



APPENDIX E:

TOWNSCAPE AND VISUAL
IMPACT ASSESSMENT

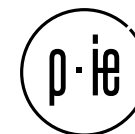
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ISSUED

St Michaels s73

Townscape and Visual Impact Assessment

Technical Note - August 2023



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Introduction

This Townscape and Visual Impact Assessment (TVIA) Technical Note has been prepared by Planit-IE to assess the likely significant effects of the amendments proposed to the St Michaels development with respect to Townscape and Visual Amenity.

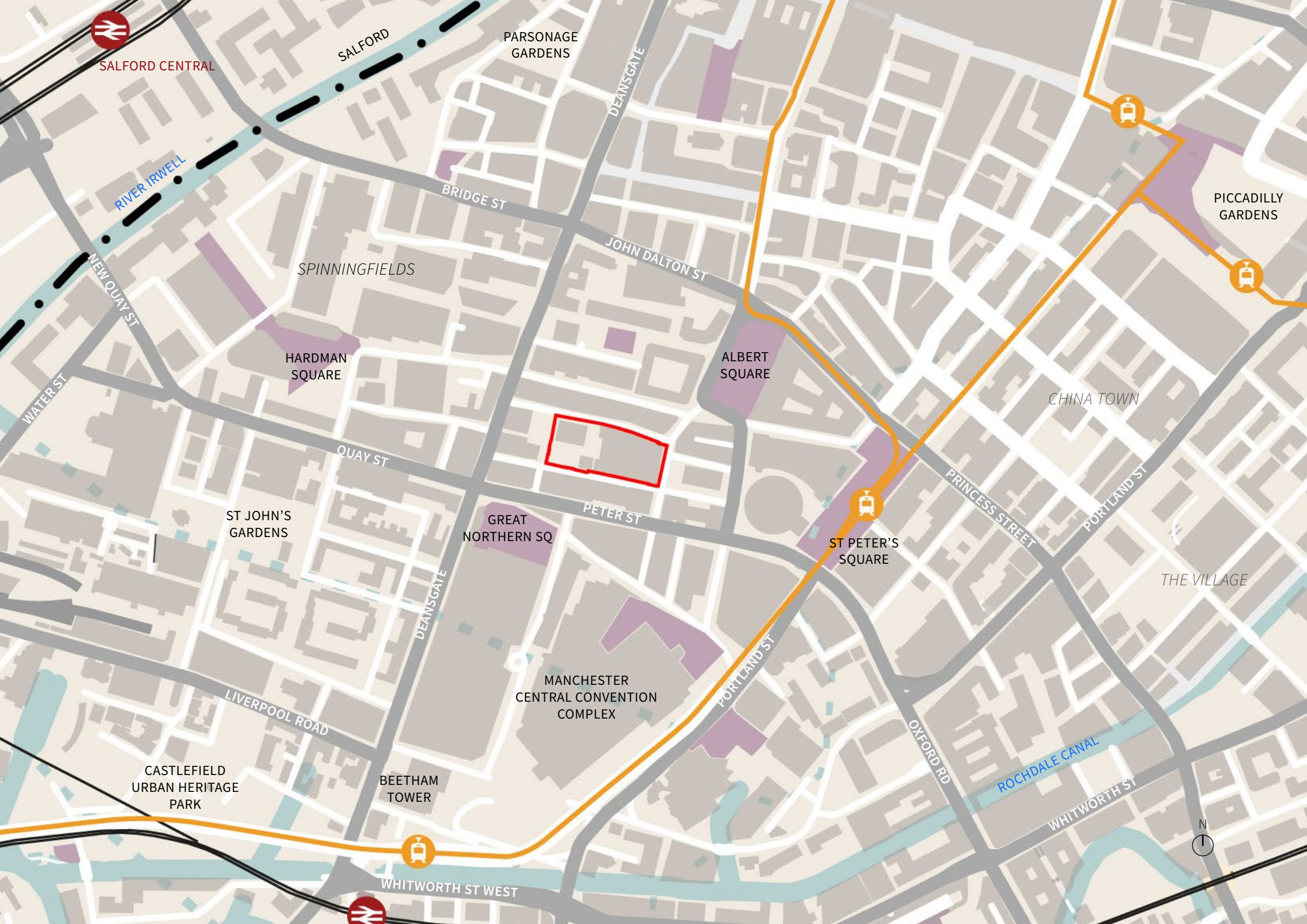
The Proposed Development

St Michaels is located within the core of Manchester City Centre. The Site lies a single block from the primary movement corridors of Deansgate and Peter Street, as well as the key city landmarks of the Town Hall, Central Library and Albert Square.

The Proposed Development consists of a tower of 43 storeys, orientated broadly north-south atop of 6 storey commercial podium. The retained Bootle Street Police Station lies on the eastern frontage of the plot. The Sir Ralph Abercromby pub is retained along the southern frontage and Manchester Reform Synagogue will be re-provided within the podium along the northern facade.

Development has commenced on site, however amendments are proposed to the tower element of the scheme which require further townscape and visual impact considerations. These amendments are described in this report.

The purpose of this technical note is to identify the townscape and visual impact of the proposed development, and if any change is likely to occur from the effects identified in previous TVIAs.



SALFORD CENTRAL

SALFORD

PARSONAGE GARDENS

RIVER IRWELL

BRIDGE ST

DEANSGATE

JOHN DALTON ST

PICCADILLY GARDENS

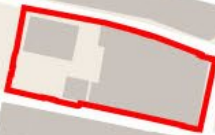
SPINNINGFIELDS

HARDMAN SQUARE

ALBERT SQUARE

CHINA TOWN

QUAY ST



PETER ST

GREAT NORTHERN SQ

ST PETER'S SQUARE

PRINCESS STREET

PORTLAND ST

ST JOHN'S GARDENS

THE VILLAGE

DEANSGATE

LIVERPOOL ROAD

MANCHESTER CENTRAL CONVENTION COMPLEX

PORTLAND ST

OXFORD RD

ROCHDALE CANAL

WHITWORTH ST

CASTLEFIELD URBAN HERITAGE PARK

BEETHAM TOWER

WHITWORTH ST WEST



Previous TVIAs

2017 Initial permission assessment

Provided to support the permission in 2017.
Townscape receptors included:

- Heritage designations
- Townscape character area
- Urban grain
- Land use
- Building heights
- Topography
- Flood risk
- Movement and linkages
- Environmental designations and public open space
- Site character

Also included were 31 static visual receptors and 2 kinetic visual receptors.

2019 s73 permission assessment

Re-assessment of 6 views and townscape receptors in 2019 as a result of s73 application. Reassessed views:

- View 13
- View 14
- View 15
- View 16
- View 21
- View 27

Due to the limited extent of change proposed, the remaining viewpoints and kinetic tracks are considered unlikely to result in changes to the assessment.

This TVIA resulted in no change to the townscape or visual effects identified in the 2017 assessment.

2021 s73 screening opinion

Reconsideration of townscape and visual effects through a 2021 screening opinion as a result of additional height proposed to the podium. The amendments were considered against the townscape receptors, and:

- View 16
- View 21
- View 22
- View 27

The amendments were not considered to result in further likely significant effects beyond those already identified, during construction and operation phases.

Approach

Assumptions and Limitations

This technical note utilises the assessment methodology which is consistent with the previous TVIAs undertaken for the project.

The likely significant effects will be compared against the effects identified in the previous assessments to establish if any further effects have been identified in addition to those known already.

The likely significant effects are considered in relation to the operational stage only. Due to the limited amendments proposed in relation to the change assessed to date, further construction effects are considered to be unlikely to result in additional significant effects beyond those already identified. The consideration of further construction effects is scoped out of this technical note.

This assessment has scoped in only those receptors where the proposed amendments have the potential to alter the previously assessed effects.

Cumulative development has been extensively tested in the previous assessments. Due to the limited scale of change in relation to the cumulative assessment considered previously, the consideration of further cumulative effects is scoped out of this technical note.

Planning Policy

There has been limited planning policy change since the previous full TVIA in 2019. The National Planning Policy Framework was updated in July 2021 and has been considered within this assessment.

Baseline

Due to the length of time which has passed since the previous TVIAs, the baseline for the visual assessment has been updated to ensure the assessment is reasonable and fair. New photography has therefore been provided for visual receptors (where this has been possible to do due to the impact of the Town Hall redevelopment works) and change has been considered against the composition of receptors assessed previously.

Approach

The previous text describing receptor baseline, sensitivity and operational stage effects has been copied into this technical note from the most recent assessment *in italics*. Where text is no longer relevant, this has been ~~struck through~~. Additional text added to the assessment is provided **in bold**.

Sensitivity Matrix

For clarity, the significance of effect judgements have been guided by the following table for all previous TVIAs and which remains relevant for this technical note:

		Magnitude of Impacts			
		Major Impact	Moderate Impact	Minor Impact	Negligible Impact
Sensitivity of Receptor	High	Significant	Significant/ Moderately Significant	Moderately Significant	Minor Significance
	Medium	Moderately Significant	Moderately Significant	Minor Significance	Not Significant
	Low	Moderately Significant	Minor Significance	Not Significant	Not Significant

As set out in the previous TVIAs, moderately significant effects are not considered to be significant in the meaning of the Town and Country Planning (EIA) Regulations 2011. Only effects deemed 'significant' are considered significant in EIA terms due to the nature, size and location of the proposed development in relation to wider ongoing contemporary development within the locality.

Proposed amendments

Two additional levels of residential apartments are proposed. This results in an additional building height of 6.68m.

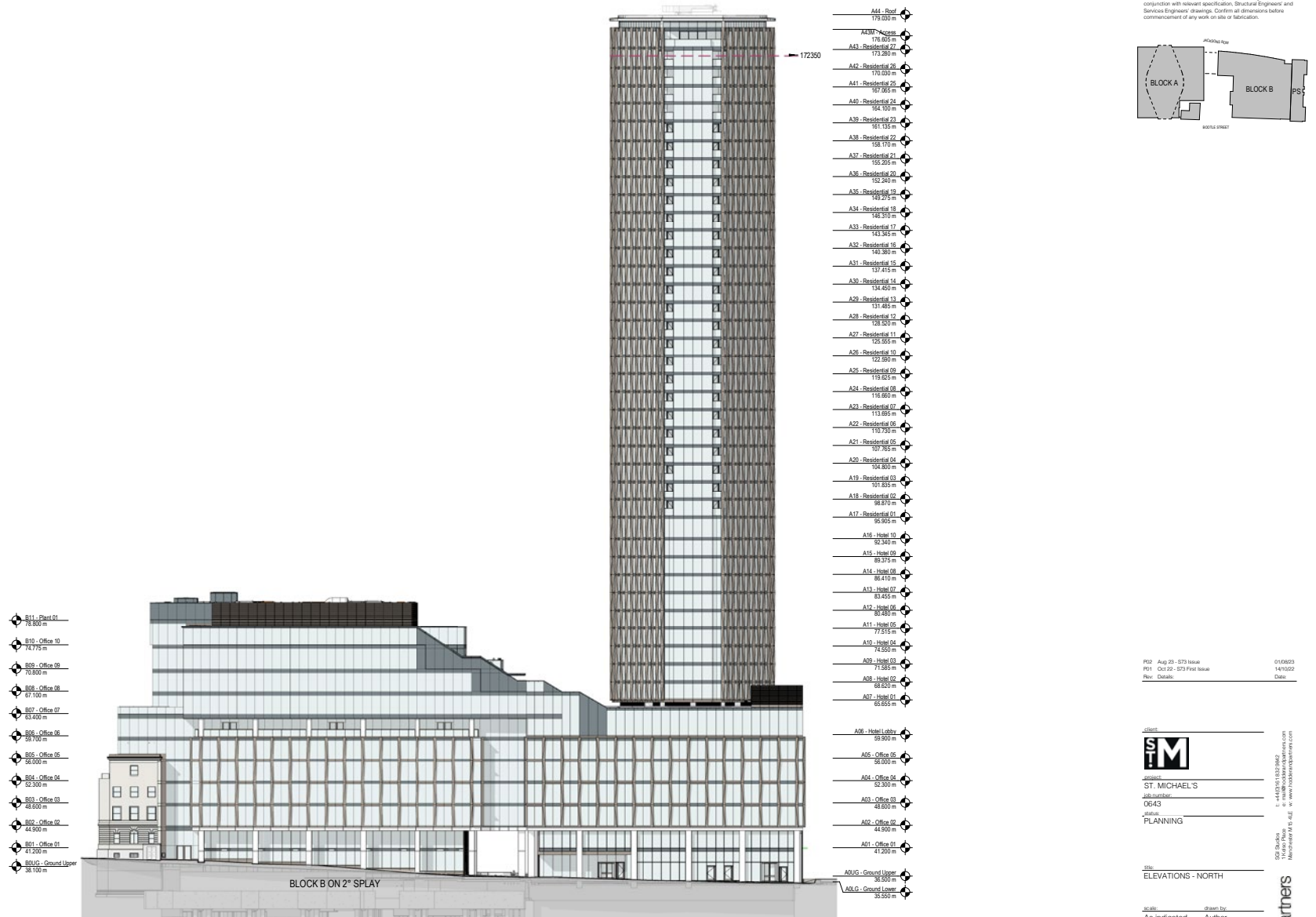
The two additional storeys reflect the internal apartment layout of level 26, at 8 apartments per floor, increasing the number of apartments from 213 to 229.

Further additional minor reconfigurations to internal layouts and the external elevations are also proposed.

Height comparison

- Approved scheme - 172.35m AOD
- Proposed development - 179.03m AOD

The elevation overleaf illustrates this height increase.



A7 ELEVATION - NORTH
1 : 300

Visual Effects at Operational Stage

Visual receptors

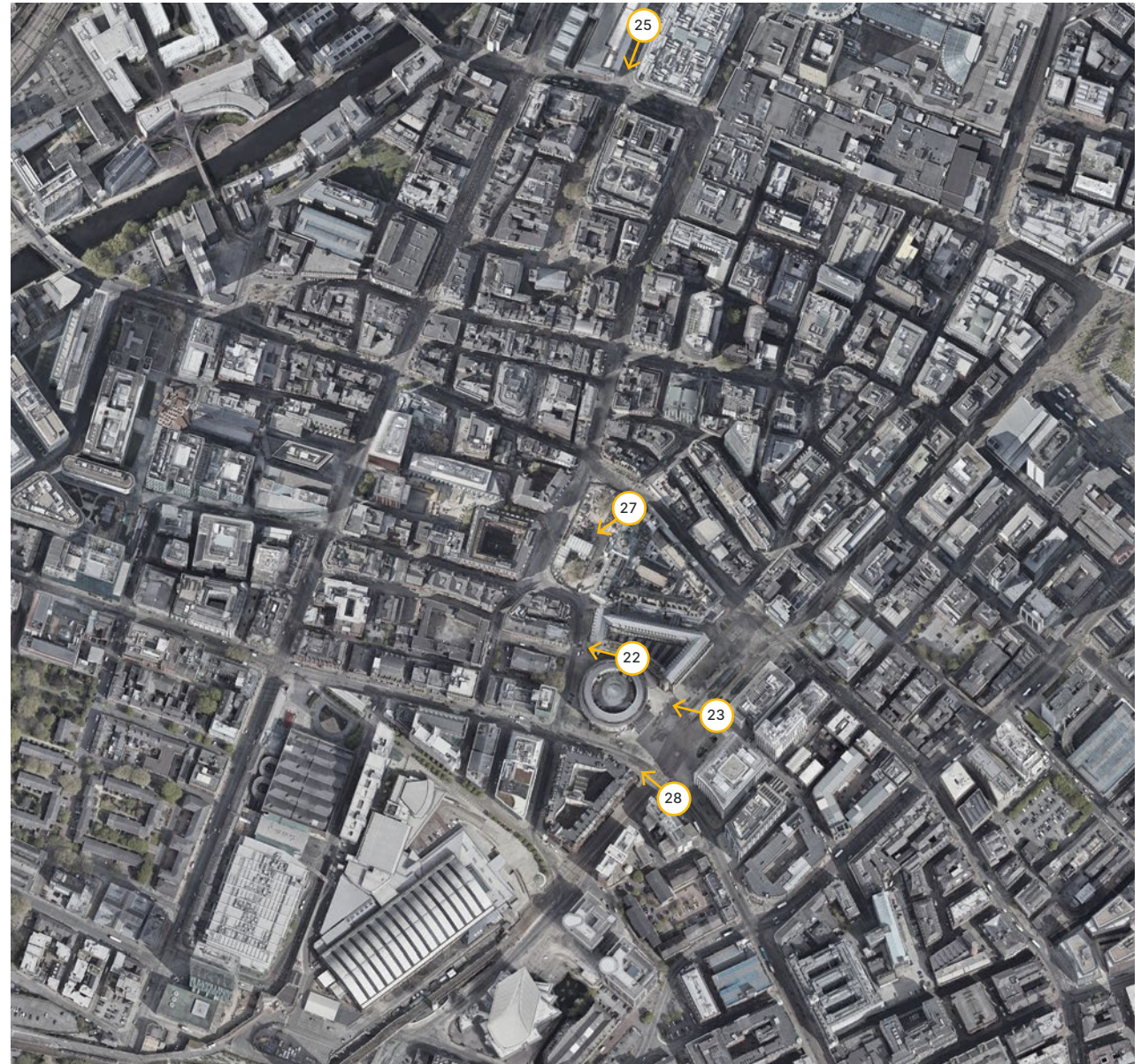
Due to the nature of the proposed amendments visually affecting top height, only certain visual receptors are required to consider the impact of this change.

The potential impact is limited to views to where the top of the tower is visible and where additional storeys have the potential to result in effects beyond those identified in previous TVIAs.

Of the 31 static views and 2 kinetic tracks identified in the 2017 assessment, the following views are considered the most likely for the proposed amendments to be perceptible, and where the proposed amendments have the potential to alter the previously assessed effects:

- **View 22** - View west from the centre of Library Walk
- **View 23** - View west across St. Peters Square from northern corner of 1 St. Peter's Square
- **View 25** - View south from the centre of New Cathedral Street
- **View 27** - View facing south-west across Albert Square
- **View 28** - View facing north-west from the corner of Oxford Street and Lower Mosley Street

These views have been reassessed in this technical note.





View 22
2023 baseline

View 22

2023 baseline

Baseline Description and Sensitivity

The viewpoint is taken from the managed access route between Central Library and the Town Hall Extension. The viewpoint is characterised by the narrow view between the historic assets, set within the context of contemporary public realm and a contemporary access into the Library. The viewpoint is only accessible during the day, however Library Walk remains a movement route of interest, if not a busy one, through the civic quarter. The limited space between the buildings visible in the view provides an oasis from the busy city beyond, therefore creating an opportunity to sit and relax, as seen in the view. This provides the potential for the view to be enjoyed.

*The Portland stone Bootle Street Police Station terminates the view down Central Street. No. 1 Spinningfields rises above the Police Station, providing architecture to the viewpoint as a modern alternative to the historic architecture which dominates the viewpoint. **The emerging concrete core associated with construction of the lower storeys of the proposed development sets a new baseline height datum in the view, associated with contemporary development.***

Framed view. Moderate number of viewers, however this includes visitors there to appreciate the architectural attraction and setting of the Civic Quarter, and cultural association of the Town Hall and Central Library. Viewers are able to stop and appreciate the view, which forms an important part of the experience of the place.

Value of View

High

Susceptibility to Change

High

Overall Sensitivity of Receptor

High

The baseline description has been altered slightly from that assessed in previous TVIAs. The sensitivity of the receptor remains consistent with the sensitivity of the receptor in previous TVIAs.



View 22
2017 assessment

View 22

2017 assessment

Operational Phase Effects

The Proposed Development is visible in the gap between the listed buildings framing the view, replacing the view of the recently completed No. 1 Spinningfields. The setting of Friends Meeting House is impacted by the Proposed Development, which forms a new contemporary feature to the view. The scale of the podium rises above the former Police Station, adding a substantial new contemporary feature within the centre of the view which diminishes the existing sense of scale created by the current townscape. The wider elevation of the tower rises beyond the mass of the podium, adding additional scale which is alien to the baseline view. This increases the dominance of contemporary architecture within the character of the view and creates a sense of overbearing through limiting the view of the sky.

Overall Magnitude of Effect

Moderate Adverse

Significance

Moderately Significant



View 22
Proposed

View 22

Proposed

Operational Phase Effects

*The Proposed Development is visible in the gap between the listed buildings framing the view, replacing the view of the recently completed No. 1 Spinningfields. The setting of Friends Meeting House is impacted by the Proposed Development, which forms a new contemporary feature to the view. The scale of the podium rises above the former Police Station, adding a substantial new contemporary feature within the centre of the view which diminishes the existing sense of scale created by the current townscape, **however is consistent with the concrete core visible within the baseline viewpoint**. The wider elevation of the tower rises beyond the mass of the podium, adding additional scale which is alien to the baseline view. This increases the dominance of contemporary architecture within the character of the view and creates a sense of overbearing through limiting the view of the sky.*

The description of change remains largely unchanged from that identified in the 2017 assessment. The addition of two storeys to the tower are noticeable but does not further alter the character of the view or magnitude of impact from that previously assessed. The impact remains a clearly noticeable change to the view, resulting in the loss of features and altering the composition and appreciation of the view.

Overall Magnitude of Effect

Moderate Adverse

Significance

Moderately Significant

This assessment is consistent with the effects identified in previous TVIAs. No additional visual effects are therefore anticipated beyond those identified in the previous assessments.



View 23
2023 baseline

View 23

2023 baseline

Baseline Description and Sensitivity

The viewpoint directly faces Central Library, across St. Peter's Square, a key civic space for the city and major disembarkation point for those arriving into the city from outlying areas on the Metrolink. Recent works to the square have re-orientated the space to benefit the pedestrian and has activated the edges of the space behind the viewpoint location with new Grade A office space. This viewpoint will therefore be visible to a large number guests to the city, visiting the new office space or appreciating the square and its heritage assets, and therefore becomes a major point of impression on visitors to the city. Currently, the viewpoint is dominated by the heritage assets of Central Library, Town Hall Extension and Midland Hotel which together, form a cluster of important city landmarks. Contemporary architecture is visible above the Midland Hotel, as the Great Northern Tower reaches its peak. Roofscape is a noticeable feature to the view, with an interesting mix of angular turrets, chimneys and gable ends, reflected in the angular form of Great Northern Tower, all of which is softened by the regular and controlled curved form of the Central Library. Materiality is mixed across the view. The materials of the heritage assets range from terracotta, Portland stone to sandstone – however despite the range, the tones blend to complement each other. The blue/ grey tones of Great Northern Tower stand out as differing from the heritage assets.

Open view for a high number of viewers across a key civic space with cultural associations and heritage value. Major point of arrival into the city. Likely to be visible to residents, workers and visitors to the city.

Value of View

High

Susceptibility to Change

High

Overall Sensitivity of Receptor

High

The baseline description and sensitivity of the receptor are unchanged and remain consistent with the previous TVIAs.



View 23
2017 assessment

View 23

2017 assessment

Operational Phase Effects

A small extent of the Proposed Development is visible above the roofline of the listed Central Library. The Proposed Development will be read in the context of the heritage assets. The tower does not obscure the library, however the Scheme removes the ability to read the architecture of the library, particularly its sweeping roofscape, without also reading the Proposed Development. The reflectivity of the glazing on a dull day such as in the photograph greys the majority of the glazing, blending the Scheme further into the materiality of the Library roof. This further limits the ability for the Library to be read as a distinctive building. The Proposed Development causes a noticeable change to the composition of the view.

Overall Magnitude of Effect

Minor Adverse

Significance

Moderately Significant



View 23
Proposed

View 23

Proposed

Operational Phase Effects

A small extent of the Proposed Development is visible above the roofline of the listed Central Library. The Proposed Development will be read in the context of the heritage assets. The tower does not obscure the library, however the Scheme removes the ability to read the architecture of the library, particularly its sweeping roofscape, without also reading the Proposed Development. The reflectivity of the glazing ~~on a dull day such as in the photograph~~ greys the majority of the glazing, blending the Scheme further into the materiality of the Library roof. This further limits the ability for the Library to be read as a distinctive building. The Proposed Development causes a noticeable change to the composition of the view.

The description of change remains largely unchanged from that identified in the 2017 assessment. The addition of two storeys to the tower is a noticeable change to the view, resulting in more visibility of the tower beyond the roofline of Central Library.

The additional impact of the tower height is considered to further alter the magnitude of impact from that previously assessed. It was previously considered that the tower rising slightly above the roofline of Central Library would not materially affect the appreciation of the view, due to the limited scale of visibility from this receptor.

The additional storeys have resulted in the tower becoming a clearly noticeable change to the baseline view, which further alters the appreciation of the listed Central Library.

Whilst the magnitude of effect is considered to increase, the receptor remains moderately significant due to the nature of the view from a busy civic space and the kinetic appreciation of the Central Library building, resulting in this impact being limited.

Overall Magnitude of Effect

Moderate Adverse

Significance

Moderately Significant

Whilst the magnitude of effect identified has increased as a result of the additional storey height, the significance is consistent with previous TVIAs.

29 JUN - 16 JUL
FREE
OUTDOOR
EVENTS
LIVE &
ONLINE
SHOWS
GIGS
& DJS
FAMILY
ACTIVITIES
FOOD &
DRINK
factoryinternational.org
MIF manchester
international
festival
2023

View 25
2023 baseline

View 25

2023 baseline

Baseline Description and Sensitivity

*The viewpoint is taken at the centre of New Cathedral Street, a popular street within the heart of Manchester's retail district. The viewpoint is characterised by a mixed architectural townscape. Both contemporary and historic buildings preserve the historical view through the city, towards St. Ann's Church, a Grade I Listed building. The Beetham Tower, Great Northern Tower and Owen Street ~~(future-baseline)~~ **(Deansgate Square)** also sit within this vista, forming a cluster of towers at the back of the view, with the Beetham Tower located directly behind the tower of St. Ann's Church, forcing the church to be read in conjunction with contemporary townscape. Yellow to terracotta tones are apparent in the view, responding to the materiality of St. Ann's, through Royal Exchange and the modern cladding to the right of the view.*

Framed view. High number of viewers however activity in the foreground, and the potential high number of users along the street could limit the opportunity to stop and enjoy the viewpoint. The viewpoint has already experienced contemporary buildings rising within it directly competing with the historic vista.

Value of View

High

Susceptibility to Change

Medium

Overall Sensitivity of Receptor

Medium/ High

The baseline description has been altered slightly from that assessed in previous TVIAs. The sensitivity of the receptor remains consistent with the sensitivity of the receptor in previous TVIAs.



View 25
2017 assessment

View 25

2017 assessment

Operational Phase Effects

The Proposed Development rises above the Grade I Listed St. Ann's Church to form the backdrop of the vista through St. Ann's Square. The slender elevation of the tower is visible, however this sits directly behind the tower of St. Ann's Church, limiting the legibility of this Grade I listed building and preventing it from being read without appreciating the contemporary townscape beyond. This is not a new character to the view – which is already impacted by Beetham Tower, Owen Street and Great Northern Tower – however the proximity between the Proposed Development and the heritage asset accentuates this relationship.

The scale of the Proposed Development confuses the perspective within the view, ensuring the Scheme is the most prominent within the emerging tower cluster. The Scheme causes a clearly noticeable change to the view, despite the character of the view experiencing a tower cluster beyond – particularly due to the increased impact on the legibility of the church.

Overall Magnitude of Effect

Moderate Adverse

Significance

Moderately Significant

29 JUN - 16 JUL
**FREE
OUTDOOR
EVENTS**
**LIVE &
ONLINE
SHOWS**
**GIGS
& DJS**
**FAMILY
ACTIVITIES**
**FOOD &
DRINK**
factoryinternational.org
MIF manchester
international
festival
2022

View 25
Proposed

View 25

Proposed

Operational Phase Effects

*The Proposed Development rises above the Grade I Listed St. Ann's Church to form the backdrop of the vista through St. Ann's Square. The slender elevation of the tower is visible, however this sits directly behind the tower of St. Ann's Church, limiting the legibility of this Grade I listed building and preventing it from being read without appreciating the contemporary townscape beyond. This is not a new character to the view – which is already impacted by Beetham Tower, ~~Owen Street~~ **Deansgate Square** and Great Northern Tower – however the proximity between the Proposed Development and the heritage asset accentuates this relationship.*

The scale of the Proposed Development confuses the perspective within the view, ensuring the Scheme is the most prominent within the emerging tower cluster. The Scheme causes a clearly noticeable change to the view, despite the character of the view experiencing a tower cluster beyond – particularly due to the increased impact on the legibility of the church.

The description of change remains largely unchanged from that identified in the 2017 assessment. The addition of two storeys to the tower result in a negligible change to the view which do not alter the character of the view or magnitude of impact from that previously assessed. The impact remains a clearly noticeable change to the view, limiting the legibility of St. Ann's Church, as a result of this, altering the composition and appreciation of the view.

Overall Magnitude of Effect

Moderate Adverse

Significance

Moderately Significant

This assessment is consistent with the effects identified in previous TVIAs. No additional visual effects are therefore anticipated beyond those identified in the previous assessments.



View 27

2023 baseline (2017 image)

View 27

2023 baseline (2017 image)

Baseline Description and Sensitivity

*The view faces directly across Albert Square, within the presence of the surrounding historic townscape which characterises the heart of the city. The view is framed by the Grade I Listed Town Hall to the left of the view, and tree canopies to the right of the view – with the Grade I listed Albert Memorial providing the dominant feature drawing the attention of the viewer. The trees attenuate the dominance of Albert Memorial by limiting distractions of the surrounding uses, including the perimeter road. Contemporary architecture is apparent in the view. Heron House lies directly behind the Albert Memorial, and acts as ‘background architecture’ – limiting the amount of attention that may be drawn away from the Albert Memorial. Beetham Tower, Great Northern Tower and ~~Owen Street (future baseline)~~ **Deansgate Square** cluster together to the left of the view and compete again the Albert Memorial for attention. The mix of glazing and grey cladding within these contemporary towers limit their visual impact against blue or grey skies.*

The view is framed at this point and represents a major tourist/ cultural attraction. The view is likely to be experienced by a high number of viewers, with the view forming a major feature of the experience.

Note that this view remains from 2017 as works to Albert Square currently under construction temporarily prevent access to View 27. The general composition of the view will remain largely unchanged, however the future square improvements are anticipated to result in an improvement to the short-range environment providing the setting to the view.

The green wireline representing Deansgate Square shown on the 2019 assessment view would be visible in updated photography, were this possible to be updated for this assessment.

Value of View

High

Susceptibility to Change

High

Overall Sensitivity of Receptor

High

The baseline description has been altered slightly from that assessed in previous TVIAs. The sensitivity of the receptor remains consistent with the sensitivity of the receptor in previous TVIAs.



View 27
2019 assessment

View 27

2019 assessment

Operational Phase Effects

The Proposed Development is clearly visible at the centre of the view, directly behind the Grade I Listed Albert Memorial and rising above the Grade II Listed Memorial Hall and Grade II Listed Lloyds House. Whilst contemporary towers exist within the current viewpoint, the Proposed Development sits at an entirely new scale, which is alien within the existing view composition. The scale of the podium is also dominant, beyond the approximate 6 storey datum of the surrounding townscape. The orientation of the tower has caused the wide elevation to sit behind Albert Memorial and the intricate façade treatment causes difficulty to appreciate Albert Memorial from this viewpoint without reading the Proposed Development.*

Overall Magnitude of Effect

Major Adverse

Significance

Significant



View 27
Proposed

View 27

Proposed

Operational Phase Effects

The Proposed Development is clearly visible at the centre of the view, directly behind the Grade I Listed Albert Memorial and rising above the Grade II Listed Memorial Hall and Grade II Listed Lloyds House. Whilst contemporary towers exist within the current viewpoint, the Proposed Development sits at an entirely new scale, which is alien within the existing view composition. The scale of the podium is also dominant, beyond the approximate 6 storey datum of the surrounding townscape. The orientation of the tower has caused the wide elevation to sit behind Albert Memorial and the intricate façade treatment causes difficulty to appreciate Albert Memorial from this viewpoint without reading the Proposed Development.*

The description of change remains largely unchanged from that identified in the 2019 assessment. The addition of two storeys to the tower are noticeable but does not further alter the character of the view or magnitude of impact from that previously assessed. The impact remains a clearly noticeable change to the view, resulting in the loss of features and altering the composition and appreciation of the view.

Overall Magnitude of Effect

Major Adverse

Significance

Significant

This assessment is consistent with the effects identified in previous TVIAs. No additional visual effects are therefore anticipated beyond those identified in the previous assessments.



View 28
2023 baseline

View 28

2023 baseline

Baseline Description and Sensitivity

The view is located at a decision point where the arrival route of Oxford Road terminates with St. Peters Square at the heart of the city. The character of the view has recently altered with the redevelopment of St. Peters Square, visible to the far right of the view. This has introduced a cluttered foreground, littered with signage – which has the potential to limit attention on the background consisting of the listed Midland Hotel, Central Library and Town Hall Extension. These three buildings together provide architectural quality and richness to the view, consistent with the expected grandeur of the city core.

The location of the view at a crossing point provides the opportunity for users to stop and take in the view, even if it is just for wayfinding. This decision point is likely to lead to an additional focus or appreciation on the townscape to guide users through the heart of the city.

*The spire of the Grade I Listed Town Hall is visible above the Town Hall Extension (**scaffolded due to the ongoing refurbishment of the Town Hall**), adding further interest in the character of the visible roofscape – defined by a mixture of steep pitches and long sweeping curves, mitigated by clear architectural rhythm. Contemporary architecture is also apparent in the view, with a glazed building visible in the gap between Central Library and the Midland Hotel.*

Open view with the potential for a high number of viewers travelling into the city. Travellers may utilise the townscape for orientation, therefore the view forms a moderately important element of the experience.

Value of View

High

Susceptibility to Change

Medium

Overall Sensitivity of Receptor

Medium/ High

The baseline description has been altered slightly from that assessed in previous TVIAs. The sensitivity of the receptor remains consistent with the sensitivity of the receptor in previous TVIAs.



View 28
2017 assessment

View 28

2017 assessment

Operational Phase Effects

The Proposed Development rises above the contemporary development towards the left of the view. The Scheme sits within the background and despite its height, is unlikely to affect the composition of the heritage assets which define the predominant character within the view.

Overall Magnitude of Effect

Minor Neutral

Significance

Minor Significance



View 28
Proposed

View 28

Proposed

Operational Phase Effects

The Proposed Development rises above the contemporary development towards the left of the view. The Scheme sits within the background and despite its height, is unlikely to affect the composition of the heritage assets which define the predominant character within the view.

The description of change remains unchanged from that identified in the 2017 assessment. The addition of two storeys to the tower does not alter the impact that the tower will have on the view, which remains a perceptible change, which would not materially alter the composition or appreciation of the view.

Overall Magnitude of Effect

Minor Neutral

Significance

Minor Significance

This assessment is consistent with the effects identified in previous TVIAs. No additional visual effects are therefore anticipated beyond those identified in the previous assessments.

Likely Significant Effects (Operational Stage)

Visual Effects

Assessment Summary Table

Receptor	Sensitivity	Magnitude	Significance	Change from previous TVIAs
View 22	High	Moderate Adverse	Moderately Significant	This effect does not exceed the likely significant effect identified in the previous TVIAs.
View 23	High	Moderate Adverse	Moderately Significant	Magnitude increased from minor to moderate, however the effect does not exceed the likely significant effect identified in the previous TVIAs.
View 25	Medium/ High	Moderate Adverse	Moderately Significant	This effect does not exceed the likely significant effect identified in the previous TVIAs.
View 27	High	Major Adverse	Significant	This effect does not exceed the likely significant effect identified in the previous TVIAs.
View 28	Medium/ High	Minor Neutral	Minor Significance	This effect does not exceed the likely significant effect identified in the previous TVIAs.

Townscape Effects at Operational Stage

Townscape receptors

The following receptors were considered in the 2017 and 2019 TVIAs and have been reconsidered against the proposed amendments. Due to the nature of change proposed, the potential impact is limited to height sensitive receptors only.

- **Heritage designations** - no change to the previously assessed effects anticipated as a result of the proposed amendments. This receptor is scoped out of this technical note.
- **Townscape character area** - no change to the previously assessed effects anticipated as a result of the proposed amendments. This receptor is scoped out of this technical note.
- **Urban grain** - no change to the previously assessed effects anticipated as a result of the proposed amendments. This receptor is scoped out of this technical note.
- **Land use** - no change to the previously assessed effects anticipated as a result of the proposed amendments. This receptor is scoped out of this technical note.
- **Building heights** - this receptor has the potential for a change to the previously assessed effects as a result of the proposed amendments. This receptor is scoped into this technical note.
- **Topography** - no change to the previously assessed effects anticipated as a result of the proposed amendments. This receptor is scoped out of this technical note.
- **Flood risk** - no change to the previously assessed effects anticipated as a result of the proposed amendments. This receptor is scoped out of this technical note.
- **Movement and linkages** - no change to the previously assessed effects anticipated as a result of the proposed amendments. This receptor is scoped out of this technical note.
- **Environmental designations and public open space** - no change to the previously assessed effects anticipated as a result of the proposed amendments. This receptor is scoped out of this technical note.
- **Site character** - no change to the previously assessed effects anticipated as a result of the proposed amendments. This receptor is scoped out of this technical note.

Building Heights

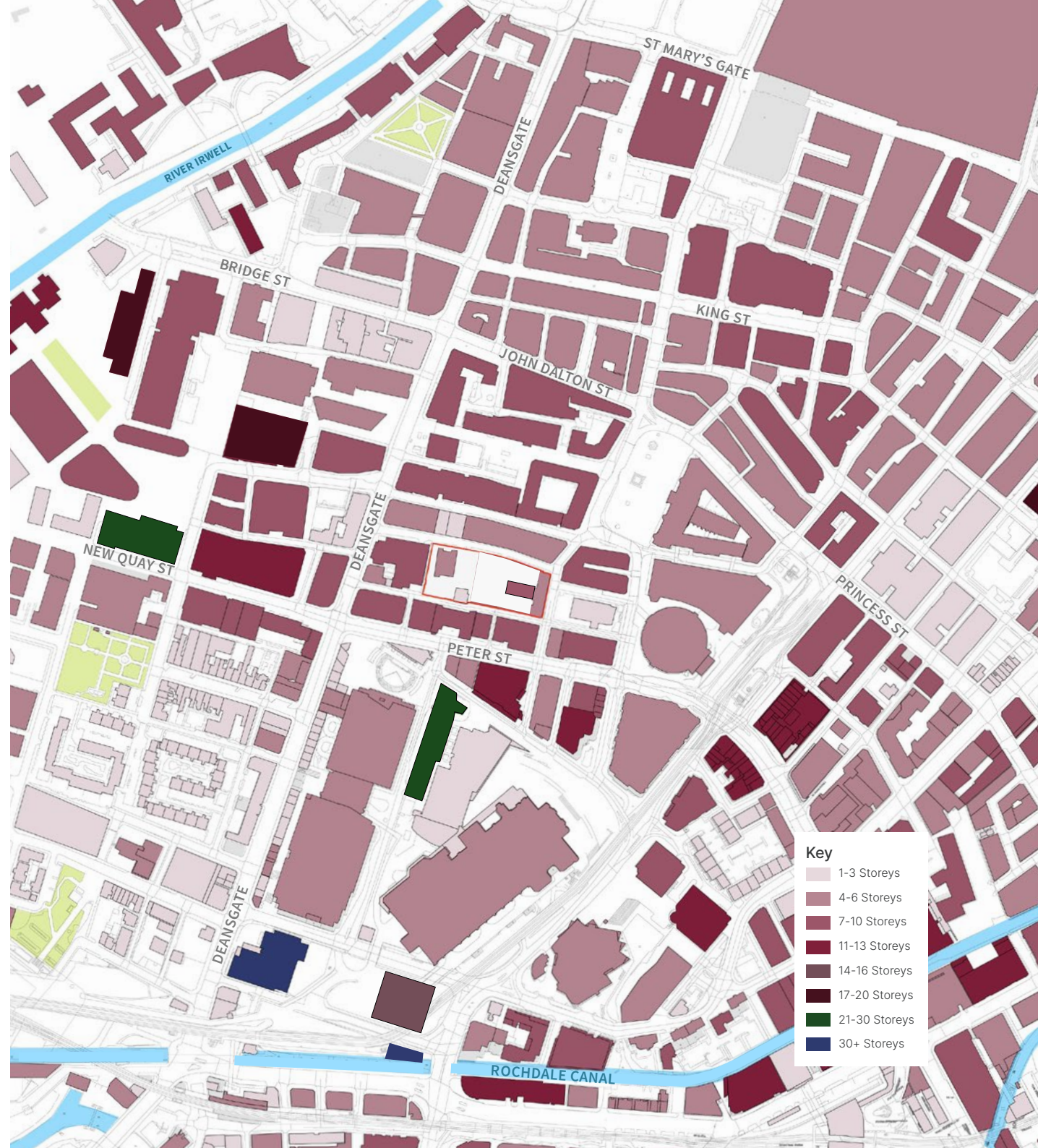
2023 baseline

Baseline Description and Sensitivity

Development on Site is provided at a scale which is largely alien to the majority of the city centre. The mix between 2-4 storeys is lost within the surrounding townscape. The existing largely 2-4 storeys datum on site has largely been replaced by the new core for the podium building. The surrounding tight grain, density and medium height 'hides' a large majority of the Site. This creates the opportunity for new height to be accommodated without harm.

New development is apparent due to gradual height increases across the city in recent years. Recent development is being brought forward at an increased scale to ensure the city is adequately densified to ensure it can operate efficiently with limited sprawl. Within the city centre, this is starting to develop a secondary cluster of tall buildings within the city centre (primary cluster along west and south of city centre), drawn down from the River Irwell, through Spinningfields and to the Great Northern Tower and the Beetham Tower.

The gradual increase in scale across the city has caused the Town Hall spire to become lost within the roofscape of Manchester. The city has lost the marker for the heart of the city, instead replacing it with further markers around the edge of the city centre. Marker buildings can act as useful guides for all to navigate the city. An opportunity exists to provide a new marker at the heart of the city centre.



Building Heights

2023 baseline

Townscape Value

Low

Susceptibility to Change

Medium

Overall Sensitivity of Receptor

Low/ Medium

The baseline description has been altered slightly from that assessed in previous TVIAs. The sensitivity of the receptor remains consistent with the sensitivity of the receptor in previous TVIAs.

Building Heights

2017 assessment

Operational Phase Effects

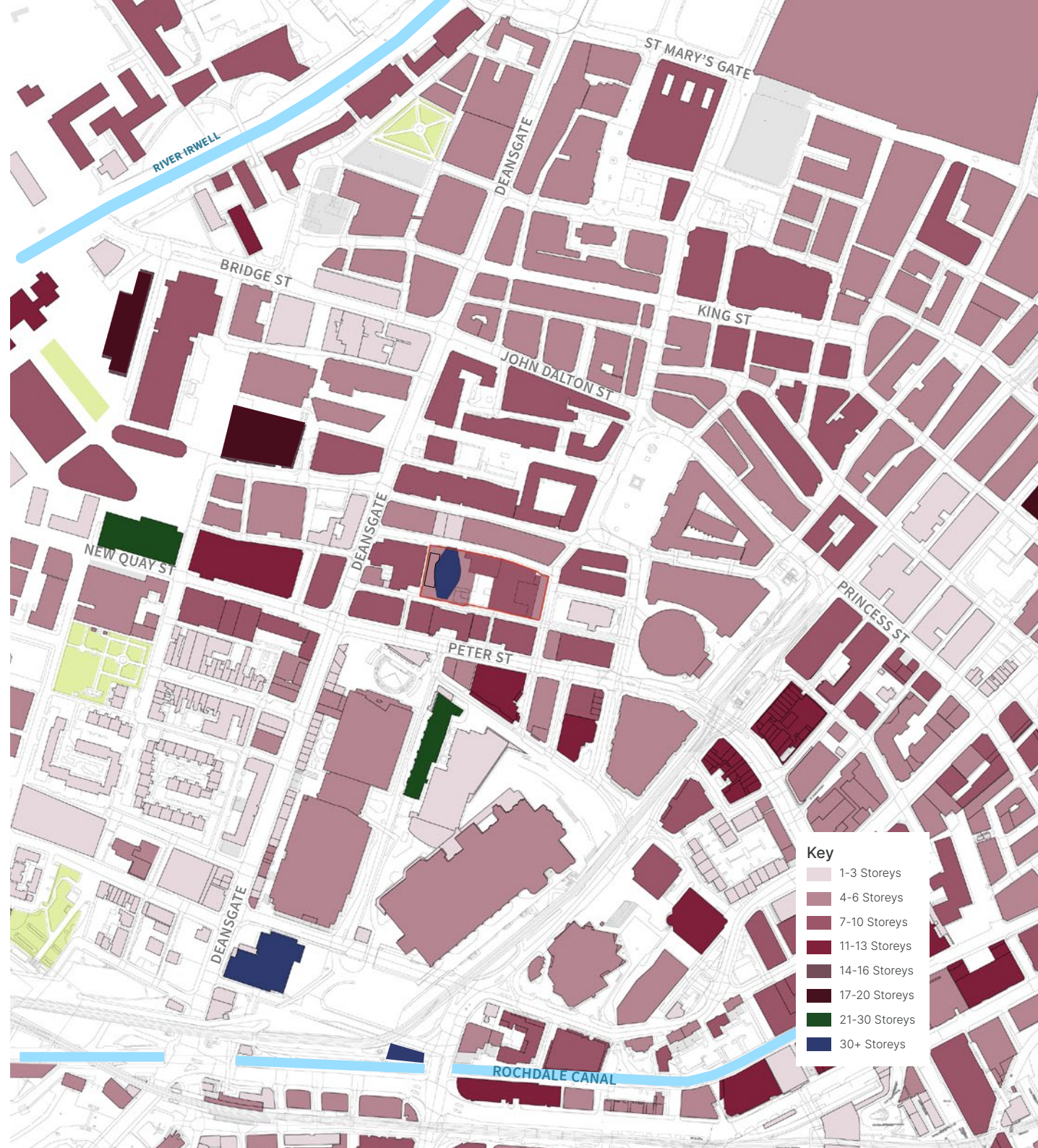
The Proposed Development seeks to re-mark the middle of Manchester, since views of the Town Hall spire have been lost amongst the surrounding townscape. The tower is proposed within an emerging secondary cluster of city core towers, to counteract development along the city centre periphery. From afar, viewers of Manchester will see an evolving skyline, with the Proposed Development central to this.

Overall Magnitude of Effect

Moderate Neutral

Significance

Moderately Significant



Building Heights

Proposed

Operational Phase Effects

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The description of change remains unchanged from that identified in the 2017 assessment. The addition of two storeys to the tower does not alter the impact on the receptor which remains a partial change to the townscape character which is in keeping with the existing characteristics of the receptor.

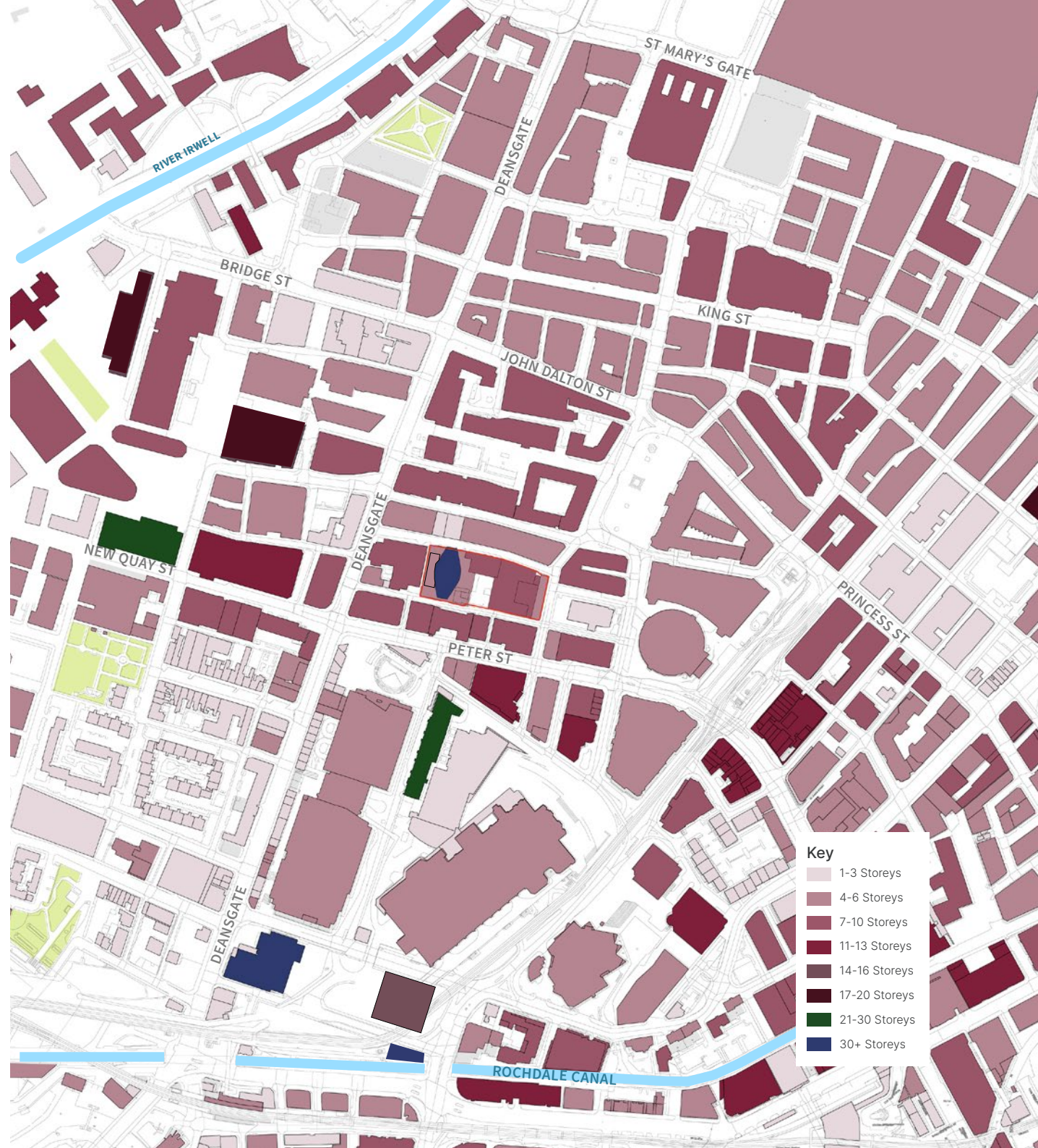
Overall Magnitude of Effect

Moderate Neutral

Significance

Moderately Significant

This assessment is consistent with the effects identified in previous TVIAs. No additional townscape effects are therefore anticipated beyond those identified in the previous assessments.



Likely Significant Effects (Operational Stage)

Townscape Effects

Assessment Summary Table

Receptor	Sensitivity	Magnitude	Significance	Change from previous TVIAs
Building Heights	Low/ Medium	Moderate Neutral	Moderately Significant	This effect does not exceed the likely significant effect identified in the previous TVIAs.

Summary

Summary

This TVIA technical note has been produced to identify the townscape and visual impact of the proposed additional 2 storeys to the tower element at St Michaels, to establish if this results in different effects from the likely significant effects identified in the previous assessments.

The assessment has been carried out with reference to the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment, 3rd Edition.

This assessment has scoped in only those receptors where the proposed amendments have the potential to alter the previously assessed effects.

Due to the nature of the proposed amendments visually affecting top height, only static views 22, 23, 25, 27 and 28 were reassessed in this technical note. These views were considered the most likely for the proposed amendments to be perceptible, and where the proposed amendments have the potential to alter the previously assessed effects.

Whilst the additional 2 storeys to the tower are perceptible in each view, it is not considered to alter the assessed impact or effect to views 22, 25, 27 and 28.

View 23 is anticipated to experience an increased magnitude, from minor to moderate adverse as a result in the additional tower storeys causing further impact on the sensitive Central Library roofline from St. Peters Square. Whilst the magnitude is considered to increase, the effect on the receptor remains moderately significant.

The previously assessed townscape receptors have been reconsidered against the proposed amendments. Due to the nature of change proposed, only the building heights receptor was reassessed in this technical note.

The addition of two storeys to the tower was not considered to alter the assessed impact or effect to the building height receptor.

The likely significant effects are considered in relation to the operational stage only. Due to the limited amendments proposed in relation to the change assessed to date, further construction effects are considered to be unlikely to result in additional significant effects beyond those already identified. The consideration of further construction effects is scoped out of this technical note.

Cumulative development was extensively tested in the previous assessments. Due to the limited scale of change in relation to the cumulative assessment considered previously, the consideration of further cumulative effects is scoped out of this technical note.

The conclusions of this assessment have been compared to those established in the previous assessments. None of the assessed receptors exceed the likely significant effects identified in these previous assessments.

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