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# FORMER CENTRAL RETAIL PARK – THE PARK

## Volume 2, Chapter 16 – Townscape and Visual

Manchester City Council

October 2024

AtkinsRéalis - Sensitive / Sensible

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# Contents


**16. Townscape and Visual ..... 4**

16.1 Executive summary ..... 4
16.2 Introduction ..... 4
16.3 Competent expert evidence ..... 4
16.4 Relevant legislation and guidance ..... 4
16.5 Assessment methodology ..... 7
16.6 Baseline conditions ..... 11
16.7 Potential impacts ..... 19
16.8 Assessment of effects ..... 20
16.9 Additional mitigation and enhancement measures ..... 26
16.10 Cumulative effects ..... 26
16.11 Summary and Conclusions ..... 26
16.12 Glossary and acronyms ..... 26


## Tables


Table 16-1 - Townscape quality criteria ..... 9
Table 16-2 - Townscape value and typical descriptions ..... 9
Table 16-3 - Sensitivity of the townscape character area to change typical descriptions ..... 9
Table 16-4 – Value of views and typical descriptions ..... 10
Table 16-5 - Visual sensitivity (value and susceptibility to change) ..... 10
Table 16-6 - Criteria for determining the magnitude of impact (change) ..... 11
Table 16-7 - Criteria for determining the significance of effect ..... 11
Table 16-8 - Townscape Character Areas ..... 12
Table 16-9 - Description of viewpoints representing visual receptors ..... 18
Table 16-10 Construction phase impact assessment ..... 20
Table 16-11 Operational phase impact assessment ..... 22
Table 16-12 - Glossary and acronyms ..... 26


## Figures


Figure 16-1 Townscape Characterisation Areas ..... 6
Figure 16-2 Zone of Theoretical Visibility ..... 8
Figure 16-3 Location and Photographic Viewpoint Locations ..... 16
Figure 16-4 Townscape and Townscape-Related Designations and Policy Plan ..... 17

# 16. Townscape and Visual

## 16.1 Executive summary

This Townscape and Visual Impact Assessment (TVIA) presents the main findings, methodologies, and conclusions drawn from the assessment conducted on the Proposed Development. This TVIA is aimed at evaluating the visual characteristics and visibility of the Site in Manchester, focusing on identifying both townscape and visual receptors such as residents, visitors, and road users. This summary encapsulates the scope of the assessment; the guidelines followed, which include the GLVIA (3rd Edition), the Landscape Institute's TIN 05/17, and TGN 06/19, as well as the critical role played by the Environmental Scoping Report in informing the assessment's approach.

The evaluation was carried out with an emphasis on establishing a 'worst case' scenario for visibility during winter months, to understand the most visible impacts the development could have. This chapter discusses the significance of the findings, including the identification of key visual receptors, the assessment of potential impacts throughout both the construction and operational phases of the project and any recommended mitigation measures to address identified impacts.

This TVIA concludes with an overview of the potential cumulative effects of the development, tying in the preliminary works and the anticipated completion of the Phase 1  development.

## 16.2 Introduction

This chapter of the ES assesses the likely effects of the Proposed Development on townscape and visual receptors. The chapter also describes the assessment methodology, the existing baseline conditions, potential impacts, assessment of effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects and the likely residual effects after these measures have been employed.

## 16.3 Competent expert evidence

The following Townscape and Visual Impact Assessment has been prepared and reviewed by professional Chartered Members of the Landscape Institute (CMLI) with extensive experience in the fields of Landscape Architecture and Landscape and Townscape Assessment.

As chartered members of the Landscape Institute (LI), authors and quality assessors adhere to the Institute’s Code of Conduct. Their educational backgrounds align with the exacting standards set forth by the LI, reinforcing their commitment to professional conduct, integrity, transparency, and ethical decision-making.

## 16.4 Relevant legislation and guidance

### 16.4.1 National planning policies

#### National Planning Policy Framework (NPPF), December 2023[1]

The NPPF attaches importance to townscape and visual issues, emphasising that developments should add to the overall quality of the area, respond to local character and history and reflect the identity of local surroundings and materials. The NPPF Chapter 12[2]; Achieving well-designed places states, ‘Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) …’

The chapter also emphasises the important contribution trees make to the character and quality of urban environments. Section 131. of the NPPF states: ‘Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined…’

### 16.4.2 Regional and local planning policies

#### Manchester City Council Planning Policy

The Manchester Local Plan[3] guides development within Manchester, it sets out Manchester's approach to development and is used to guide decisions on planning applications across the city. It was previously known as the Local Development Framework. It consists of:

- Places for Everyone (PfE) Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (Adopted in 2024)[4].
- Core Strategy2012-2027 (Adopted 2012)[5]: the key document in the Local Plan. This must be read alongside the Addendum to Manchester Core Strategy 2024.
- Extant (remaining) Unitary Development Plan policies (adopted 1995): many of these policies were replaced by the Core Strategy[6].

#### Supplementary Planning

Supplementary Planning Documents (SPDs) are planning documents with less weight that supplement the Manchester Local Plan by giving more information on particular issues. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007[7]. The advice that the Guide provides

[1] The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. This sets out the government’s planning policies for England and how these are expected to be applied. https://www.gov.uk/guidance/national-planning-policy-framework

[2] National Planning Policy Framework - 12. Achieving well-designed and beautiful places - Guidance - GOV.UK (www.gov.uk)

[3] Local Plan | Local Plan | Manchester City Council

[4] Places For Everyone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk)

[5] Core Strategy 2012-2027 | Core Strategy 2012-2027 | Manchester City Council

[6] Extant Unitary Development Policies (UDP) | Manchester City Council

[7] Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance (SPD) | The Guide to Development in Manchester | Manchester City Council

for developers applies to all development proposals and includes guidance on Design, Street Hierarchy, and Promotion of a Safer Environment.

Para 11.45 states, '… proposals should preserve or enhance the character of the conservation area. It is important that new developments in conservation areas or elsewhere are not designed in isolation. This does not prevent or inhibit creative design. Considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings but also to the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Para 12.12 states, 'The opportunity to create further new open spaces within the City Centre will be pursued with developers, particularly in the parts of the Centre where little open space currently exists'.

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- Site Boundary
- Landscape Study area
- Great Ancoats Street

**The Manchester Core Strategy Strategic Character Areas**

- SCA: Centre Arc
- SCA: City Centre

**Ancoats and New Islington NDF 2016**

- TCA 1: Great Ancoats Street and Old Road Frontage
- TCA 2: The Ancoats Core
- TCA 3: The Poland Street Area
- TCA 4: Great Ancoats Street Frontage
- TCA 5: New Islington Neighbourhood
- TCA 6: Ashton Canal Corridor

**Manchester Picadilly SRF 2018 and Picadilly Basin SRF 2016**

- TCA A: Picadilly Basin/Rochdale Canal and Mills
- TCA C : East Village/Mixed uses focussed around Ashton Canal
- TCA B: Piccadilly North/Historic Commerical Grain

**Manchester Policy Areas**

- City Centre Policy Area (CC1, CC10)
- North Manchester Policy Area (EC4, H3)
- East Manchester Policy Area (EC5, H4)

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Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
Townscape Characterisation Areas Plan

| Sheet Size | Original Scale | Designed / Drawn | Checked | Authorised |
|---|---|---|---|---|
| A3 | 1:6,000 | BT Date 30/07/24 | RS Date 30/07/24 | LR Date 30/07/24 |

Drawing Number: Figure 16-1
Rev: 01

# 16.5 Assessment methodology

## 16.5.1 Scope of the assessment

The Environmental Scoping Report has informed the approach to the assessment reported in this ES. The Scoping Report stated that due to programme constraints the townscape and visual assessment will be undertaken using winter baseline information only. The baseline site survey will be undertaken in winter months to establish the 'most visible' scenario when deciduous vegetation is not in the leaf, which will represent the 'worst case' scenario when identifying baseline townscape and visual effects. Verified views will include Year 1 winter and Year 15 summer to help illustrate how the changes in the views will appear over time and between seasons.

It was also identified in the Scoping Report that the Phase 1 development would be complete upon construction of Proposed Development. The Phase 1 development would include all removal and clearance of vegetation and spoil from within the Proposed Development red line boundary and as such, has been assessed separately within the respective Phase 1 developments assessments ahead of this ES. Therefore, the impact of any Phase 1 development during construction or operation has not been considered further within this ES. Phase 2 works of the Proposed Development have not been started and are, therefore, included in the cumulative effects section of this chapter.

The scope of this TVIA has been determined at the scoping stage and includes:

- Effects of construction on townscape character
- Effects of construction on visual receptors
- Effects of operation on townscape character
- Effects of operation on visual receptors

Elements of townscape and visual impact that have been scoped out of the assessment (see16.5 Baseline conditions for further details) are as follows:

- National Character Areas
- Local Landscape Character Areas

## 16.5.2 TVIA Guidance documents

This assessment was undertaken in accordance with the following guidance:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition: Landscape Institute and Institute of Environmental Management and Assessment (2013)[8]
- Landscape Institute Townscape Character Assessment Technical Information Note 05/2017 (TIN 05/17)[9]
- Landscape Institute Visual Representation of Development Proposals Technical Guidance Note 06/19 (TGN 06/19)[10].

## 16.5.3 Establishing the baseline

### Study area

The study area assigned for the assessment of impacts on townscape receptors is shown within Figure 16-1 above. This distance accounts for the geographical context in which any effects may be felt by the receptors.

The Zone of Theoretical Visibility (ZTV) shows the areas from which the Proposed Development and associated trees will be visible from. This ZTV is based on Ordnance Survey Terrain 5 data, which is a Digital Terrain Model (DTM) of the bare earth surface. Ordnance Survey Mastermap building footprints and heights were added to the model to include a screening effect of buildings. An observer height of 1.6m was used, and the curvature of the earth was taken into account. This is a "winter" ZTV, and so any screening effects of vegetation are not included. The ZTV is shown on Figure 16-2.

### Desk study

The following sources of information have informed the desk study:

- Natural England National Character Areas
- MAGIC maps
- Ordnance Survey Explorer Maps
- Aerial Photography available from Google Earth
- Published Townscape character assessments[11]

### Surveys

Walkover surveys to establish conditions on Site and to assess townscape and visual impacts were undertaken in Winter 2024 in mostly overcast conditions, with good visibility, when deciduous trees were not in leaf.

Viewpoint photography was obtained on 29th and 30th May 2024; photography and visualisation work fully complies with the following guidance:

- The Landscape Institute/IEMA Guidelines for Landscape and Visual Impact Assessment (3rd edition 2013);
- The Landscape Institute TGN06/19 Visual representation of development proposals; and
- The SPG London View Management Framework (March 2012).

See Appendix 16.1 for the Photography Technical Methodology and photographs for each viewpoint, and Figure 16-2 Viewpoint Locations for the viewpoint locations map.

[8] Landscape Institute and IEMA Guidelines for Landscape and Visual Impact Assessment 3rd Edition (2013). GLVIA3 – Statements of clarification (Dec 2015) https://www.landscapeinstitute.org/technical-resource/glvia3-clarifications/

[9] Landscape Institute Townscape Character Assessment Technical Information Note 05/2017, Revised April 2018 https://www.landscapeinstitute.org/technical-resource/townscape/

[10] Landscape Institute Visual Representation of Development Proposals Technical Guidance Note 06/19 https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/09/LI_TGN-06-19_Visual_Representation.pdf

[11] North West Regional Landscape Character Framework Integration of Historic Landscape Character Heritage Report https://eprints.oxfordarchaeology.com/2365/ Greater Manchester Landscape Character and Sensitivity Assessment Produced for Greater Manchester Combined Authority August 2018 https://greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf

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- Site Boundary
- 1km Buffer
- 10m Contours

**Zone of Theoretical Visibility**

- Visible Areas

The Zone of Theoretical Visibility (ZTV) shows the areas from which the park and its trees will be visible from. This ZTV is based on Environment Agency 1m LiDAR data which is a Digital Terrain Model (DTM) of the bare earth surface. Ordnance Survey Mastermap building footprints and heights were added to the model to include a screening effect of buildings. An observer height of 1.6m was used and curvature of the earth was taken into account. This is a "winter" ZTV, and so any screening effects of vegetation are not included.

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Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
Zone of Theoretical Visibility

| Sheet Size | Original Scale | Designed / Drawn | Checked | Authorised |
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| A3 | 1:9,000 | RS Date 31/07/24 | BT Date 31/07/24 | LR Date 31/07/24 |

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## Determining the value of townscape character areas

The quality of each of the local townscape character areas was determined using the criteria set out in Table 16-1. The quality assigned to the townscape character area is derived from assessing the townscape's physical character (including topography and scale), natural character, historic townscape character, form, density and setting of existing settlement/development, views and visual character, including skylines, access and recreation and perceptual and experiential qualities.

**Table 16-1 - Townscape quality criteria**

| Townscape quality | Criteria |
|---|---|
| High | Areas that exhibit a strong positive character with valued and distinctive features that combine to give the experience of unity, richness and harmony. These are townscapes that are considered to be of particular importance to conserve and which may be sensitive or very sensitive to change. International or nationally designated townscape features of historical or national scenic value may be present. |
| Very attractive | Areas with a strong structure and a balanced combination of landform and land cover, including woodland and high distribution of trees, hedges and shrubs, or a balanced combination of built form and open space, including parks, gardens and squares. Attractive features are present, including rivers and streams and valued buildings and open spaces. Several landscape and heritage designations, including national or local, may apply, including Ancient Woodlands and Conservation Areas. |
| Good | Areas that exhibit positive character, but which may have evidence of the degradation or erosion of some features, resulting in areas of more mixed character, including a balance of developments. There is a reasonable distribution of vegetation or built and open space, and the overall area is pleasant. Isolated settlements may be present within extensive areas of open space. Designations of landscape or heritage value may be present. |
| Ordinary | Areas with a distinguishable structure are often dominated by land use, including roads, isolated housing, vegetation and countryside, resulting in an area of mixed character. Not of high attraction but may include areas with a positive character. There are some detracting features although there is scope to improve through management. Land or townscape features may have a local landscape designation. |
| Poor | Areas are generally negative in character with few, if any, valued features. Mixed land use dominates and includes industrial development with no aesthetic value. Lack of management and intervention has resulted in degradation. There are extensive detracting features. Lacking a positive character and much scope for positive enhancement. No designations apply. |

Townscape value is determined using the criteria set out in Table 16-2.

**Table 16-2 - Townscape value and typical descriptions**

| Value | Description |
|---|---|
| High | High importance and rarity, national and international scale, and limited potential for substitution. |
| Medium | Medium importance and rarity, regional scale, and some potential for substitution. |
| Low | Low importance and rarity, local scale. |

The sensitivity of the townscape to any change in character as a result of the Proposed Development is determined by considering the quality of the townscape (Table 16-1) in combination with the value of the townscape (Table 16-2). Table 16-3 sets out the criteria used to determine the sensitivity of the townscape character area to change.

**Table 16-3 - Sensitivity of the townscape character area to change typical descriptions**

| Sensitivity | Description |
|---|---|
| High | Townscapes, which, by nature of their character, would be unable to accommodate change of the type proposed. Typically, these would be of high quality with distinctive elements and features making a positive contribution to character and sense of place; likely to be designated, but the aspects that underpin such value may also be present outside of the designated areas, especially at the local scale; areas of special recognised value through use, perception or historic and cultural associations; likely to contain features and elements that are rare and could not be replaced. |
| Medium | Townscapes which, by nature of their character, would be able to accommodate change of the type proposed partly. Typically, these would be comprised of commonplace elements and features creating a generally unremarkable character but with some sense of place; locally designated, or their value may be expressed through non-statutory local publications; containing some features of value through use, perception or historic and cultural associations; and likely to contain some features and elements that could not be replaced. |
| Low | Townscapes, which, by nature of their character, would be able to accommodate change of the type proposed. Typically, these would be comprised of some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little sense of place; not designated; contain few, if any, features of value through use, perception or historic and cultural associations; and contain few, if any, features and elements that could not be replaced. |

## Determining value for visual receptors

The visual assessment considers how the additional physical elements of the Proposed Development will change views towards the Site. Views have been assessed from static viewpoints and from sequential views (i.e., while travelling through the area).

When considering the relative value attached to the view, the following points have been taken into account:

- Recognition of the value attached to particular views, for example, in relation to heritage assets or through planning designations and
- Indicators of the value attached to the views by visitors (receptors), for example, through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art.

The distance between the receptor and the Site is expressed in metres or kilometres and considers the following thresholds in relation to the Site boundary:

- Adjacent: next to or in very close proximity to the Site;
- Near Distance: up to 500 m;
- Middle Distance: between 500 m and 2 km; or
- Long Distance: 2 km and above.

Table 16-4 defines the criteria for determining the value of views, below.

**Table 16-4 – Value of views and typical descriptions**

| Value | Descriptions |
|---|---|
| High | Areas of outstanding scenic value with a strong sense of place. These are townscapes with some distinctive features which may be considered worthy of conservation on an international, national or regional scale. |
| Medium | Areas of slight scenic value with some sense of place but with detracting features. These are townscapes with few distinctive features which may be considered worthy of conservation on a regional or local scale. However, there is scope for positive enhancement. |
| Low | Areas of little scenic value with dominant detracting features. These are townscapes with significant scope for positive enhancement. |

The sensitivity of each viewpoint considers the value of the view from the specific viewpoint, the scenic qualities of the view and, the likely number of viewers (receptors) and the susceptibility of the receptor to the development. Table 16-5 defines the criteria for determining visual sensitivity, below.

**Table 16-5 - Visual sensitivity (value and susceptibility to change)**

| Sensitivity | Descriptors (value and susceptibility of the view to change) |
|---|---|
| High | Visual receptors with high sensitivity would either:<br>• Be receptors using PRoW or visiting tourist, leisure and countryside destinations whose visual amenity plays an important part in their enjoyment of the townscape and whose baseline visual amenity is considered to be of exceptional or high visual amenity value.<br>• Be residential receptors who experience the views over a long period. The baseline visual amenity value may be exceptional, high or ordinary.<br>• Be receptors whose visual amenity plays a less prominent part in their enjoyment of the townscape (such as those at schools, churches and sports facilities) but whose visual amenity is considered to be of exceptional value.<br>• Should the Project introduce elements and features that are already commonplace in the views available, it is considered that a receptor's susceptibility to that specific change would be lower. Their sensitivity would, therefore, reduce and may be judged to be lower than that defined in these criteria descriptions. |
| Medium | Visual receptors with medium sensitivity would either:<br>• Be residential receptors whose baseline visual amenity value is low<br>• Be users of PRoW and visitors to tourist, leisure and countryside destinations whose baseline visual amenity value is moderate or low.<br>• Be receptors at schools, churches and public open spaces whose baseline value of visual amenity is neither exceptional nor low.<br>• Be indoor workers, motorists and visitors to sports facilities whose attention is not generally focused on their surroundings but whose baseline visual amenity value is considered to be good or exceptional.<br>• Should the Project introduce elements and features that are already commonplace in the views available, it is considered that a receptor's susceptibility to that specific change would be lower. Their sensitivity would, therefore, be reduced and may be judged to be lower than that defined in the criteria description. |
| Low | Receptors with low sensitivity would either:<br>• Be indoor workers, motorists and visitors to sports facilities whose quality and value of visual amenity is ordinary or low, or<br>• Receptors at schools and churches whose baseline visual amenity is considered to be low |

## 16.5.4 Impact Assessment

### Determining impact

The terms 'impact' and 'effect,' are defined in GLVIA3 as, "'impact,' [is] defined as the action being taken, and the 'effect,' [is] defined as the change resulting from that action.".

For this assessment of both the townscape and the visual effect, the impacts will be graded according to magnitude. The magnitude of change relates to the size or scale of change, the degree to which aesthetic or perceptual aspects of the townscape are altered, its geographical extent and the duration and reversibility of change. Table 16-6 sets out the criteria used to assign a magnitude rating for each impact. The nature of these impacts has been defined as negative (adverse) or positive (beneficial).

The nature of change is defined as follows:

- Direct (resulting directly from the development) or Indirect (consequential change resulting from the development);
- Permanent or Temporary (if temporary, a timescale will be described); and
- Adverse, Beneficial, or Neutral.

GLVIA3 acknowledges that determining whether change is positive, negative, or neutral is a challenging issue and requires informed professional judgements to be made with reference to the following criteria as a minimum:

- The degree to which the proposal fits with the existing townscape character; and
- The contribution to the townscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to the existing character of the townscape.

Impacts have been considered in the year of opening (year 1) (i.e., effectively without any mitigation) and year 15 (i.e., after the landscape planting has matured). Winter views have been assessed as a 'worst-case' as intervening vegetation will provide less screening potential.

The duration of impacts is considered against the following thresholds:

- Temporary: During Construction;
- Short term: up to 5 years;
- Medium term: between 5 and 10 years; or
- Long term: over ten years

The reversibility of impacts is also considered. These are recorded as either reversible or irreversible and comprise a judgement about the prospects and practicality of a particular impact being reversed over a defined timescale.

The nature and relative amount of time over which views of the Proposed Development are likely to be experienced are described as being:

- Full: views will be relatively open/unscreened and of a duration sufficient to appreciate the scale of the Proposed Development;
- Partial: views of the Proposed Development will be partially screened/filtered and/or will be of a limited duration that will not allow the full scale of the development to be fully appreciated or
- Glimpsed: views of the Proposed Development will be largely screened, and/ or the duration of views will be so limited that the receptor cannot appreciate the scale of the development.

To support the assessment, several photomontages were prepared, see Volume 3, Appendix 16.1. These show the baseline Site and the Proposed Development post construction (during operation).

**Table 16-6 - Criteria for determining the magnitude of impact (change)**

| Magnitude | Criteria |
|---|---|
| Major adverse | The proposal or elements of it would dominate the view and fundamentally alter the character and the experience of the view over a geographically extensive area. |
| Moderate adverse | The proposal or elements of it would be obvious in the view, affecting the character and the experience of the view over a notable geographic area. |
| Minor adverse | The proposal or elements of it would comprise a minor element of the view over a small area and would not alter the overall experience for the viewer. |
| Negligible adverse | The proposal would be barely perceptible. |
| No change | No noticeable loss, damage or alteration to character features or elements. |
| Negligible beneficial | Barely noticeable improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic features and elements, or by the addition of new characteristic elements. |
| Minor beneficial | Slight improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic features and elements, or by the addition of new characteristic features. |
| Moderate beneficial | Partial or noticeable improvement of character by the restoration of existing features and elements, and/or the removal of uncharacteristic and noticeable features and elements, or by the addition of new characteristic features. |
| Major beneficial | Large-scale improvement of character by the restoration of features and elements, and/or the removal of uncharacteristic and conspicuous elements, or by the addition of new distinctive features. |

### Determining effect significance

The significance of the effect is determined by considering the relationship between the sensitivity of the receptor (either townscape or visual) and the magnitude of impact. Major or Moderate effects are deemed as significant. Minor and Negligible effects are deemed to be not significant. Effects can be both negative (adverse) or positive (beneficial).

It is important to note that this approach acts as a guide to demonstrate a clear thought process in determining whether an effect will be significant or not. It is not intended to replace the professional judgement exercised by the assessor, which will be the main determining factor for attributing effect significance. Table 16-7 sets out the criteria for determining significance.

**Table 16-7 - Criteria for determining the significance of effect**

| | Magnitude of impact | | | | |
|---|---|---|---|---|---|
| **Receptor sensitivity** | **Major** | **Moderate** | **Minor** | **Negligible** | **No change** |
| **High** | Very Large | Very Large/Large | Large/Moderate | Slight | Neutral |
| **Medium** | Large/Moderate | Moderate | Slight | Slight/Neutral | Neutral |
| **Low** | Moderate/slight | Slight | Slight/Neutral | Slight/Neutral | Neutral |

*For the purposes of the assessment and in accordance with good practice, where the combination of impact and sensitivity causes a blended significance of effect – an additional judgement is provided to clarify the differentiation and concluded effect.

### 16.5.5 Limitations and assumptions

This TVIA is based on views that can be accessed publicly, and the impact on private views, such as residential and commercial properties, is estimated. Where a specific receptor view location was not accessible, professional judgement and aerial photographs have been used to assess the potential view.

## 16.6 Baseline conditions

### 16.6.1 Local Townscape Character Assessment

Townscape Character Assessments (TCA) have been undertaken for the study area through several different development framework documents:

- Former Central Retail Park-Strategic Regeneration Framework 2023;
- Ancoats & New Islington Neighbourhood Development Framework Oct 2014;
- Piccadilly Basin Strategic Regeneration Framework July 2016;
- Manchester Piccadilly Strategic Regeneration Framework 2018; and
- Manchester Core Strategy Strategic Character Areas.

These documents contain previously published TCA descriptors for Ancoats, New Islington and Piccadilly Basin.

The TCA's are shown on Figure 16-1 and described below in Table 16-8.

**Table 16-8 - Townscape Character Areas**

| TCA | Description | Sensitivity |
|---|---|---|
| TCA 1: Great Ancoats Street and Oldham Road Frontage | This TCA comprises a range of building types, scales and styles reflecting numerous eras of development. The land use is mixed and ranges from residential development with street-related retail to office commercial and remnant industrial-employment use. Great Ancoats Street frontage is traditionally the more commercial and has diversified into residential use on the western side of the street. Oldham road corridor is one of four radial routes extending out from the city centre through East Manchester and acts as an important entryway to the city.<br>The TCA has been given a medium value due to its historical and cultural associations. The quality of the townscape has been assessed as Good. Therefore, it is concluded the sensitivity is **Medium**. | Medium |
| TCA 2: The Ancoats Core | This TCA is the historic core of Ancoats and is a mix of building types structured around a grid network of streets. There is a variation of scale and style of buildings within the district, 2 to 4-storey historic brick commercial structures and newer residential buildings between 6 and 8 storeys in height. Traditional Manchester brick construction can be seen and adherence to the street grid and consistent construction to the plot line creates a distinct identity to the district.<br>Royal and Murray's Mills are located along the Rochdale Canal Corridor and dominate the area visually. There are a number of vacant plots of land where buildings have been cleared and remain empty.<br>The TCA has distinctive cultural and historical features that contribute to the townscape's character. The area has a strong sense of place and, therefore, has a high value. The quality of the townscape has been assessed as Good. Therefore, it is concluded the sensitivity is **High.** | High |
| TCA 3: The Poland Street Zone | This TCA is at the eastern edge of Ancoats, bound by Radium Street, Oldham Road, Butler Street and the Rochdale Canal. It comprises several new developments located to the west of Poland Street. These include a new mixed residential development with street-related retail adjacent to the canal at Radium and Jersey Street and a new five-storey residential development off Poland Street between Silk Street and Portugal Street. Modern cul-de-sac styled industrial estates have replaced the original rectilinear street grid network, in contrast to the western portions of the Ancoats neighbourhood. Two canal arms which helped to support the cotton industry have since been filled. A series of traditional shops line Oldham Road across the northern edge of the zone. However, the street-related retail in many of these buildings has been closed, the buildings are in poor condition, and there is no consistent building line, style or massing. There are remnants of the Miles Platting Housing estate along the eastern edge of the area and a large, underutilised open space with limited street frontage, poor visibility and no relationship to the broader Ancoats neighbourhood to the west.<br>The TCA has a low value due to few distinctive cultural or historical features that contribute to the townscape character. The area lacks a strong sense of place due to poor condition and recognition of local features. The quality of the townscape has been assessed as ordinary. Therefore, it is concluded the sensitivity is **Low.** | Low |
| TCA 4: Great Ancoats Street Frontage | This TCA is the zone fronting Great Ancoats Street between the Rochdale Canal and Pollard Street. It comprises the brownfield site or the former cleared Central Retail Park. It is a disconnected site with poor links and forms a barrier between New Islington Neighbourhood and the City Centre. To the south of Old Mill Street is a recent residential development. It establishes an 8-storey podium along Great Ancoats Street with a taller 16-storey tower to the rear of the Site, adjacent to the Ashton Canal.<br>The TCA has been given a very low value due to it being a very poor-condition brownfield site with little evidence of local value or sense of place. The quality of the townscape has been assessed as Poor. Therefore, it is concluded the sensitivity is **Low.** | Low |
| TCA 5: The New Islington Neighbourhood | This TCA is the area fronting Cotton Fields Park between the Rochdale Canal and Mill Street, west of Weybridge Road. It comprises a predominantly cleared area with low-rise residential development blocks towards the southern end of Weybridge Road. The Cotton Fields Park greenspace is located along the western edge and the park features include a significant new canal space, an 'urban beach,' and distinctive sitting areas. The primary care centre is located at the southern end of the park, and a primary school is located along the northern edge of the park, adjacent to the Rochdale Canal.<br>The TCA has been given a medium value as there are locally recognised features, including a high-quality green space, which adds to the overall character. The quality of the townscape has been assessed as Good. Therefore, it is concluded the sensitivity is **Medium**. | Medium |
| TCA 6: The Ashton Canal Corridor | This TCA is the area abutting the Ashton Canal between Mill Street and Pollard Street, west of Carruthers. It comprises a mix of new housing, several smaller remnant industrial buildings and the remains of the Dispensary, a Grade II Listed building. The Ashton Canal corridor and two associated canal arms stretch north from the canal to Mill Street. The eastern edge of the area is a corridor containing the new East Manchester Metrolink line and New Islington Station; however, connections between the station and the New Islington neighbourhood to the north are indirect.<br>The TCA has been given a medium value due to its historical and cultural associations, which add to its overall sense of place and townscape character. The quality of the townscape has been assessed as Good. Therefore, it is concluded the sensitivity is **Medium**. | Medium |

| | | |
|---|---|---|
| TCA A: Piccadilly Basin / Rochdale Canal and Mills | This character area is defined as the area bounded by the line of the Rochdale Canal, including Carvers Warehouse, the Basin entrance arch and Rochdale Canal Company offices, Jackson's Warehouse, and Brownfields Mill and extends beyond the Site to the north. The character of the area has historically been derived from the complex nature of the busy canal network. This is reflected by all 8 of the listed buildings/structures located within this Character Area. The early street pattern between the Rochdale Canal and Great Ancoats Street has been substantially altered, and the historical context of the length of the Rochdale Canal has been eroded. The settings of the remaining mills and warehouse buildings are negatively impacted. A large part of the canal has been reconstructed and rebuilt, including the Marina, which has subsequently become the Site for a number of new residential blocks, and there are a number of new concrete retail outlets and associated car parking found along Great Ancoats Street.<br>The value of this TCA is low due to it having local features but being limited in its wider recognition due to the erosion of historic patterns and historic context, which negatively impacts the remaining historic buildings. The quality of the townscape has been assessed as ordinary. Therefore, it is concluded the sensitivity is **Low.** | Low |
| TCA B: Piccadilly North / Historic Commercial Grain | This character area is located adjacent to Piccadilly Basin. It has been defined as the area bounded by Tib Street to the north, Houldsworth Street to the east, Paton Street/China Lane and Port Street to the south, and Back Piccadilly to the west. The townscape form and street grid in the Character Area remain virtually unchanged and date predominantly to the late 18th Century when the plots/streets were defined. The urban grain reached its present configuration by the early-to-mid- 19th Century when commercial and industrial buildings replaced the majority of remaining residential premises. Historic buildings are largely still in existence and make up the majority of the building stock within the area. A densely built urban environment defines the Character Area, and thus, little space is left for trees and green areas. Construction materials vary but primarily consist of high-quality materials such as stone blocks, which can also be seen being used in the earliest of the shipping warehouses/offices and gateways to Piccadilly Basin on Dale Street. Red brick is used for the majority of mid-19th Century buildings, whilst terracotta is used on buildings which are mostly commercial dating to the latter decades of the Victorian era and into the early 1900's. Contemporary buildings are generally larger and taller and are flat-roofed, built in reinforced concrete with much glazing, and do not bear any relationship with the local or Indigenous materiality. The majority of the historic buildings within the area are of 4-5 storeys over a basement or with an attic floor, which was the most popular arrangement for the late-19th Century commercial buildings. Roofs of older buildings are generally pitched and clad in slate.<br>The value of this TCA is high due to its strong historical and cultural associations adding to the overall townscape character. The quality of the townscape has been assessed as Good. Therefore, it is concluded the sensitivity is **High**. | High |
| TCA C: East Village / mixed uses focussed around Ashton Canal | This character area is defined as the areas of surface car parking to the entrance on Piccadilly Basin, the surface car parking between Hilton Street and Brewer Street, the surface cleared area to the west of Peak Street, the cleared sites and various industrial buildings between Laystall Street and Ducie Street, the industrial buildings, cleared sites and new commercial units between Port Street and Laystall Street. The area is divided into several large areas which have been substantially altered and are largely cut off of their historic connection, significance, streetscape and built form. The large-footprint commercial development has no active street frontages. Key historic buildings such as the Grade II* Brownsfield Mill sit amongst swathes of surface car parks and large commercial buildings, which have eroded the historic context of the building, negatively affecting its setting. The dominance of the six-lane inner ring road (Great Ancoats Street) is at the heart of this severance and erosion of any cohesion in the urban form around Piccadilly Basin. The area began to be redeveloped towards the end of the 20th Century with buildings that did not follow the historic street pattern. The area is considered to present a poor urban form and pedestrian environment, with the busy Great Ancoats Street forming a major, multi-lane arterial road into and out of the City Centre, effectively acting as a physical and psychological barrier to pedestrian movement northwards. The urban form is fragmented in nature, and there is a poor sense of enclosure to the street blocks. As a result, there is a general lack of pedestrian activity and vitality in the area.<br>This TCA is considered to be of low value due to its poor condition and unrecognised local features on a wider scale. The quality of the townscape has been assessed as ordinary. Therefore, it is concluded the sensitivity is **Low.** | Low |

## 16.6.2 National Character Areas

National Character Assessment (NCA) profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. Each profile includes a description of the natural and cultural features that shape our landscapes, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. The Site is located in Manchester Conurbation National Landscape Character Area (NCA) 55[12]. The area is described by Natural England as being characterised by dense urban and industrial development, commercial, financial, retail, administrative centres, commuter suburbs and housing, interspersed with a network of green infrastructure.

Following a review of this document, it is considered that given the scale of the Proposed Development and the overall character area, there would be no change perceptible to the NCA as a result of the Scheme and has therefore not been considered further as part of this TVIA.

## 16.6.3 Local Landscape Character

The Greater Manchester Landscape Character and Sensitivity Assessment (2018)[13] was produced to provide an evidence base for the landscape character/sensitivity of Greater Manchester. This document indicates that the Site is not located within the landscape character areas identified in the report, and it is considered that there would be no change perceptible to them from the Proposed Development. Therefore, Local Landscape Characters have not been considered further as part of this TVIA.

## 16.6.4 Local Strategic Character Assessment

As outlined in section 16.4 Relevant legislation and guidance, the MCC Extant UDPs & MCC Core Strategy outline SCAs have been identified as 'City Centre' and 'Central Arc' and have the following characteristics:

### SCA: City Centre

Policy EN1 of the MCC Core Strategy sets out that the City Centre SCA characteristics include:

- Rich legacy reflecting urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and a historic street pattern;
- The core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses, including commercial, civic, and residential activities;
- limited open space, which includes a range of civic and less formal green spaces and waterways;
- outside the core and associated with the Inner Relief Route, there are less active and less densely developed areas with significant elements of cleared land; and
- The City Centre is the focus of the City's transport routes.

### SCA: Central Arc

Policy EN1 of the Manchester Core Strategy sets out that the Central Arc SCA characteristics include:

- Predominantly 1960s social housing estates and zoned industrial areas bisected by the transport network;
- significant areas of employment are found where this area overlaps with the fringe of the City Centre; and
- much of the Central Arc is experiencing regeneration with some contemporary urban solutions.

## 16.6.5 Future Anticipated Baseline

A future anticipated baseline forms the basis of this assessment for the Proposed Development. This planning application has sight of the Phase 1 development application that will be constructed prior to the Proposed Development, which will also use the Site to locate a construction compound thus the Site will have undergone partial groundworks. Phase 1 is anticipated to be constructed between 2025 and 2029, thus construction of the Proposed Development is not anticipated to commence until 2030. Therefore the future anticipated baseline of the Site that will be assessed will have partial groundworks completed within the central corridor of the Site, finished with bare earth as well as the constructed Phase 1 development adjacent to the west. Minor areas of hardstanding will remain exposed within the dog-leg of the Site along Great Ancoats Street and the existing environment within Cotton Field Park will be present.

The Site is 0.846 ha and is owned by Manchester City Council (MCC). Following the demolition of the eight retail units associated with the Former Central Retail Park (FCRP), the Site was left vacant, with concrete slabs and remnants of old buildings seen throughout. The Site has a 5 m level change between the northwest and southeast end of the Site, and there is limited vegetation, predominately Buddleia and some existing ornamental trees along the Site boundary.

As part of the Phase 1 development, four high-rise buildings are proposed adjacent to the Proposed Development to the west. The Site has multi-functional uses through its proposed offices, retail spaces and new public realm, therefore varying the user profiles from day to day.

The Site is located within a mixed residential and commercial urban area of central Manchester. In the immediate vicinity of the Site, there is the New Islington Free School, a primary school directly adjacent to the north (around 55 m) and to the northeast, the Ancoats Primary Care Centre.

Cotton Field Park is an eco-park which lies to the north of the Site and partially sits within the planning red-line boundary to the north (see Figure 16-3). The existing park forms the heart of New Islington. It uses nature to bring people together within the surrounding urban context. It forms an important accessible green space which connects to others within 15 mins walking distance of the proposed site.

Great Ancoats Street borders the southern edge of the Site and is a major transport artery which forms a barrier to the city centre. Directly to the south is a 32-storey residential building, Oxygen, comprising 12 luxury townhouses and 369 residential apartments.

The historic development of the Ancoats area was enabled by the creation of two major waterways in the 18th century. The Ashton Canal and the Rochdale Canal. The Rochdale Canal runs parallel to the north-western site boundary, and the New Islington Marina lies to the north-east. New Islington Marina is a minor waterway place on the Rochdale Canal between Ducie Street Junction and Littleborough. The Marina comprises two basins which connect the Rochdale Canal and Ashton Canal (located outside of the Site to the southeast), respectively. It provides a permanent mooring site for canal boats.

The study area is predominantly urban in character and, therefore, is generally devoid of trees. However, there are a number of street trees located within the surrounding context, though most are not fully mature, and pockets of

[12] Natural England NCA Profile: 55 Manchester Conurbation (NE463) 2014 https://publications.naturalengland.org.uk/publication/5989113924681728?category=587130

[13] Greater Manchester Landscape Character and Sensitivity Assessment Produced for Greater Manchester Combined Authority August 2018 https://greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf

vegetation can be found along boundaries. The boundaries of Old Mill Street and Great Ancoats Street are vegetated with a mix of well-established street trees and self-seeded vegetation, including scrubby willows.

Oldham Road and Great Ancoats Street are vehicle-dominated busy routes, connecting the areas of Ancoats and New Islington to the wider area. Old Mill Street, which links New Islington along a northeast-southwest, is partially shared use. As a result, the route is calmer than other main routes located within Ancoats and New Islington. The local streets within the Ancoats' conservation area are typically cobbled, narrow, single-carriageways; the street pattern within the Ancoats conservation area typically follows the historic linear pattern. Vehicular movement is reduced away from the conservation area boundaries and there are pockets of increased tranquillity around some locations, for instance, Cutting Room Square and the Rochdale Canal.

A network of canal towpaths runs alongside the Ashton Canal, Rochdale Canal and New Islington Marina. These routes link to National Cycle Network (NCA) Route 66. Additionally, the Cheshire Ring Canal Walk (Regional Trail/Long Distance Path) runs adjacent to the Ashton Canal.

### Townscape and Townscape Related Designations

Details of townscape and townscape-related designations are illustrated in Figure 16-4. There are no statutory landscape designations located within the study area.

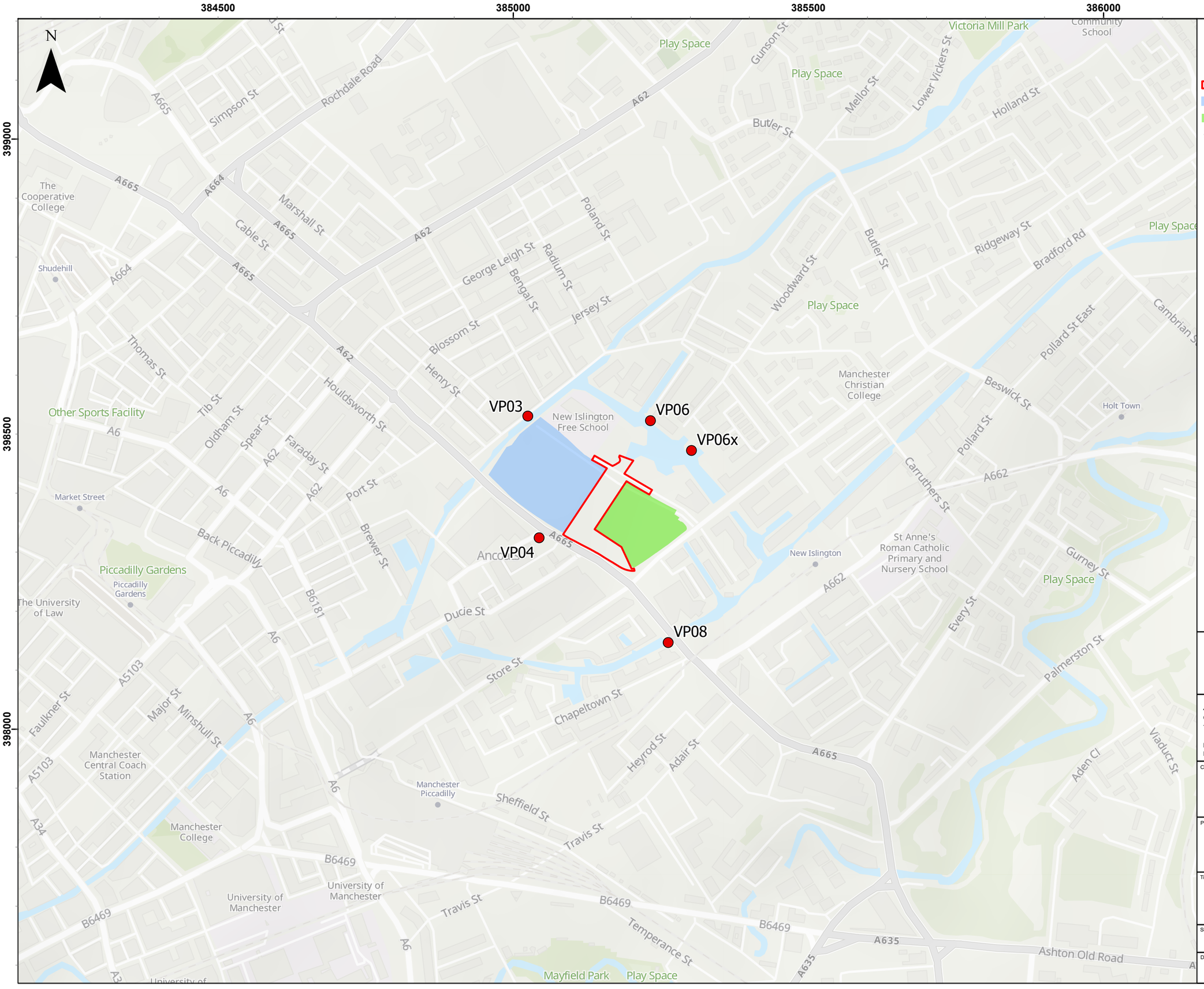
There are two landscape-related non-statutory designations within the study area:

- Site of Biological Interest (SBI): Rochdale Canal, Stott's Lane - Ducie Street Basin; and
- SBI: Ashton Canal (West).

These canal route SBI's contribute to the townscape setting and have been considered within this report as such. However, the habitat value of the canals and their importance have been assessed within Volume 2, Chapter 8 - Biodiversity.

There are two conservation areas identified within the study area:

- Ancoats Conservation Area; and
- Stevenson Square Conservation Area.




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- Site Boundary
- Phase 1
- Phase 2
- Photograph Locations

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0 100 200 300

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Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
Viewpoint Locations

| Sheet Size | Original Scale | Designed / Drawn | Checked | Authorised |
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Figure 16-3

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- Site Boundary
- Landscape Study area
- North Manchester Policy Area (EC4, H3)
- East Manchester Policy Area (EC5, H4)
- City Centre Policy Area (CC1, CC10)
- Sites of Biological Importance
- Major Recreational Routes
- National Cycle Network (Route 66)
- Cheshire Ring Canal Walk

**Listed Buildings**

- Grade I
- Grade II
- Grade II*

**Conservation Areas**

- Ancoats
- Stevenson Square

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Client
Manchester City Council

Project
Former Central Retail Park: The Park

Title
Townscape and Landscape Related Designations and Policy Plan

| Sheet Size | Original Scale | Designed / Drawn | Checked | Authorised |
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| A3 | 1:6,000 | BT Date 30/07/24 | RS Date 30/07/24 | LR Date 30/07/24 |

Drawing Number
Figure 16-4

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01

## 16.6.6 Visual amenity

Representative viewpoints were selected to represent the experience of different types of visual receptors and/or where large numbers of viewpoints cannot all be included individually (in urban areas or where there are numerous public rights of way) and where visual effects are unlikely to differ. Specific viewpoints were selected to illustrate effects on key views from townscapes of high visual amenity or to illustrate a particular effect or issue.

Consultation with the Local Planning Authority was undertaken in the scoping stages of this assessment, and viewpoints to be included within the ES were agreed upon through this process. The location of representative viewpoints included in this assessment are shown on Figure 16-3. Photographs illustrating the view from each viewpoint are shown in, Appendix 16-1. The visual receptors and their existing views are described and evaluated in Table 16.9.

**Table 16-9 - Description of viewpoints representing visual receptors**

| Viewpoint | Receptors represented by viewpoint | Existing view (Value and susceptibility) | View Sensitivity |
|---|---|---|---|
| VP3: View from the junction of Redhill Street and Henry Street towards the southeast | Residential<br>Vehicular<br>Pedestrian<br>Leisure users<br>Commercial/business | Representative of immediate views from the eastern side of the Ancoats Conservation area, Royal Mills residential block, the Rochdale Canal (and towpath) and workers in businesses located on buildings with Frontages onto Redhill Street<br>Built forms of varying heights dominate views; however, the [assumed] high-rise Phase 1 built form dominates the view for most at this vantage point.<br>Views from the street level are similar, with some additional minor-built forms (including a Grade II Listed Canal bridge) and street trees along Redhill Street, adding to intervening elements.<br>Views also considered from this location include oblique views from along Henry Street and Pickford Street; these views are heavily screened by built form, though views from upper floors of residential properties (Royal Mills) are likely less restricted.<br>This view has a medium-low value as it includes some elements of scenic value with some sense of place; however, this is a townscape with few distinctive features that may be considered worthy of conservation on a regional or local scale.<br>However, the view has a low susceptibility to change as the Scheme would introduce elements and features that are already commonplace in the view available. Therefore, the overall sensitivity is considered Medium. | Medium |
| VP4: View from the junction of Great Ancoats Street and Laystall Street towards the north | Residential<br>Vehicular<br>Pedestrian<br>Leisure<br>Commercial/business | Representative views from along Great Ancoats Street by pedestrians and road users, and oblique views from The Northern Quarter Serviced apartments.<br>Views are dominated by the [assumed] Phase 1 high-rise built form in the close-range view with wider glimpses of the built form fronting the edge of the Ancoats Conservation area and that found behind the Ancoats Canal Corridor to the middle of the view.<br>Great Ancoats Street intercepts many of the visual receptors at this point. Views of moving traffic are dominant, and motorist receptors have a transient view of high-rise built form with low-level vegetation interspersed with highway infrastructure.<br>This view has a medium-low value as it includes some elements of scenic value with some sense of place in the distance; however, this is a townscape with few distinctive features that may be considered worthy of conservation on a regional or local scale.<br>However, the view has a low susceptibility to change as the Scheme would introduce elements and features that are already commonplace in the view available. Therefore, the overall sensitivity is considered Medium | Medium |
| VP6: View from New Islington Marina Promenade, towards the south | Residential<br>Vehicular<br>Pedestrian<br>Leisure<br>Commercial/business | Views from this location are representative of receptor views from New Islington Marina Promenade, as well as residential receptors within the buildings with views to the south.<br>The high-level views from residential receptors are dominated by the [assumed] high-rise built form of Phase 1 development. Ground-level views are similar; however, they are heavily filtered through intervening vegetation between structures and boundary fencing.<br>This view has a medium-low value as it includes some elements of scenic value with some sense of place; however, this is a townscape with few distinctive features that may be considered worthy of conservation on a regional or local scale.<br>However, the view has a low susceptibility to change as the Scheme would introduce elements and features that are already commonplace in the view available. Therefore, the overall sensitivity is considered Medium | Medium |

| | | | |
|---|---|---|---|
| VP8: View from Great Ancoats Street (Ashton Canal Road Bridge) towards the northwest | Residential<br>Vehicular<br>Pedestrian<br>Leisure<br>Commercial/business | Representative mid-distance views from along Great Ancoats Street by pedestrians, road users, and residential views from properties facing northeast, namely, James Brindley Basin gated community, Oxygen Manchester (high-rise development) and properties along 140-150 Great Ancoats Street.<br>Despite the channelled view, it is dominated by the [assumed] Phase 1 development high-rise buildings with glimpses of buildings located on the edge of the Ancoats Conservation Area in the far distance. Ground-level views are channelled by adjacent built forms with minimal intervening features when looking northeast.<br>This view has a medium-low value as it includes some elements of scenic value with some sense of place; however, this is a townscape with few distinctive features that may be considered worthy of conservation on a regional or local scale.<br>However, the view has a low susceptibility to change as the Scheme would introduce elements and features that are already commonplace in the view available. Therefore, the overall sensitivity is considered Medium | Medium |

## 16.7 Potential impacts

This section provides an overview of potential impacts that could result from the Scheme during its construction and operational phases.

The Environmental Scoping Report identified that the Proposed Development has the potential to give rise to the following potentially significant environmental effects as a result of the following impacts;

- Construction impacts:
  - Construction traffic, plant and equipment and associated activity;
  - Earthworks and changes to landform;
  - Presence of construction compounds and temporary fencing;
  - Vehicle movements;
  - Removal of existing vegetation; and
  - Use of temporary lighting.
- Operational phase impacts:
  - Long-term changes to views to and from the Site
  - Changes to townscape character
  - Presence of linear paved routes
  - Presence of lighting and street furniture
  - Presence of new planting and trees

## 16.8 Assessment of effects

The tables below provide the details of the impact assessment undertaken for the Proposed Development during both the construction and operational phases.

**Table 16-10 Construction phase impact assessment**

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Significance |
|---|---|---|---|---|---|---|
| TCA 1: Great Ancoats Street and Oldham Road Frontage | Medium | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | No change | The Proposed Development would not have a direct impact on this TCA and would not significantly change the appearance of the surrounding townscape. Although large and highly visible elements such as plant and equipment may be introduced, their visibility would likely be barely perceptible due to their distance, context, scale, and screening. The construction elements may be visible against the surrounding townscape elements; however, the setting of this TCA comprises high-rise and densely urban features, and any change would be limited to a small geographical area within the context of this townscape. Any effects resulting from the construction works would be temporary and short-term for this TCA. | Neutral adverse effect<br>Not significant |
| TCA 2: The Ancoats Core | High | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | No change | The Proposed Development would not directly impact this TCA and, therefore, would not result in a highly noticeable change to the historic setting of this townscape. The introduction of uncharacteristic construction elements would not be conspicuous within this TCA due to scale, distance, and context from the Proposed Development site. A change to the townscape pattern and texture adjacent to this TCA would not be noticeable due to the dense urban fabric. Despite construction elements that would stand out against the surrounding townscape elements when seen, the baseline TCA setting comprises high-rise, densely urban features, and therefore, the perceptible change would only be apparent over a limited geographical area. Any effects as a result of the construction works would be limited to short-term and temporary effects for this TCA. | Neutral adverse effect<br>Not significant |
| TCA 3: The Poland Street Zone | Low | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | No change | The Proposed Development does not directly impact this TCA and would not result in a highly noticeable change to the setting of this townscape. The TCA has few distinctive cultural or historical features and comprises several new developments itself. The introduction of construction elements would introduce uncharacteristic new elements, but these would not be conspicuous due to scale, distance and context. It is very unlikely that any construction elements would be seen from this TCA due to the baseline setting comprising dense urban features. | Neutral adverse effect<br>Not significant |
| TCA 4: Great Ancoats Street Frontage | Low | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | Moderate (adverse) | The Proposed Development directly affects this TCA and would alter the fabric and character of the area. Construction activities would add highly noticeable features and add uncharacteristic new elements. A change to the townscape pattern and texture would occur. However, the baseline setting of the TCA was a very poor-condition brownfield site with little evidence of local value or a sense of place. Construction lighting would likely be barely perceptible in addition to the existing high levels of lighting at night in the TCA. Overall, introduced elements would be obvious and impact the TCA character; however, any adverse effects would be temporary and minor. Impacts would be contained to a small portion of the TCA, and bounded on one side by the tall buildings of the Phase 1 development on the west. | Slight adverse effect<br>Not significant |
| TCA 5: The New Islington Neighbourhood | Medium | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | Minor (adverse) | The southern boundary of the TCA is adjacent to the Site. As a result, the construction activities would introduce noticeable features and elements that are not typical of its setting. However, the impacts of the construction would be limited to a small section of the adjacent TCA and would be in the context of the existing backdrop, including numerous tall buildings in the surrounding area and the Phase 1 Development. While the construction lighting would add to the setting of this TCA, it should be noted that the area already has high levels of lighting at night. Any adverse effects would be temporary and short-term and would have minor adverse effects on the recognised features or character of this TCA. | Slight adverse effect<br>Not significant |

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Significance |
|---|---|---|---|---|---|---|
| TCA 6: The Ashton Canal Corridor | Medium | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | No change | The Proposed Development does not directly impact this TCA and would not result in a highly noticeable change to the setting of this TCA. The TCA has few distinctive cultural or historical features and comprises several new developments itself. The introduction of construction elements would introduce uncharacteristic new elements, but these would not be conspicuous due to scale, distance and context. It is very unlikely that any construction elements would be seen from this TCA due to the baseline setting comprising dense urban features. | Neutral adverse effect<br>Not significant |
| TCA A: Piccadilly Basin / Rochdale Canal and Mills | Low | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | Negligible (adverse) | The north-east boundary of this TCA fronts onto the Proposed Development and therefore the construction activities would add highly noticeable features and add uncharacteristic elements to it's setting. The impacts of the Proposed Development would be contained to a small proportion of the adjacent TCA and would be in context to the numerous tall buildings in its wider extent. Whilst construction lighting would noticeably add to the setting of this TCA, this also has to be considered against the existing high levels of lighting at night in the area. Any adverse effects would be temporary and short term and would have negligible adverse effects on the character of this TCA. | Slight adverse effect<br>Not significant |
| TCA B: Piccadilly North / Historic Commercial Grain | High | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | No change | Due to the distance of the Site from this TCA, the Proposed Development does not directly impact this TCA and would not result in a noticeable change to the setting of this townscape. Construction plant and equipment would add uncharacteristic new elements, but they would not be seen due to distance and the intervening dense urban fabric. Construction lighting would have no discernible effect on the TCA and its character, features or strong historical and cultural associations would not be altered. | Neutral adverse effect<br>Not significant |
| TCA C: East Village / mixed uses focussed on Ashton Canal | Low | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | No change | The Proposed Development does not directly impact this TCA and would not result in a highly noticeable change to the setting of this TCA. The TCA has few distinctive cultural or historical features and comprises several new developments itself. The introduction of construction elements would introduce uncharacteristic new elements, but these would not be conspicuous due to scale, distance and context. It is very unlikely that any construction elements would be seen from this TCA due to the baseline setting comprising dense urban features and tall buildings. | Neutral adverse effect<br>Not significant |
| VP3: Residents of Royal Mills, Pedestrians, Leisure Users of the Rochdale Canal (and Towpath), workers in businesses with frontages onto Redhill Street and Vehicle users of Redhill Street. | Medium | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | Minor (adverse) | The construction area of the Proposed Development would be mostly hidden from view by tall buildings in the Phase 1 Development. However, elements of the construction may be visible from some residential receptors within Royal Mills, limited to those along Redhill Street inhabiting the upper floors at the northeast end of the property. This may impact the visual amenity of these receptors, but the effects would be limited to a small portion of the Site when viewed. Construction lighting would not significantly add to the existing high levels of lighting at night in the area. Receptors at ground level would have similar views of the Proposed Development, but they would be intermittently visible due to intervening vegetation and infrastructure. Any negative effects would be temporary and minor. | Slight adverse effect<br>Not significant |
| VP4: Residents in the Northern Quarter Serviced Apartments, Pedestrians, motorists and business workers/users of Great Ancoats Street | Medium | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | Moderate (adverse) | The construction area of the Proposed Development would be visible to these residential receptors and would likely affect their visual amenity. Construction elements would occasionally be visible from some windows in the Northern Quarter serviced apartments, and those pedestrians and motorists passing in close proximity to the Site would be aware of the construction elements highlighted against the context of the Phase 1 Development high-rise buildings. Movement and noise would likely draw attention to these elements, making the Proposed Development obvious in the view due to proximity, and would temporarily change the experience of the view for these receptors. | Moderate adverse effect<br>Significant |
| VP6: Residential receptors looking south, pedestrians, motorists and leisure users of New Islington Marina Promenade. | Medium | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | Moderate (adverse) | The construction elements of the Proposed Development would be visible, more so to residents looking south at elevated positions. Ground-level receptors would still notice the construction elements due to proximity with movement and noise, drawing attention to the new elements within the view. However, they would be filtered through intervening vegetation, between structures and through fencing. Large plant and equipment would be particularly noticeable. There are some | Moderate adverse effect<br>Significant |

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Significance |
|---|---|---|---|---|---|---|
| | | | | | intervening tree canopies; however, construction elements would be seen above and through these, particularly in winter months, and would change the view of these receptors. | |
| VP8: Residents facing northeast, namely, James Brindley Basin gated community, Oxygen Manchester (high-rise development) and properties along 140-150 Great Ancoats Street. Pedestrians, leisure users, motorists and businesses with views along Great Ancoats Street. | Medium | Change in land use from derelict site and part of Cotton Field Park to a construction site | Construction site management | Moderate (adverse) | The views of construction elements would be visible from limited properties facing the Site and at mid-distance and would alter the visual amenity of these receptors. Despite the channelled nature of the view, the Site is clearly visible, and movement of large plant and equipment would draw attention to the new elements changing the experience of the view for these receptors. Whilst construction lighting would add to the view of these receptors, this also has to be considered against the existing high levels of lighting at night in the area. Adverse effects would be temporary and short term. | Moderate adverse effect<br>Significant |

**Table 16-11 Operational phase impact assessment**

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Significance |
|---|---|---|---|---|---|---|
| TCA 1: Great Ancoats Street and Oldham Road Frontage | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 1: The Proposed Development does not directly impact this TCA and would not result in a highly noticeable change to the setting of the townscape. The distance of the Proposed Development, its screening by intervening buildings, particularly those within the Phase 1 Development, and scale continue to be key factors that determine the magnitude of effect on the setting of this TCA. | Neutral beneficial effect<br>Not significant |
| TCA 1: Great Ancoats Street and Oldham Road Frontage | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 15: Once mature the planting from the Proposed Development would integrate into the surrounding townscape. The setting of this TCA would be unchanged from the baseline situation. | Neutral beneficial effect<br>Not significant |
| TCA 2: The Ancoats Core | High | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 1: The Proposed Development does not directly impact this TCA and would not result in a highly noticeable change to the setting of the townscape. The distance of the Proposed Development, its screening by intervening buildings and scale continues to be key factors that determine the magnitude of effect on the setting of this TCA. | Neutral beneficial effect<br>Not significant |
| TCA 2: The Ancoats Core | High | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 15: Once mature the planting from the Proposed Development would integrate into the surrounding townscape. The setting of this LCA would be unchanged from the baseline situation. | Neutral beneficial effect<br>Not significant |
| TCA 3: The Poland Street Zone | Low | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 1: The Proposed Development does not directly impact this TCA and would not result in a highly noticeable change to the setting of the townscape. The distance of the Proposed Development, its screening by intervening buildings and scale continues to be key factors that determine the magnitude of effect on the setting of this TCA. | Neutral beneficial effect<br>Not significant |
| TCA 3: The Poland Street Zone | Low | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 15: Once mature the planting from the Proposed Development would integrate into the surrounding townscape. The setting of this LCA would be unchanged from the baseline situation. | Neutral beneficial effect<br>Not significant |

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Significance |
|---|---|---|---|---|---|---|
| TCA 4: Great Ancoats Street Frontage | Low | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Minor (beneficial) | Year 1: The Proposed Development directly affects this TCA and would alter the fabric and character of the area. Construction activities would have ceased, and the Proposed Development would be in it's infancy. New vegetation would not have matured; however the value of the TCA would have increased on a local level with the Proposed Development adding to its sense of place. The fabric and the pattern of the TCA would have altered but will be providing local value to its users. | Slight beneficial effect<br>Not significant |
| TCA 4: Great Ancoats Street Frontage | Low | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Moderate (beneficial) | Year 15: Once the vegetation planted within the Proposed Development has had time to mature, it would be adding further value and adding to the local sense of place. This TCA would be complimenting its surroundings and would see a partial or noticeable improvement of character by adding new distinctive features which complement the fabric and pattern of its context. | Slight beneficial effect<br>Not significant |
| TCA 5: The New Islington Neighbourhood | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 1: The southern boundary of this TCA fronts onto the Proposed Development and therefore the Proposed Development would add new noticeable features and elements to its setting. However, these new elements compliment those found in this TCA and further enhance the pattern and fabric of its own setting, however it does not change the overall character of this TCA. | Neutral beneficial effect<br>Not significant |
| TCA 5: The New Islington Neighbourhood | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 15: The vegetation planted within the Proposed Development has had time to mature, and these would add further value to the setting of this TCA giving it a greater sense of place, however it does not change the overall character of this TCA. | Neutral beneficial effect<br>Not significant |
| TCA 6: The Ashton Canal Corridor | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 1: The Proposed Development does not directly impact this TCA and would not result in a highly noticeable change to the setting of the townscape. The distance of the Proposed Development, its screening by intervening buildings and scale continues to be key factors that determine the magnitude of effect on the setting of this TCA. | Neutral beneficial effect<br>Not significant |
| TCA 6: The Ashton Canal Corridor | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 15: Once mature the planting from the Proposed Development would integrate further into the surrounding townscape. The setting of this LCA would be unchanged from the baseline situation. | Neutral beneficial effect<br>Not significant |
| TCA A: Piccadilly Basin / Rochdale Canal and Mills | Low | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 1: The north east boundary of this TCA fronts onto the Site and therefore the Proposed Development would add new noticeable features and elements to its setting. However, these new elements compliment those found in this TCA and the wider context and further enhance the pattern and fabric of its own setting. | Neutral beneficial effect<br>Not significant |
| TCA A: Piccadilly Basin / Rochdale Canal and Mills | Low | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 15: The vegetation planted within the Proposed Development has had time to mature, and these would add further value to the setting of this TCA giving it a greater sense of place, however it does not change the overall character of this TCA. | Neutral beneficial effect<br>Not significant |
| TCA B: Piccadilly North / Historic Commercial Grain | High | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 1: The Proposed Development does not directly impact this TCA and would not result in a highly noticeable change to the setting of the townscape. The distance of the Site, its screening by intervening buildings and scale continue to be key factors that determine the magnitude of effect on the setting of this TCA. | Neutral beneficial effect<br>Not significant |
| TCA B: Piccadilly North / Historic Commercial Grain | High | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 15: Once mature, the planting from the Proposed Development would integrate into the surrounding townscape. The setting of this LCA would remain unchanged from it's baseline situation. | Neutral beneficial effect<br>Not significant |
| TCA C: East Village / mixed uses focussed around Ashton Canal | Low | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 1: The north east boundary of this TCA fronts onto the Site and therefore the Proposed Development would add new noticeable features and elements to it's setting. However, these new elements compliment those found in this TCA and the wider context and further enhance the pattern and fabric of its own setting. | Neutral beneficial effect<br>Not significant |

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Significance |
|---|---|---|---|---|---|---|
| TCA C: East Village / mixed uses focussed around Ashton Canal | Low | Change in land use from derelict site and part of Cotton Field Park to a park | None required | No change | Year 15: The vegetation planted within the Proposed Development has had time to mature, and these would add further value to the setting of this TCA giving it a greater sense of place, however it does not change the overall character of this TCA. | Neutral beneficial effect<br>Not significant |
| VP3: Residents of Royal Mills, Pedestrians, Leisure Users of the Rochdale Canal (and Towpath), workers in businesses with frontages onto Redhill Street and Vehicle users of Redhill Street. | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Negligible (beneficial) | Year 1: The Proposed Development would be largely hidden from view for the majority of receptors by tall buildings on the Phase 1 Development complex. Some residential receptors in elevated positions within Royal Mills would still have views of the Proposed Development which would alter their view. New planting, hard surfacing and infrastructure related to the Proposed Development would add new elements and features, however, when compared to the baseline view these are a positive addition which improve the visual amenity for these receptors. Those receptors at ground level would have similar but intermittent views of the Proposed Development, however these views would be largely screened from view by intervening vegetation and infrastructure. Any additional planting and infrastructure would not be out of place in this view. | Slight beneficial effect<br>Not significant |
| VP3: Residents of Royal Mills, Pedestrians, Leisure Users of the Rochdale Canal (and Towpath), workers in businesses with frontages onto Redhill Street and Vehicle users of Redhill Street. | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Minor (beneficial) | Year 15: By this time planting in the Proposed Development would have matured and fully integrated into the surrounding context benefitting the visual amenity compared to the current baseline condition. | Slight beneficial effect<br>Not significant |
| VP4: Residents in the Northern Quarter Serviced Apartments, Pedestrians, motorists and business workers/users of Great Ancoats Street | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Negligible | Year 1: The Proposed Development would be visible to these receptors and would affect the visual amenity. However the new elements of the Proposed Development would only occasionally be visible from some windows in the Northern Quarter serviced apartments and those pedestrians and motorists passing in close proximity to the Site would be aware of the new features within the townscape. Although new planting would be immature and hard surfacing and infrastructure related to the Proposed Development would add new elements and features, when compared to the baseline view these are a positive addition albeit, small. | Slight beneficial effect<br>Not significant |
| VP4: Residents in the Northern Quarter Serviced Apartments, Pedestrians, motorists and business workers/users of Great Ancoats Street | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Minor (beneficial) | Year 15: By this time planting in the Proposed Development would have matured and fully integrated into the surrounding context further benefitting the visual amenity compared to the current baseline condition. | Slight beneficial effect<br>Not significant |
| VP6: Residential receptors looking south, pedestrians, motorists and leisure users of New Islington Marina Promenade. | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Negligible (beneficial) | Year 1: Construction works would have ceased, and the Proposed Development would have new immature planting and new elements present within the view. These receptors viewing the Proposed Development at ground level are unlikely to notice the new elements within the view due to existing vegetation, structures and fencing screening much of them from view. Those receptors with elevated views from adjacent residential properties (facing south) are likely to notice more of a change with new elements, patterns and features included within the view. Although new planting would be immature and hard surfacing and infrastructure related to the Proposed Development would alter the view, when compared to the baseline conditions these are a positive addition to these receptors. | Slight beneficial effect<br>Not significant |

| Receptor | Sensitivity | Impact | Mitigation | Residual impact magnitude | Residual effect | Significance |
|---|---|---|---|---|---|---|
| VP6: Residential receptors looking south, pedestrians, motorists and leisure users of New Islington Marina Promenade. | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Minor (beneficial) | Year 15: The landscape planting added as part of the Proposed Development would have matured and further blend into the view for all of ground level receptors seamlessly merging into the existing view across the New Islington Marina Promenade. These changes would be the same for those residential receptors in elevated southward facing properties and would have altered the view, however, the new elements and patterns would be positively adding to the surrounding character and the view when considered against the baseline condition. | Slight beneficial effect<br>Not significant |
| VP8: Residents facing north east, namely, James Brindley Basin gated community, Oxygen Manchester (high-rise development) and properties along 140-150 Great Ancoats Street. Pedestrians, leisure users, motorists and businesses with views along Great Ancoats Street. | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Negligible (beneficial) | Year 1: Construction would have ceased, and new elements and features would have been added to the view for these receptors altering the character and pattern. However, receptors are limited and although the new elements and features would be immature vegetation and park infrastructure, these are positive enhancements when compared to the baseline condition. | Slight beneficial effect<br>Not significant |
| VP8: Residents facing north east, namely, James Brindley Basin gated community, Oxygen Manchester (high-rise development) and properties along 140-150 Great Ancoats Street. Pedestrians, leisure users, motorists and businesses with views along Great Ancoats Street. | Medium | Change in land use from derelict site and part of Cotton Field Park to a park | None required | Minor (beneficial) | Year 15: The landscape planting added as part of the Proposed Development would have matured and further blend into the view for all of ground level receptors. These changes would be the same for those residential receptors in elevated Proposed Development facing properties and would have altered the view, however, the new elements and patterns would be positively adding to the surrounding character and the view when considered against the baseline condition. | Slight beneficial effect<br>Not significant |

## 16.9 Additional mitigation and enhancement measures

The following mitigation has been referenced within section 16.8 and is defined below.

### 16.9.1 Construction site management

The construction site will be kept clean and tidy with dedicated areas demarcated for equipment and materials storage. Temporary construction site fencing will include solid hoarding where there are direct views into the Site. Working hours will consider adjacent residential receptors.

## 16.10 Cumulative effects

This planning application has sight of the prospective Phase 2 development adjacent to the east of the Proposed Development as disclosed within the SRF 2023. It is understood that this will comprise a commercial development with opportunities for ancillary ground floors to provide active frontages. The buildings will be of heights between 6-16 storeys and vehicular access will be available via Old Mill Street. It is assumed the Proposed Development will have been constructed prior to the construction of the Phase 2 development, and therefore, no cumulative effects are anticipated during the construction phases as these will not overlap. In relation to the operational phase of the Proposed Development, only beneficial effects are anticipated, and therefore, these will not likely create significant adverse effects in combination with Phase 2. Therefore, the Proposed Development is not expected to result in adverse cumulative effects in combination with those of the Phase 2 development during its construction nor its operation.

There are no other anticipated future developments to consider within this assessment of inter-cumulative effects as all applications within the planning portal at the time of assessment are expected to already be constructed prior to the Proposed Development. However, it is advised that should concurrent construction projects occur that regular liaison is carried out between the environment manager/engineer or the site manager ensure mitigation measures remain appropriate.

Intra-cumulative effects of the Proposed Development are considered in Volume 2, Chapter 20 of this ES.

## 16.11 Summary and Conclusions

### Summary

During the construction and operational phase of the Proposed Development, there would be no significant residual effects of the scheme on any of the townscape character areas defined within this TVIA.

During the construction phase, there would likely be significant adverse residual visual effects on VP4, VP6, and VP8; the receptors are considered of medium sensitivity and susceptible to moderate magnitude impacts. However, these effects are likely to be short-term during the construction phase and temporary, and effects are likely to be minimised through mitigation, including good working practices on site and construction hoarding where appropriate.

Following construction during operation at Year 1, there would likely no adverse effects for any of the townscape character areas, nor visual receptors. Beneficial effects would be experienced by townscape TCA4 and visual receptors VP3, VP4, VP6, and VP8, but these would not be significant. At Year 15, following establishment of the landscape planting, Proposed Development would have matured and become fully integrated into the surrounding context, benefiting the visual amenity compared to the current baseline condition and therefore resulting in a further non-significant beneficial effects at visual receptors VP3, VP4, VP6, and VP8.

## 16.12 Glossary and acronyms

**Table 16-12 - Glossary and acronyms**

| Term | Definition |
|---|---|
| Baseline | The term refers to the current landscape and visual environment, including expected changes, legislative and planning context, and relevant guidance. |
| Construction | Construction is the implementation phase of the Proposed Development. It includes all onsite and offsite activities, starting with site access and clearance and ending with demobilisation. |
| Demobilisation | This term refers to the removal of all physical equipment and personnel from a construction site upon completion of the project. |
| Designated Landscape | Area(s) of land identified as being of importance at international, national or local levels, either defined by statute or identified in development plan or other documents. |
| Development | Any proposal that results in a change to the landscape and/or visual environment. |
| Effect | The nature of the change(s) likely to occur as a result of a particular impact. The desk study has included a detailed review of the information collated for the visual appraisal. |
| Direct effect | An effect that is directly attributable to the Proposed Development. |
| Indirect effect | An effect that results from the Proposed Development as a consequence of a direct effect(s), often occurring away from the Site, or as a result of a sequence of interrelationships or a complex pathway. |
| Environmental Impact Assessment (EIA) | EIA refers to the assessment of environmental consequences for specific development projects before granting planning permission. In England, this process is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. |
| Element | Individual parts make up the townscape, for example, trees, streets or buildings. |
| Enabling works | Enabling works cover those activities and preparations required to make a site construction ready, including the creation of access roads and installation of security fencing, hoarding, signage, and site compound(s).<br>Enabling works are considered to occur during the construction phase. |
| Enhancement | Measures that seek to improve the landscape of the Site and/or its wider setting beyond its baseline condition. |
| Feature | Prominent or eye-catching elements in the landscape, such as wooded skylines, parkland trees, church spires, or a particular aspect of the Proposed Development. |
| Impact | This term describes the action being undertaken, for example, the construction of the Proposed Development or the removal of landscape features. |
| Key characteristic | The combination of elements which are particularly important to the current character of the landscape helps to give an area its particularly distinctive sense of place. |
| Landform | The shape and form of the land surface result from combinations of geology, geomorphology, slope, elevation, and physical processes. |
| Landscape Character Area (LCA) | A distinct, recognisable, and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse. |

| Term | Definition |
|---|---|
| Landscape quality/condition | A measure of the physical state of the landscape. It may include the extent to which the character typical of the area is represented in individual locations, the intactness of the landscape and the condition of individual elements. |
| Landscape and Visual Impact Assessment (LVIA) | LVIA assesses the effects of proposed developments on existing landscapes and views and provides conclusions on the predicted level of significance. It may be by request as part of the statutory EIA process or for smaller projects not requiring an EIA. |
| Magnitude of impact | A judgement regarding the size and scale of the change, the geographical extent of the area that will be affected, the duration of the effect and its reversibility. |
| Mitigation | This term refers to those measures that are proposed to prevent/avoid, reduce and, where possible, offset any adverse effects. |
| Operation | Also referred to as completion, this term describes the operation phase of the completed development and is considered to commence at the end of the construction phase after demobilisation. The duration of the operation phase is dependent on the nature of the Proposed Development. |
| Parameters | A limit or boundary which defines the scope of a particular process or activity. |
| Perception / perceptible | A term used to describe the sensory (i.e., received through human senses) with the cognitive (i.e., knowledge and understanding gained from many sources and experiences). |
| The Proposed Development | The Proposed Development is the 'fixed' or 'frozen' design of the Proposed Development for which planning consent is sought. |
| Public Right of Way | In England and Wales, public rights of way are routes on which the public has a legally protected right to pass. These include footpaths, bridleways, byways open to all traffic and restricted byways. |
| Receptor | See 'Townscape Receptor' and 'Visual Receptor.' |
| Sensitivity (of a receptor) | A judgement regarding the susceptibility of a receptor to the change arising as a result of the Proposed Development and the value attached to the receptor. |
| Significance of effect | The level of importance of landscape and visual effects is determined by considering together sequentially the sensitivity of the receptor with the magnitude of the effect. |
| Stakeholder | The whole constituency of individuals and groups who have an interest in a subject, place or landscape. |
| Study area | The area within which it is considered that changes arising as a result of the Proposed Development will result in the highest and/or most important direct or indirect effects. |
| Topography | Local detail or specific features of landform. |
| Townscape Character Area (TCA) | Single unique areas are discreet urban areas of a particular townscape type. |
| Townscape Character Assessment | The process of identifying and describing variation in the character of the townscape and using this information to assist in managing change in the townscape. |
| Townscape receptor | The constituent features and elements of the townscape, its specific or perceptual qualities and its character are considered in relation to the Proposed Development. |
| Townscape and Visual Impact Assessment (TVIA) | TVIA assesses the effects of proposed developments on the existing townscape and views and provides conclusions on the predicted level of significance. It may be by request as part of the statutory EIA process or for smaller projects not requiring an EIA. |
| Townscape value | The relative value that is attached to townscapes by society may vary depending on the nature of the stakeholder. |
| Tranquil / tranquillity | A state of calm and quietude is associated with peace and is considered to be an important asset of the landscape. |
| Viewpoint | The location from which photographs that describe specific or representative views toward the Proposed Development are captured. |
| Visual amenity | The overall pleasantness of the views people enjoy of their surroundings provides the setting or backdrop for the enjoyment of people's activities. |
| Visual envelope | The approximate geographical area(s) from within which full or partial views of the Proposed Development will be possible. |
| Visual receptor | Individuals and/or defined groups of people who have the potential to be affected by the Proposed Development. |
| Worst case | Reasonable prediction of the scenario that will result in the highest level of effect(s). |
| Zone of Theoretical Visibility (ZTV) | Those areas of the landscape that theoretically are visually connected with the Proposed Development. |

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