium
	<u>Operational Phase:</u> The Proposed Development will be clearly visible from the elevated viewpoint, on what is a key approach route. The Proposed Development screens views of the existing redundant gas holder, and provides a much more high quality landmark feature in the view, which creates a more cohesive character for the site when viewed in conjunction with the Etihad Stadium.	Considered approach to materiality and architectural detailing will help the new development to form a positive addition to the view.	PHOTOMONTAGE VIEW. Clear view of arena which forms a 'set piece' in conjunction with the Etihad Stadium. The arena screens views of the unsightly surface car parking and gas storage facility, and creates a more cohesive character for the area. The LED screens are clearly visible from this viewpoint and add a positive dynamic element to the view.		Moderate		Long term. Irreversible.	Moderate	Beneficial	Moderately significant	High
			NIGHT-TIME VIEW The lighting scheme will help to positively announce arrival at night time, and will create a cohesive character viewed in conjunction with the Stadium.		Moderate		Long term. Irreversible.	Moderate	Beneficial	Moderately significant	High

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4: A662 Ashton New Road	<u>Construction Phase:</u> Views of construction works will positively symbolise ongoing development of the Eastland Regeneration Framework vision.	No additional mitigation required.	Minor glimpsed views of construction works. Extensive screening provided by existing built form and tree cover.	Low	Minor	Immediate locality	Short/medium term.	Minor	Neutral	Not significant	Medium
	<u>Operational Phase:</u> Glimpsed, minor views signpost a new, high quality destination.	Existing tree cover, buildings and car parking within the foreground of the view helps to embed the development within its setting. The scale and massing of the development appears in keeping with the existing character of the view.	PHOTOMONTAGE VIEW. Development will cause a subtle addition to the view. The proposed development will help to reinforce a cohesive character for the area. The character of the view will be unchanged, with the partial view of the Etihad remaining, and the foreground of road infrastructure, street furniture and car retailer remaining prominence in the view.		Minor		Long term. Irreversible.	Minor	Beneficial	Not significant	High
5: City Link pedestrian and cycle link	<u>Construction Phase:</u> Views of construction works will positively symbolise ongoing development of the Eastland Regeneration Framework vision.	No additional mitigation required.	Temporary effects which are considered 'neutral'. The construction works will signify the ongoing development of the Campus. Lower level construction elements screened by intervening tree line. Additional screening provided when trees are in leaf.	Medium	Minor	Neighbourhood	Short/medium term. Reversible.	Minor	Neutral	Not significant	Medium
	<u>Operational Phase:</u> Although a key pedestrian approach from the city centre, the view currently lacks a focus to aid legibility and create a sense of arrival. The Proposed Development will create a high quality focal element for the view.	The architectural form of the building visually 'breaks up' the scale and massing of the building.	PHOTOMONTAGE VIEW. Framed views to a landmark destination. Partial views, with the existing tree cover providing softening and screening, and allowing the area to appear embedded in the landscape. The Proposed Development forms a positive addition to the view, and creates a positive arrival point for pedestrians approaching the Stadium from the city centre. The LED screens are clearly visible from this viewpoint and add a positive dynamic element to the view.		Moderate		Long term. Irreversible.	Moderate	Beneficial	Moderately significant	Medium

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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, Moderately Significant, Minor Significance, Not Significant

6: Ashton Canal Towpath/ National Cycle Network Route 60/Bee Network Beeway	<u>Construction Phase:</u> Construction phase views of the Proposed Development will be partially visible beyond existing development and tree cover	No additional mitigation provided. Embedded mitigation relevant to this view as detailed within the CEMP: - the building façade has been designed to be constructed, accessed and maintained from within the constructions site, which is predicted to reduce the visual impact of construction works. - the site compound will be located on the stadium campus to the south side of the Ashton Canal, and not visible from this viewpoint. - Construction lighting will be designed to minimise light spill to limit the impact on adjacent properties and highways.	Temporary adverse effects. Partial screening by existing development and tree cover. Additional screening provided when trees are in leaf.	High/medium	Moderate	Immediate locality	Short/medium term. Reversible.	Moderate	Adverse	Moderately significant	Medium
	<u>Operational Phase:</u> Provides a new focus for the view, signposting a new destination.	The architectural form of the building visually 'breaks up' the scale and massing of the building. High quality architecture, materials and detailing create a high quality new landmark in the view	PHOTOMONTAGE VIEW. The character of the view is changed with the addition of a major new contemporary landmark. The route along the canal forms a major recreational approach to the Etihad Campus and onwards to the city centre. The Proposed Development announces arrival. The LED screens are clearly visible from this viewpoint and add a positive dynamic element to the view.		Moderate		Long term. Irreversible.	Minor	Beneficial	Moderately significant	Medium
7: Joe Mercer Way.	<u>Construction Phase:</u> Views of construction works will positively symbolise ongoing development of the Core Strategy and Eastland Regeneration Framework vision.	No additional mitigation required.	Temporary effects which are considered 'neutral'. The construction works will signify the ongoing development of the Campus. Construction works will be clearly visible due to proximity of the viewpoint to the site.	High/medium	Moderate	Immediate locality	Short/medium term. Reversible.	Moderate	Neutral	Not significant	Medium

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	<u>Operational Phase:</u> The Proposed Development will add a major new high quality element to the view, which will reinforce and enhance the existing character of the view.	Good quality materials and high quality architectural detailing will create a positive addition to the view. Varied scale and massing help to visually 'break up' the development and create a sense of depth.	PHOTOMONTAGE VIEW. The proximity of the viewpoint to the site will allow viewers to appreciate the architectural detailing and high quality materials. The Proposed Development creates a high quality new landmark destination in the view. The LED screens will form a dynamic new addition to the view. The Proposed Development will obscure the minor glimpsed view of the Cemetery Chapel spire, however the close up view of the Development provides a positive addition to the view overall, and consolidates and enhances the existing Campus character.		Moderate		Long term. Irreversible.	Major	Beneficial	Significant	Medium
			NIGHT-TIME VIEW The lighting scheme will help to positively announce arrival at night-time, and will create a cohesive character viewed in conjunction with the Stadium.		Moderate		Long term. Irreversible.	Major	Beneficial	Significant	Medium
8: Grey Mare Lane	<u>Construction Phase:</u> Partial views of construction works will be visible in the distance within the view, and will positively symbolise ongoing development of the Core Strategy and Eastland Regeneration Framework vision.	No additional mitigation required.	Temporary effects which are considered 'neutral'. The construction works will signify the ongoing development of the Campus.	High/medium	Minor	Immediate locality	Short/medium term. Reversible.	Minor	Neutral	Not significant	Medium
	<u>Operational Phase:</u> Minor glimpsed views of the Proposed Development will be available, and will terminate views along the street.	Glimpsed views of high quality materials. Scale and massing reinforce existing character of the view.	PHOTOMONTAGE VIEW. Creates a new subtle landmark focal feature in the view and a new destination. Partial views aid legibility on approach to the arena. Views of the Etihad Stadium are retained, along with the residential character in the foreground of the view.		Moderate		Long term. Irreversible.	Negligible	Beneficial	Minor significance	High

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Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

9: Saxon Saint Park.	<u>Construction Phase:</u> Very minor views of upper portions of construction works.	No additional mitigation provided. Embedded mitigation relevant to this view as detailed within the CEMP: - the building façade has been designed to be constructed, accessed and maintained from within the constructions site, which is predicted to reduce the visual impact of construction works. - the site compound will be located on the stadium campus to the south side of the Ashton Canal, and not visible from this viewpoint. - Construction lighting will be designed to minimise light spill to limit the impact on adjacent properties and highways.	Character of the view unchanged. Minor, temporary effects.	Medium/low	Moderate	Immediate locality	Short/medium term. Reversible.	Negligible	Adverse	Not significant	Medium
	<u>Operational Phase:</u> Very minor views of upper portions of arena.	Overall height of the arena allows it to sit below roofline of housing in the foreground of the view. High quality materials suggest a new destination, but without appearing dominant in the view.	PHOTOMONTAGE VIEW. Character of the view unchanged. Roofline of arena appears just below the roofline of housing. Subtle addition to the view.		Moderate		Long term. Irreversible.	Negligible	Beneficial	Not significant	High
10: View west along Stuart Street East	<u>Construction Phase:</u> Construction phase views of the Proposed Development will be partially visible above the existing building line and tree cover, and will form a focus to the view at the end of the street.	No additional mitigation provided. Embedded mitigation relevant to this view as detailed within the CEMP: - the building façade has been designed to be constructed, accessed and maintained from within the constructions site, which is predicted to reduce the visual impact of construction works. - the site compound will be located on the stadium campus to the south side of the Ashton Canal, and not visible from this viewpoint. - Construction lighting will be designed to minimise light spill to limit the impact on adjacent properties and highways.	Change in the character of the view. Construction works will be clearly visible and will detract from the existing residential character of the view.	Low	Moderate	Immediate locality	Short/medium term. Reversible.	Moderate	Adverse	Minor significance	Medium

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Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

	<u>Operational Phase:</u> The arena will be clearly visible above the existing building line and tree cover.	Good quality materials and high quality architectural detailing will help to minimise potential adverse effects on the residential character of the view.	PHOTOMONTAGE VIEW. Clear change in the character of the view from residential to mixed. The Arena forms a new landmark in the view and terminates the view along the street.		Moderate	Immediate locality	Long term. Irreversible.	Moderate	Adverse	Minor significance	High
11: View south east along Hulme Hall Lane	<u>Construction Phase:</u> Views of construction works will positively symbolise ongoing development of the Core Strategy and Eastland Regeneration Framework vision.	No additional mitigation required.	Temporary effects which are considered 'neutral'. The construction works will signify the ongoing development of the Campus.	High/medium	Minor	Neighbourhood	Short/medium term. Reversible.	Minor	Neutral	Not significant	Medium
	<u>Operational Phase:</u> Minor glimpsed views of arena. New focus for the view.	Glimpsed views of high quality materials. Scale and massing reinforce existing character of the view.	PHOTOMONTAGE VIEW. Creates a new landmark focal feature in the view and signposts a new destination. Partial views aid legibility on approach to the arena. Views of the Etihad Stadium are retained. The LED screens are clearly visible from this viewpoint and add a positive dynamic element to the view.		Minor	Neighbourhood	Long term. Irreversible.	Minor	Beneficial	Moderately significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site-wide, Immediate Locality, Neighbourhood, City-scale
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, Moderately Significant, Minor Significance, Not Significant