

OVG Manchester:

Appendix 11.1 – Townscape Baseline and Effects

Appendix 1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
Heritage Designations	Heritage designations on the Proposed Development Site (SITE) and in the surrounding area are shown in Figure 11.3.3 in Appendix 11.3. Listed Buildings The following listed buildings sit within the immediate context of the Site. - Ashton Canal Lock Keepers Cottage (Grade II) - Ashton Canal Lock Number 6 (Grade II) - Entrance Lodge to Main Entrance of Phillips Park Cemetery (Grade II) - Gates and Railings to Main Entrance of Phillips Park Cemetery (Grade II) - Cemetery Office at Phillips Park Cemetery (Grade II) - Cemetery Chapel at Phillips Park Cemetery (Grade II) Within the wider Site area a number of locks and bridges, as well as mills on Ashton Canal are Grade II listed, including the Grade II* listed Hope Mill and Victoria Mill in Miles Platting. Conservation Areas There are no conservation areas within or in the immediate proximity of the SITE. Historic Parks and Gardens and Scheduled Monuments Immediately east of the Site are two Grade II listed Parks and Gardens - Phillips Park and Phillips Park Cemetery. There are no historical designations present on the SITE, and despite a collection of Grade II listed buildings and structures lying in close proximity, as well as the Grade II Listed Phillips Park and Cemetery, the value of the townscape receptor is considered LOW. The susceptibility of the receptor to change is also considered LOW.	Low	Low	Low
Townscape Character	Townscape character areas are shown in Figure 11.3.6 in Appendix 11.3. The SITE sits within the Eastlands Regeneration Framework, defined by the city's Core Strategy - its main development driver is Etihad Campus in which the SITE is located. Its vision is delivering globally competitive sport, leisure and recreation. The SITE sits within Etihad Campus: Commercial Zone. The SITE is an undeveloped piece of land, occasionally used for event car parking. It is fenced off by a tall fence, its eastern boundary additionally edged by a row of mature trees. There is successional vegetation across the Site, with higher vegetation prevailing on its edges. The wider area is characterised by a mix of low rise, low density terraced houses arranged over a typical suburban layout, areas of light industrial uses or cleared and undeveloped land, Etihad Campus' large scale sports amenities, pockets of high density residential and larger established greenspaces, including Phillips Park and Cemetery, the Mersey Valley and Victoria Park. The SITE's immediate surroundings are dominated by vast event surface car parking to the north, indoor and outdoor sports facilities to the west, Alan Turing Way and Phillips Park to the east and Etihad Stadium to the south, the main feature of the wider area, dominating the streetscape and skyline. The 55,000 capacity City of Manchester Stadium – Etihad Stadium – was built to host the 2002 Commonwealth Games, leading the Eastlands Regeneration Framework. It is home to Manchester City Football Club, hosting football matches on a regular basis and music concerts during the football off-season. Etihad Campus includes the Stadium and City Football Academy, connected by an elevated pedestrian walkway across the Alan Turing Way/Ashton New Road junction. Another major sporting facility is in close proximity to the Site – the National Cycling Centre is a 10 minute walk eastwards. Etihad Campus also includes undeveloped land within which the SITE is located. Originally the SITE was the Site of Bradford Iron Works and Colliery, closed in the late 1960s. The surrounding housing estates - Bradford and adjacent Beswick to the south, Clayton to the east and Miles Platting to the west, are 1960's residential areas built after slum clearances of Victorian terraced houses. Today they are characterised by two storey terraced or semi-detached houses, with occasional remnants of the original Victorian terraces. The neighbourhoods are interspersed by larger industrial areas comprising of commercial sheds with adjacent servicing surfaces. The boundaries within the townscape areas usually follow main roads and railway lines. Ashton Canal is a characteristic feature; built at the end of the 18th century at the height of the industrial revolution, it served to supply coal from Oldham and Ashton under Lyne to Manchester. Today it is an important recreational and commuting route. However, the built form rarely addresses it, with the exception of contemporary high density residential areas and the occasional historic mill. Overall, the area is characterised by Etihad Campus, in particular the monumental Etihad Stadium and the smaller indoor arenas, their associated outdoor sport pitches and surrounding landscape. On approach to the area this character is communicated through quality landscape along major routes including the elevated walkway across the Alan Turing Way/Ashton New Road junction. The appearance is poorer along Ashton New Road and diminishes when stepping off the main routes into the coarser grain areas. Both Alan Turing Way and Ashton New Road are busy, dual carriageway roads and hostile environments for pedestrians, particularly at their junction. The cycling experience along these corridors is also intense. The tram however is an important means of movement for employees, school children and event goers. The former gasholders present within the local context help to symbolise the industrial history of the both the Site and surrounding area, and are iconic townscape features unique to this part of East Manchester. Although the land use of the SITE is complimentary to the stadium, it does not contribute positively achieving the vision of the Eastlands Regeneration Framework. Therefore, the value of the townscape receptor is considered LOW. The susceptibility of the receptor to change is also considered LOW.	Low	Low	Low

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Urban Grain	Urban grain on the Site and in the surrounding area is shown in Figure 11.3.4 of Appendix 11.3. The Site sits within a wider heterogenic and fragmented area, with a mix of large footprint sports stadia, big box retail and light industrial units and low density housing with pockets of high density multi-storey apartment blocks. The Site itself is empty, overgrown and underdeveloped land, occasionally utilised as event car parking. The area is primarily characterised by the extensive footprint of Etihad Stadium just south of the SITE and neighbouring sporting facilities within Etihad Campus and the National Cycling Centre. The stadia and sports facilities consist both of large scale built forms and open expanses of outdoor sports courts and associated approaches and landscaped areas. The outdoor sports pitches in themselves contribute to the vast urban grain of the area. Big box commercial sheds are found in larger groups to the very north of the surrounding area and along and in the vicinity of the Ashton Canal. Larger areas of low density terraced houses add a coarser grain to the surrounding area, with pockets of even denser historic Victorian terraces. Other than the Manchester Tennis and Football Centre immediately west of the SITE, the area sits within a large gap in the urban grain, currently used as event car parking. The openness continues to the east with the open expanse of Phillips Park and Phillips Park Cemetery. The gap to the very south of the Site, adjacent to Etihad Stadium, locates the vast approach to the stadium and associated temporary car parking. The SITE forms a ‘gap’ in the urban grain in a key location within Etihad Campus and the wider outskirts of the city. This emptiness results in a LOW townscape value for the receptor. Susceptibility to change has therefore been assessed as LOW, resulting in an overall assessment of LOW for the sensitivity of the receptor.	Low	Low	Low
Land Use	Land use on the Site and in the surrounding area is shown in Figure 11.3.5 in Appendix 11.3. The land use in the immediate vicinity of the Site is dominated by sports facilities, including Manchester Tennis and Football Centre, Etihad Stadium and Manchester Regional Arena. Just east of the Site – less than 200 meters away – is a residential area comprised of higher density apartment blocks and lower density terrace housing. Phillips Park and Cemetery are major recreational routes. Ashton Canal is an important regional recreational and commuting route. Surrounding the immediate area in all directions is a mix of clusters of sports facilities, low density residential housing and industrial sheds. Schools and churches are more or less regularly distributed within the residential neighbourhoods, that also at times include a shop or newsagent. ASDA Eastlands Supercentre stands out as a major shopping destination. The townscape value of this receptor has been assessed as LOW – although it occasionally supports the surrounding land use, its current emptiness is not in line with the Eastlands Regeneration Framework vision. Susceptibility to change is also LOW, with large scope to incorporate a greater mix of uses on Site and/or uses which integrate better with the primarily residential context. Therefore, the overall sensitivity of land use as a townscape receptor is LOW.	Low	Low	Low
Building Heights	Building heights on the Site and in the surrounding area are shown in Figure 11.3.7 in Appendix 11.3. The surrounding area is broadly characterized by buildings of two to three storeys, which reflects the predominantly residential and light industrial use – although large in building footprint, the commercial sheds are rarely taller than 3 storeys. The immediate surroundings of the Site create a taller height datum, with modern apartment blocks and towers on the opposite side of Alan Turing Way, local gasholders and the Etihad Stadium reaching heights of up to 10 and 14 storeys (and over 100m). The stadium (at over 105m) is an iconic and prominent landmark within the wider area, whilst the gasholders also act as more local landmarks and navigational tools. Sports facilities within the wider area deviate only slightly from that datum. Etihad Stadium directly south of the site, however, dominates the wider area, its height along with its massing resulting in a landmark visible from afar. On the edges of the wider study area the historic mills set a height datum of 6-8 storeys, accompanied by residential blocks and towers of a similar, if not slightly higher number of storeys. The Site is located within a varied landscape with no universal height datum - the townscape value of the receptor is therefore LOW. However, the prominence of Etihad Stadium and its general effect as a major landmark results in a MEDIUM susceptibility to change. The overall sensitivity of building heights as a townscape receptor must consider the primacy of Etihad Stadium, as well as the iconic gasholders. Resultantly, overall sensitivity of receptor is MEDIUM.	Low	Medium	Medium
Topography & Site Levels	The topography of the Site and surrounding area is shown in Figure 11.3.9 in Appendix 11.3. The ground levels within the Site have been manipulated to accommodate historic development, and to accommodate existing surface car parking, and are therefore not sensitive to change in order to accommodate any future development on the Site. A 6m fall exists running from the Site’s southern boundary to the Site’s northern boundary. The site sits at a low point within its wider topographical context. Its location in close proximity to the River Medlock mean it sits within the dip of the valley. A significant level change also exists along the southern boundary, west of the pedestrian footbridge adjacent to the Ashton Canal Towpath. The overall sensitivity of the ground levels within the Site have been assessed as Low, a result of historic manipulation of natural ground levels. The change in levels between the southern boundary and the Ashton Canal Towpath must be considered with regards to accessibility.	Low	Low	Low

Terminology for Townscape Effect:

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Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Movement and Linkages	Key movement routes surrounding the Site are shown in Figure 11.3.8 in Appendix 11.3. The Site is bound by Alan Turing Way to the east, Ashton Canal to the south, Joe Mercer Way (a key processional route leading to the Etihad Stadium) to the west and Forge Lane to the north. Pedestrian access onto the Site is prevented – with fencing surrounding the Site on all four sides. Access is occasionally permitted when event car parking is extended onto the Site. An existing bridge connects the Site across Ashton Canal to the Etihad Stadium. Alan Turing Way is a major vehicular route running north to south, becoming Pottery Lane at Ashton Old Road to the south and Hulme Hall Lane to the north. It forms part of the A6010, which is in turn part of the Manchester Intermediate Ring Road, ultimately connecting Salford to the north with Chorlton to the south. The Cheshire Ring Canal Walk, Medlock Valley Way and Citylink are all long distance recreational walking and cycling routes used by multiple users for multiple purposes, including commuting into the City. Sustrans cycle network also runs along this part of Ashton Canal, which directly abuts the southern boundary of the Site. Creating connections between the Site and these key linkages is vitally important as part if future proposals. Forge Lane is mainly used as a vehicular access route for event car parking, with the event car parks. Ashton New Road is a major route into and out of Manchester City Centre and designated cycle lanes make it a popular commuting route for cyclists. A landmark elevated walkway connects Etihad Stadium with the City Football Academy. Two Metrolink tramlines pass through the Site with regular services connecting Ashton-under-Lyne with Eccles and Ashton-under-Lyne with Media City UK. The tramline submerges under ground when approaching Alan Turing Way, turning a 90 degree angle and resurfaces parallel to Alan Turing Way before turning again at Ashton New Road. The site is inaccessible to both pedestrians and vehicles on non-match days, with only occasional and restricted vehicular movement during events. The Site does not contribute to the wider movement network, including that along Ashton Canal (and the Cheshire Ring Canal Walk), facilities within Etihad Stadium, Phillips Park (and the Medlock Valley Way) and the Metrolink. Therefore the value of the movement and linkages within the Site at present is LOW, and has LOW susceptibility to change, resulting in an overall assessment of LOW sensitivity for movement and linkages as townscape receptors.	Low	Low	Low
Environmental Designations & Public Open Space	Environmental designations and public space surrounding the Site are shown in Figure 11.3.10 in Appendix 11.3. There are no environmental designations covering the Site. There is no designated public open space within the Site. The Site is located within undeveloped land within Etihad Campus designated as 'Other Sports Facility' within the Core Strategy. Phillips Park and Phillips Park Cemetery located directly to the east, across Alan Turing Way, and are both Grade II Listed Parks and Gardens and form major green space destinations. Both are extremely sensitive landscape receptors lying in close proximity to the Site. The Ashton Canal is another sensitive landscape receptor running along the Site's southern boundary, and is designated as a Site of Biological Importance. In its current form the Site does not contribute positively to the surrounding public open space network due to an absence of public open space and green infrastructure on Site. The Site also fails to positively contribute to 'Strategic Green Infrastructure'. However, the proximity of two listed Parks and Gardens and a Site of Biological Interest do contribute to a sensitive immediate context with regards to Environmental Designations and Public Open Space. The receptor has been therefore been assessed as LOW in terms of value and LOW in terms of susceptibility to change.	Low	Low	Low
Site Character	Figure 11.3.11 in Appendix 11.3. The Site is currently undeveloped land, occasionally used as event car parking relating to Etihad Stadium. It is fenced off on all sides, with views into the Site obstructed by wild growing vegetation. Along Alan Turing Way, a planted row of trees defines the edge. Parking within the Site is unorganised, with large areas covered by self-seeded grass, shrubs and trees. The Site currently lacks permeability due to it being fenced off and lacking a use. At present the SITE does not contribute positively to its surroundings or the wider vision of the Eastlands Regeneration Framework. The value of the Site character as a townscape receptor has been assessed as LOW, with substantial ability to accommodate change. The overall sensitivity is therefore LOW.	Low	Low	Low

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Appendix 1.1: Townscape Effects Table: Description of Change, Magnitude and Significance											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Heritage Designations	<u>Construction Phase</u> The constructions works for the site are likely to negatively effect the peace and quiet of Phillips Park Cemetery and Phillips Park, therefore impacting on the experience of the park.	The following mitigation measures are included in the 'Outline Construction Management Plan': - Section 278 works (open up northern site access and create a servicing slip road on north junction) to be undertaken to manage traffic flows - Operating hours adhere to MCC Environmental Protection for Developers Standards - Site hoarding will create a visual screen to development. - The contractor will produce a detailed Noise Management Plan - Dust Suppression Systems to reduce airborne pollutants will be utilised throughout. - Construction techniques and associated plant equipment will be used to minimise acoustic intrusions.	There might be some temporary negative impact on the neighbouring Grade II listed Phillips Park and Cemetery. Any visual relationships with neighbouring Listed Buildings, Parks and Gardens will be assessed within the visual assessment.	Low	Minor	Neighbourhood	Short-medium term Temporary	Minor	Adverse Indirect	Not Significant	High
	<u>Operational Phase</u> The completed development will form a new relationship with Phillips Park, with active frontages along Alan Turing Way helping to activate the entrance to the park as well as providing overlooking.	N/A	Any visual relationships with neighbouring Conservation Areas and Listed Buildings, Parks or Gardens will be assessed within the visual assessment.		Minor	Local	Long Term Irreversible	Negligible	N/A Indirect	Not Significant	High
Townscape Character	<u>Construction Phase:</u> The site does not currently contribute positively to defining and/or reinforcing townscape character. Construction is likely to have a negative impact on adjacent residential neighbourhoods, causing high levels of noise.	The following mitigation measures are included in the 'Outline Construction Management Plan': - Section 278 works (open up northern site access and create a servicing slip road on north junction) to be undertaken to manage traffic flows - Operating hours adhere to MCC Environmental Protection for Developers Standards - Site hoarding will create a visual screen to development. - The contractor will produce a detailed Noise Management Plan - Dust Suppression Systems to reduce airborne pollutants will be utilised throughout. - Construction techniques and associated plant equipment will be used to minimise acoustic intrusions.	The proposal will have a temporary adverse effect on adjacent residential neighbourhoods.	Low	Minor	Local	Short-medium term Temporary	Minor	Adverse Indirect	Not Significant	High
	<u>Operational Phase</u> The site is undeveloped land within Etihad Campus and its character will be directly changed as a result of the development. A new land use will be incorporated in a new landmark building of a scale in keeping	New active street frontages along Alan Turing Way (major north-south arterial route), Joe Mercer Way and the Ashton Canal	The Proposed Development will deliver a scheme that will support economic growth, create jobs, and provide necessary infrastructure to support the tourism, evening and night-time economies of the City. Furthermore, the proposal will be		Major	Local	Long Term Irreversible	Major	Beneficial Direct	Moderately Significant	High

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	with the adjacent Etihad Stadium and high-density apartments. The contemporary architectural style of the building will compliment buildings associated with the Eithad Campus, including the Etihad Stadium, the Velodrome and the National Tennis Centre. The character of the Site will be enhanced by a series of active building frontages, high-quality façade design as well as improved areas of public realm.	- The Height and massing is in keeping with the existing townscape and not exceeding that of Etihad Stadium. - Better utilisation of the strategic and accessible location to create a new node of activity. Also contributes positively to the local economy. - Strategically, the proposal meets the requirements of the Eastlands Regeneration Framework.	of a high quality design that will positively contribute to the streetscene of the Etihad Campus. The scale and massing is in keeping with the existing scale of the adjacent stadium and apartments, whilst the proposed land uses are in keeping those envisioned within the Eastlands Regeneration Framework. The proposal offers improved edges and active frontages along the Alan Turing Way, Joe Mercer Way and the Ashton Canal.								
Urban Grain	<u>Construction Phase</u> The construction process will see an infilling of the site and creation of a new urban grain. That said, there will be minimal change to the urban grain of the site during the Construction Phase.	N/A	The lack of existing urban grain within the site and its immediate context means the impact of construction will be negligible.	Low	Minor	Local	Short-medium term Temporary	Minor	Adverse	Not significant	High
	<u>Operational Phase</u> The proposal will establish an urban grain in keeping with the local context, with large-footprint sport and entertainment facilities establishing a course urban grain within the Etihad Campus.	The proposal is not only an appropriate response within the context of the Etihad Campus, but will positively contribute to the sense of variety in building types in the area. The Proposed Development will create a high quality addition to the urban fabric.	The proposal will establish a building footprint and mass which will create another landmark in the area, complementing the Etihad Stadium. Furthermore, it will fill a long-term void in the urban fabric, creating form for surrounding future proposals to respond too.		Major	Neighbourhood	Long Term Irreversible	Major	Beneficial Direct	Moderately Significant	High
Land Use	<u>Construction Phase</u> There is no current land use existing on site. There will be no change during the Construction Phase. Construction may impact adjacent residential neighbourhoods.	N/A	As the site currently does not have any landuse present, the impact of the construction process is deemed negligible.	Low	Minor	Neighbourhood	Short-medium term Temporary	Negligible	N/A	Not significant	High
	<u>Operational Phase</u> The proposed development will create a fundamentally more active site, with no existing land uses present on the site. Proposed uses directly align with the vision set out in the Eastlands Regeneration Framework – delivering globally competitive sport, leisure and recreation facilities within the boundaries of the Etihad Campus that will contribute to the local economy as well as creating a new hub of activity within the East of Manchester.	- The proposal represents an appropriate land use response to both the existing context, within the immediate surroundings, as well as conforming with strategic regeneration policy. - The proposed use will activate the Site, currently vacant and unused.	The proposed new use will permanently benefit the character of the townscape, taking advantage of the Site's strategic location adjacent to Etihad Stadium and activating a currently unused piece of land along the Ashton Canal and a major A-road.		Moderate	City	Long Term Irreversible	Major	Beneficial Direct	Moderately Significant	High
Building Heights	<u>Construction Phase</u> The construction phase will see a gradual increase in the height of the Site, as well as the surrounding area. This height will not at any point impact the primacy of tall, local residential blocks or the Etihad Stadium as key landmarks.	The following mitigation measures are included in the 'Outline Construction Management Plan': Section 278 works (open up northern site access and create a servicing slip road on north junction) to be undertaken to manage traffic flows	The impact of the construction phase on Site and surrounding building heights is negligible, with no loss of residential amenity or legibility as a result of construction.	Medium	Minor	Local	Short-medium term Temporary	Negligible	N/A	Not significant	High

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		- Operating hours adhere to MCC Environmental Protection for Developers Standards - Site hoarding will create a visual screen to development. - The contractor will produce a detailed Noise Management Plan - Dust Suppression Systems to reduce airborne pollutants will be utilised throughout. - Construction techniques and associated plant equipment will be used to minimise acoustic intrusions.									
	<u>Operational Phase</u> The building will be delivered to a height of approximately 90m. Whilst this is tall enough to establish a landmark within the local area, it sits well within its context and further enhances the role of the Etihad Campus as a key economic hub within the area. The building is delivered to ensure the primacy of both the Etihad Stadium and iconic gasholders is not challenged, which is important to the legibility of the wider area of the City.	- The proposal helps to symbolise the importance of the Etihad Campus, and enhances its status as a key district hub. - The proposal retains the primary of key local landmarks. - The proposal responds well to the local height datum.	The proposal will contribute positively towards signposting Etihad Campus as a key gateway, public transport and local sport, leisure and service hub. Furthermore, it responds sensitively to local landmarks and the existing height datum.		Moderate	Neighbourhood	Long Term Irreversible	Moderate	Beneficial Direct	Moderately Significant	High
Topography & Site Levels	<u>Construction Phase</u> Existing ground levels will be modified in the construction phases to accommodate the development.	Changes to ground levels will be kept to a minimum in order to minimise cut and fill requirements.	Minor changes to existing levels.	Low	Negligible	Site	Short-medium term Temporary	Negligible	N/A	Not Significant	High
	<u>Operational Phase</u> Proposals will create a level platform for the arena, levelling out an existing 3m south-north slope. The proposals uses existing level changes well in order to provide multiple access points to the arena, notably along Joe Mercer Way.	Modification of ground levels to facilitate connectivity, legibility and accessibility across the Site Use of level change along Joe Mercer Way to provide tiered access arrangement Positive response to level change along the Ashton Canal to introduce public realm and activate the blue corridor	The proposals respond well to key level changes along the Joe Mercer Way and the Ashton Canal. The Arena will be developed on a platform, with minor changes to ground levels. This will have minimal impact of the site.		Minor	Site	Long Term Irreversible	Minor	Beneficial Direct	Not Significant	High
Movement & Linkages	<u>Construction Phase</u> Existing access to the Site is already restricted by fencing and only occasionally used as event car parking. Inaccessibility to the Site will continue throughout the construction phase. Vehicles associated with the Construction Phase will require access to the Site from Forge Lane, which in turn is accessed via Alan Turing Way. This is likely to cause some disruption to road traffic.	The following mitigation measures are included in the 'Outline Construction Management Plan': - Section 278 works (open up northern site access and create a servicing slip road on north junction) to be undertaken to manage traffic flows - Operating hours adhere to MCC Environmental Protection for Developers Standards - Site hoarding will create a visual screen to development. - Contractor parking will be managed on campus within the site compound to minimise effects of parked vehicles on wider movement network. - Where reasonably practical, material will be retained and resused on site, reducing the potential number of vehicle movements.	The site will continue to be inaccessible during the construction phase. There may be some minor disruption to the surrounding road network, however with mitigation measures taken into account this is likely to remain minor.	Low	Minor	Local	Short-medium term Temporary	Minor	Adverse Direct	Not Significant	High

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	<u>Operational Phase</u> The proposal will allow pedestrians access onto the Site and provide linkages that will allow for smooth pedestrian movement flow through the site from east to west. The proposed access strategy will also create a strong connection with the entrance to Phillips Park and the Medlock Valley Way, which runs through the park. Proposed public realm improvements will contribute positively towards an improved pedestrian environment along the edges of the Site, including the Ashton Canal Towpath. No new vehicular routes are expected within the Site.	- The proposal helps to provide a clearly defined route hierarchy through the Site, which prioritises cycle and pedestrian movements. - The southern building frontage responds well to its proximity with the Ashton Canal. Improved public realm helps to create a positive pedestrian linkage running east to west. - Arena access points located in logical locations along proposed and existing pedestrian linkages and located along desire lines.	The proposals are considered to permanently enhance movement and linkages within and across the Site. New east-west routes running through the Site also increase permeability to the wider context, most notably linking Joe Mercer Way with Alan Turing Way and Phillips Park.		Moderate	Local	Long Term Irreversible	Moderate	Beneficial Direct	Not Significant	High
Environmental Designations & Public Open Space	<u>Construction Phase</u> The noise and dust created during the construction phase, as well as the height of cranes, are likely to have a temporary impact on the peaceful setting of the adjacent Grade II listed Phillips Park and Phillips Park Cemetery.	The following mitigation measures are included in the 'Outline Construction Management Plan': - Section 278 works (open up northern site access and create a servicing slip road on north junction) to be undertaken to manage traffic flows - Operating hours adhere to MCC Environmental Protection for Developers Standards - Site hoarding will create a visual screen to development. - The contractor will produce a detailed Noise Management Plan - Dust Suppression Systems to reduce airborne pollutants will be utilised throughout. - Construction techniques and associated plant equipment will be used to minimise acoustic intrusions.	The proximity of the site to Phillips Park and Phillips Park Cemetery means that impact on the users experience of the two listed open spaces is inevitable. However, the separation provided by Alan Turing Way mitigates the impact.	Low	Moderate	Local	Short-medium term Temporary	Moderate	Adverse Indirect	Not Significant	High
	<u>Operational Phase</u> The proposed development will result in a drastically improved public realm within the Site, contributing positively to the wider POS network. The proposal will see high-quality public realm along the Ashton Canal, Alan Turing Way and adjacent to Joe Mercer Way. Active frontages along both the Alan Turing Way and the Ashton Canal will also contribute significantly to a more active public realm along both a primary movement corridor and a key piece of blue infrastructure.	- High quality materials and planting will create interesting and enjoyable spaces for visitors along key frontages and site edges. - Public realm and active frontages address the Ashton Canal, creating overlooking and activity as well as a new public space oriented to receive maximum sunlight.	Proposals will create a series of accessible new public spaces within their site, where none currently exist. High-quality and complimentary surface materials will contribute to a far more positive environment along site edges. The space along the Canal is key to creating a more active Canal Corridor, which is further enhanced by adjacent active frontages along the southern façade of the building.		Moderate	Neighbourhood	Long Term Irreversible	Moderate	Beneficial Indirect	Not Significant	High
Site Character	<u>Construction Phase</u> The construction phase is predicted to have a very minor adverse effect on land use throughout the construction phase.	Phased approach to development to minimise impacts. However, any adverse effects are minor and temporary.	Construction works will signpost the significant regeneration of the Site.	Low	Minor	Site	Long Term Reversible	Minor	Adverse	Not Significant	High
	<u>Operational Phase</u> The proposal will transform the character of the Site from undeveloped land to a	Scale, massing and architectural style in keeping with the existing Etihad Campus	Proposals will have a positive effect on the character of the site, as well as surrounding townscape. It will turn a vacant plot of land into		Moderate	Neighbourhood	Long Term Irreversible	Major	Beneficial Direct	Moderately Significant	High

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Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

	new city-wide destination which: relates to the surrounding urban grain and contemporary architectural style, creates new pedestrian linkages that connect with the wider network and creates new areas of public realm that will help to create activity along key site edges, including the Canal. Active frontages will also provide surveillance of site edges, helping to establish a prominent building line along Alan Turing Way and Joe Mercer Way. The proposal will act as a new landmark, innovatively designed using high-quality materials, for the area and is expected to attract a regular influx of people into the area, in keeping with the Etihad Campus vision.	• Active frontages address key site edges and interfaces • High-quality public realm and new pedestrian connections create accessibility • New landmark established in key location • New nature walk and public realm around the Site, linking to surrounding vegetation • Activates the Ashton Canal	a vibrant new landmark, in keeping with the character of the Etihad Campus and connected with the surrounding movement framework.								
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Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
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