

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: View north west from pedestrian footbridge leading to Commonwealth Way, Etihad Stadium.	<u>Designations:</u> N/A <u>Approx. distance to Site:</u> 340m	Open view north west from pedestrian footbridge leading to Commonwealth Way looking towards the Etihad Stadium. This view provides a clear understanding of the flowing stadium contours. Due to the angle of the view the north stand is screened by the taller east stand. The vertical structure of the stadium is the most prominent element within this view. The value is <u>Medium/High</u> because the viewpoint is of regional importance and is a highly popular visitor attraction on match days, where the views of the Stadium form part of the experience. The susceptibility to change is assessed as <u>Medium</u> as views of the surrounding townscape are a part of the wider experience. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate/high number of viewers	Medium/High	Medium	Medium
2: View south west from footpath entrance to canal and Alan Turing Way - adjacent to Listed Lock Keepers Cottage.	<u>Designations:</u> Grade II Listed Ashton Canal Lock Keepers Cottage Grade II Listed Ashton Canal Bridge Grade II Listed Ashton Canal Lock Nr. 7 <u>Approx. distance to Site:</u> 120m	Open view south west from footpath entrance to canal and Alan Turing Way looking over the motorway towards the Etihad Stadium in the background. In the middle of the view along the motorway there is a line of semi mature and mature trees screening the view of the North Stand area of the Etihad Stadium. The vertical structure of the stadium is the most prominent element within this view. The value is <u>Medium</u> because the viewpoint is a moderately popular visitor attraction as a key pedestrian and cycle entrance from Ashton Canal, where the views form part of the experience. The susceptibility to change is assessed as <u>Medium</u> as the view is moderately important to the quality of journey for both travellers on road and pedestrian/cycle users and forms a part of the wider experience of the place. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium	Medium	Medium
3: View from Joe Mercer Way looking south to stadium North Stand.	<u>Designations:</u> N/A <u>Approx. distance to Site:</u> 60m	Open view directly north of the stadium looking over the pedestrian bridge that crosses Ashton Canal. The concrete surface of the bridge dominates the view with the stadium located at its end. A series of tensile canopies sit symmetrically both left and right of centre and mark the Metrolink station. The stadium dominates the horizon with its structural steels reaching far beyond the main body of the ground. The value is <u>Medium/High</u> because the viewpoint is a highly popular visitor attraction on match days, where the views of the Stadium entrance form an important part of the experience. The susceptibility to change is assessed as <u>High</u> as the attention is likely to be focussed on the view of the Stadium. The overall sensitivity is assessed as <u>High</u>.	Open Moderate/ Very High number of viewers	Medium/High	High	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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4: View looking south east towards stadium on CityLink pedestrian and cycle link from Piccadilly Station.	<u>Designations:</u> N/A <u>Approx. distance to Site:</u> 260m	Open view looking from the pedestrian and cycle link over the Ashton Canal towards the North Stand in the background. The view is dominated by Ashton Canal and the surrounding landscape with semi-mature and mature trees partially screening the view of the Stadium. The main body of the Stadium although vast in scale seems to hug the ground due to the contouring of the roofscape and so does not appear massive within the landscape. The value is <u>Medium/High</u> because the viewpoint is a moderately popular visitor attraction and key pedestrian and cycle route back into the city, and the view forms a part of the experience of the green canal corridor. The susceptibility to change is assessed as <u>Medium</u> as the view is a part of the wider experience of the place. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate/High number of viewers	Medium/High	Medium	Medium
5: View from footway of A662 Ashton New Road looking north east to Site.	<u>Designations:</u> N/A <u>Approx. distance to Site:</u> 320m	Open view from footway of A662 Ashton New Road looking over the motorway north east to the Stadium. There is a fence along the road together with a line of trees that define the Etihad Campus area. The main Stadium support structures are dominant features within the view and are key elements of the landmark building. The main body of the Stadium although vast in scale seems to hug the ground due to the contouring of the roofscape and so does not appear massive within the landscape and site context. The value is <u>Medium/High</u> because the viewpoint is a moderately popular visitor attraction as one of the official walking routes to the Stadium, and the view forms a part of the experience of the place. The susceptibility to change is assessed as <u>Medium</u> as the view is a part of the wider experience of the place. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium/High	Medium	Medium
6: View from footway of Grey Mare Lane and residential area to the south.	<u>Designations:</u> N/A <u>Approx. distance to Site:</u> 550m	Framed view from footway of Grey Mare Lane looking along the street towards the Etihad Stadium in the background. Dominant elements in the view are the existing townscape with the Grey Mare Lane running in the middle of view and a three-storey residential block to the left. The Stadium with its broad profile sits the back of the view although its height is not excessive in relation to the surrounding buildings. The view of the Stadium is partially screen by existing tree canopies. The value is <u>Low</u> because there are no designations in the view and the viewpoint is not particularly popular as a viewpoint and has limited cultural associations. The susceptibility to change is assessed as <u>Medium</u> as the view is a part of the wider experience of the place. The overall sensitivity is assessed as <u>Low</u>.	Framed Moderate number of viewers	Low	Medium	Low

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7: View from Velopark foot/cycle bridge looking east towards site.	<u>Designations:</u> N/A <u>Approx. distance to Site:</u> 570m	Framed view is from the Velopark foot/cycle bridge, which crosses Ashton Canal. Whilst the Stadium sits to the background, the entire eastern elevation of the stadium is visible. The view of the stadium is partially screened by a line of tree planting that sits to the middle ground. The Stadium’s vertical structure is very prominent within this view and is one of the distinctive landmark elements for the area. The district shopping centre stores sit to the left of the view framing the Stadium. Infront of the store is the vast expanse of car parking which dominates the view. The value is <u>Medium/High</u> because the viewpoint is a popular visitor attraction on match days, where the views of the Etihad Campus form an important part of the experience. The susceptibility to change is assessed as <u>Medium</u> as the view is a part of the wider experience of the place. The overall sensitivity is assessed as <u>Medium</u>.	Framed Moderate number of viewers	Medium/High	Medium	Medium
8: View from pathway with Philips Park looking east towards site.	<u>Designations:</u> Grade II listed Philips Park <u>Approx. distance to Site:</u> 500m	Open view from the footpath within Philips Park looking towards the Etihad Stadium in the background. The view is dominated by grassy landscape of the park with groups of mature trees on both sides of the view. The Stadium is mostly screened by the existing buildings and townscape elements. The Stadium’s vertical structures are the only visible elements in this view. The value is <u>Medium</u> because the viewpoint is a popular visitor attraction as a Grade II listed park, where the views of the surrounding townscape form part of the experience. The susceptibility to change is assessed as <u>Medium</u> as the view is a part of the wider experience of the place. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium	Medium	Medium
9: View south towards site from pedestrian crossing on Alan Turing Way A6010, at junction with Brisco Lane.	<u>Designations:</u> Grade II Listed Philips Park cemetery Grade II Listed Entrance lodge to main entrance of Philips Park cemetery <u>Approx. distance to Site:</u> 520m	Open view south towards site looking over Alan Turing Way towards the Stadium in the background. The foreground of the view is dominated by the dual carriageway. A weldmesh perimeter fence line encircles the most northern limits of the Etihad campus. Whilst this lines the footway along Alan Turing Way it does not create an oppressive street scene as it still allows views through the mesh. Beyond the fence line is a grass bank with hedge and tree planting screening the car park beyond. Dominant element of this view is the concrete structure of the Coop Arena that is under construction and screens most of the Stadium in this view. The value is <u>Medium</u> because the viewpoint is in the context of Grade II Listed Entrance Lodge to Philips Park and the view forms a part of the experience. The susceptibility to change is assessed as <u>Medium</u> as the view is a part of the wider experience of the place. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium	Medium	Medium

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10: View from pathway in Saxon Saint Park looking south east towards site.	<u>Designations:</u> N/A <u>Approx. distance to Site:</u> 730m	Open view looking from Saxon Saint Park looking over the existing neighbourhood on Saxon Street towards the Stadium in the background. Foreground of the view is formed by grassy cover of the park. Dominant element in the middle of the view is the Saxon Street in the centre with low rise residential buildings on each side. The Stadium is almost entirely screened by existing trees, with only the vertical structures being visible in the view. The value is <u>Low</u> because the viewpoint is not particularly popular as a viewpoint and has limited cultural associations. The susceptibility to change is assessed as <u>Medium</u> as the view is a part of the wider experience of the place. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Low	Medium	Medium
11. View from Canal Footpath adjacent to Lock 6	<u>Designations:</u> Grade II Ashton Canal lock number 6 immediately east of forge lane <u>Approx. distance to Site:</u> 70m	Open view south west from footpath on canal towards the Etihad Stadium. In the middle of the view is a line of semi mature trees partially screening the view of the North Stand area of the Etihad Stadium. The upper structural elements of the stadium is the most prominent element within this view. The value is <u>Medium</u> because the viewpoint is a moderately popular route along Ashton Canal, where the views form part of the experience. The susceptibility to change is assessed as <u>Medium</u> as the view is moderately important to the quality of journey for both travellers on road and pedestrian/cycle users and forms a part of the wider experience of the place. The overall sensitivity is assessed as <u>Medium</u>.	Open Moderate number of viewers	Medium	Medium	Medium

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1: View north west from pedestrian footbridge leading to Commonwealth Way, Etihad Stadium. Scenario 1: Existing site with committed development	<u>Construction Phase:</u> The ongoing construction of the Co-Op Arena is partly visible to the right of the viewpoint. No other committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	Construction works associated with the Arena development are part of the existing view. No other committed developments are visible within the view. The sensitivity of View 1, Scenario 1 is considered to be <u>medium</u>. There magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, temporary, short-term, not applicable effect which is considered to <u>not be significant</u>.	Medium	No change	Neighbourhood	Short-term / temporary	No change	Not applicable	Not Significant	Low
	<u>Operational Phase:</u> The CoOp Arena development will be completed in the view, consistent with the height and massing already visible. No other committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	Visual cumulative effects from the Arena development are limited, as the building is largely complete within the existing view. The remaining identified committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 1, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, irreversible, long-term, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / Irreversible	No change	Not applicable	Not Significant	Low

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1: View north west from pedestrian footbridge leading to Commonwealth Way, Etihad Stadium. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> Construction works at the ground floor and higher levels will be partly visible from the elevated viewpoint, which will add some visual clutter to the view.	CMP Measures - reduction in visual impacts from construction works including: - Site Hoarding - Directional Lighting	The addition of construction works in the view will cause a perceptible change that could alter the appreciation of the view of the stadium. This will potentially have an adverse impact to the character of the view but with limited in combination affects with the adjacent Arena Development and other identified committed schemes. The sensitivity of View 1, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, temporary, short-term, adverse effect which is considered to be <u>of minor significance</u>.		Minor		Short/medium term / temporary	Minor	Adverse	Minor Significance	High
	<u>Operational Phase:</u> The proposed development will be partially visible from the elevated viewpoint, on what is a key approach along a route. Large external screen will be visible to the end of the building, although this is in the context of other external signage and screens to the existing stadium and adjacent Arena building..	Scheme design The scale and massing of the proposed development is sympathetic to the existing Etihad Stadium. Etihad Stadium remains the 'jewel in the crown' to the south. The cladding finish is sympathetic to that of the exterior football stadium finish.	The proposed development will cause a perceptible change to the view with the addition of the northern stand of the Etihad Stadium. The large proposed screen will be prominent with in combination effects linked to the adjacent Arena, although this would not materially affect the composition of the overall view and would be viewed in the context of signage and screens on the wider Stadium building. The sensitivity of View 1, Scenario3&4 is considered to be medium. The magnitude of change is considered to be minor. Therefore, there is likely to be an indirect, irreversible, long-term, beneficial effect which is considered to be <u>of minor significance</u>.		Minor		Long term Irreversible	Minor	Beneficial	Minor Significance	High

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2: View south west from footpath entrance to canal and Alan Turing Way - adjacent to Listed Lock Keepers Cottage. Scenario 1: Existing site with committed development	<u>Construction Phase:</u> No committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	No committed developments are visible within the view, therefore there will be no change within the view. The sensitivity of View 2, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u>.	Medium	No change	Local	Short-term / temporary	No change	Not applicable	Not significant	Low
	<u>Operational Phase:</u> No committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 2, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low
2: View south west from footpath entrance to canal and Alan Turing Way - adjacent to Listed Lock Keepers Cottage. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> Construction works mainly on the upper levels of the proposed development will be visible from the viewpoint. Construction works at lower-levels will be obscured by existing townscape features and existing construction works in the foreground of the view which obscure the existing Etihad Stadium. High level construction works will be visible during the construction phase, which will positively symbolise ongoing development of the Core Strategy and Eastland Regeneration Framework.	N/A	The addition of construction works to the view will cause a perceptible change that could alter the appreciation of the view of the stadium. This will potentially have an adverse impact to the character of the view but without any in combination affects with the other identified committed schemes. The sensitivity of View 2, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, temporary, short/medium-term, adverse effect which is considered to be <u>of minor significance</u>.		Minor		Short/medium term / temporary	Minor	Adverse	Minor Significance	High

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	<u>Operational Phase:</u> The proposed development will add a new taller built form element to the view, which will be clearly visible behind the treeline. It will create a new landmark point in the view with new vertical elements that are taller than the existing stadium. New built form expands the visual influence of the Stadium campus within the view.	Scheme design: The cladding finish is sympathetic to that of the exterior football stadium finish.	The proposed development will cause a clear change to the view which would materially affect the composition of the view. Whilst taller than existing – the new built form will reinforce the presence of the stadium campus, with taller structural elements that are seen as a continuation of the existing Stadium building. The foreground of the view will be unchanged with site vegetation continuing to partially screen views. The sensitivity of View 2, Scenario 3&4 is considered to be medium. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, irreversible, long-term, beneficial effect which is considered to be <u>of minor significance</u>.		Moderate		Long term Irreversible	Minor	Beneficial	Minor Significance	High
3: View from Joe Mercer Way looking south to stadium North Stand. Scenario 1: Existing site with committed development	<u>Construction Phase:</u> No committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	No committed developments are visible within the view, therefore there will be no change within the view. The sensitivity of View 3, Scenario 1 is considered to be <u>high</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u>.	High	No change	Site	Short-term / temporary	No change	Not applicable	Not significant	Low

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	<u>Operational Phase:</u> No committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 3, Scenario 1 is considered to be <u>high</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low
3: View from Joe Mercer Way looking south to stadium North Stand. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> Construction works of the proposed development will be clearly visible and dominant across the full view. Views towards the Stadium entrance and wider building structure will be changed with site hoarding in the foreground. Construction works will positively symbolise ongoing development of the Etihad Campus and including enhancement of the existing poor-quality public realm seen in the foreground of the view.	CMP Measures - reduction in visual impacts from construction works including: • Site Hoarding • Directional Lighting	The addition of construction works in view will cause a dominant change that will alter the appreciation of the view of the stadium. This will potentially have an adverse impact to the character of the view, although it will also signal positive regeneration of the Stadium campus, and without any in combination affects with the other identified committed schemes. The sensitivity of View 3, Scenario 3&4 is considered to be <u>high</u>. The magnitude of change is considered to be <u>moderate</u>. Therefore, there is likely to be a direct, temporary, medium-term, adverse effect which is considered to be <u>moderately significant</u>.		Major		Medium term / temporary	Moderate	Adverse	Moderately Significant	High

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	<u>Operational Phase:</u> The proposed Development will add a large new extension to the Etihad Stadium, which will be prominent in the view. The new high level structural elements appear as a continuation of the existing Stadium, although the distinctive sweeping roof profile will no longer be visible. The hotel building is visible which introduces a new contemporary block to the left of the view. A new canopy and public realm is visible in the centre of the view – denoting the new main entrance and visitor facilities. New screens to the ends of the new building blocks and the centre of the canopy will be prominent when in use – drawing further attention to the new entrance point and key facilities. Improved public realm linked to the adjacent Arena development will be visible to the left of the view.	<u>Scheme design:</u> The scale and massing of the proposed development is intended to form a major new entrance point to the main Stadium and to form a landmark for the wider campus. The cladding finish is sympathetic to that of the exterior football stadium finish. The proposed public realm improvements will improve the entrance to the Etihad Stadium, defining its status within the Etihad Campus.	The proposed development will cause a dominant change to the view which would will alter the view composition – with the wider Stadium structure now screened from view and replaced with contemporary new built form. This will noticeably alter the appreciation of the view for visitors – although the building and landscape design reinforces the sense of arrival to the Stadium channelling views in, with large display screens to both sides creating a sense of anticipation and excitement. They also signify the on-going development and evolution of the campus facilities and link visually to the emerging Arena development. The sensitivity of View 3, Scenario 3&4 is considered to be <u>high</u>. The magnitude of change is considered to be <u>major</u>. Therefore, there is likely to be a direct, irreversible, long-term, beneficial effect which is considered to be <u>significant</u>.		Major		Long term Irreversible	Major	Beneficial	Significant	High
4: View looking south east towards stadium on CityLink pedestrian and cycle link from Piccadilly Station. Scenario 1: Existing site with	<u>Construction Phase:</u> No committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	No committed developments are visible within the view, therefore there will be no change within the view. The sensitivity of View 4, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u>.	Medium	No change	Neighbourhood	Short-term / temporary	No change	Not applicable	Not significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
committed development	<u>Operational Phase:</u> No committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 4, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low
4: View looking south east towards stadium on CityLink pedestrian and cycle link from Piccadilly Station. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> Construction works mainly on the upper levels of the proposed development have the potential to be visible from the viewpoint above the existing sports buildings. Construction works at lower-levels will be obscured by existing townscape features. The foreground of the view will remain unchanged.	CMP Measures - reduction in visual impacts from construction works including: Directional Lighting	The addition of construction works to the backdrop of the view will cause a perceptible change that does not alter the appreciation of the view of the stadium – or of the canal in the foreground. This will potentially have an adverse impact to the more sensitive character of the view but without any in combination affects with the other identified committed schemes. The sensitivity of View 4, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, temporary, medium-term, adverse effect which is considered to be <u>of minor significance</u>.		Minor		Medium term / temporary	Minor	Adverse	Minor significance	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> The Proposed Development will be visible on the skyline above the existing sports buildings in the centre of the view. The distinctive elevated structure of the existing Stadium will still be visible - with the proposed scheme visually linking to it. The Stadium appears larger and more prominent within the view, with a small section of the screen visible to one end – denoting the main entrance. The foreground of the view is unchanged.	<u>Scheme design:</u> The scale and massing of the proposed development is intended to form a major new entrance point to the main Stadium and to form a landmark for the wider campus. The venue respects the site context by ensuring it does not exceed the height of the existing adjacent buildings, becoming part of the developing family of facilities. Etihad Stadium remains the ‘jewel in the crown’ to the south. The cladding finish is sympathetic to that of the exterior football stadium finish.	The route along the canal forms a major recreational approach to the Etihad Campus, the proposed development and screen will be prominent within the view and announce arrival, whilst allowing views to the distinctive roof structure to remain. The proposed development will cause a clear change to parts of the view which alters elements of its composition but would not materially affect the composition of the view. The sensitivity of View 4, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, irreversible, long-term, beneficial effect which is considered to be <u>of minor significance</u>.		Minor		Long Term Irreversible	Minor	Beneficial	Minor significance	High
5: View from footway of A662 Ashton New Road looking north east to Site. Scenario 1: Existing site with committed development	<u>Construction Phase:</u> A small section of the CoOp Arena development will be visible to the background of the view – although the existing construction works are already to the maximum height in the image. No further committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	Very limited in-combination committed development is are visible within the view, therefore there will be no change within the view. The sensitivity of View 5, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u>.	Medium	No change	Local	Short-term / temporary	No change	Not applicable	Not significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, High
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Duration:	Long-term, Medium-term, Short-term,
Reversibility:	Temporary, Irreversible
Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> Other than the Arena development - no further committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The Arena development is already built out to maximum building height and further proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 5, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low
5: View from footway of A662 Ashton New Road looking north east to Site. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> Construction works mainly on the upper levels of the proposed development will be visible from the viewpoint. Construction works at lower-levels will be obscured by existing townscape features in the foreground of the view which obscure the existing Etihad Stadium.	CMP Measures - reduction in visual impacts from construction works including: Directional Lighting Tower cranes will be visible during the construction phase, which could potentially symbolise ongoing development of the Core Strategy and Eastland Regeneration Framework.	The addition of construction works in the view will cause a perceptible change but which will not materially affect the composition of the stadium. This will potentially have a slight adverse impact to the character of the view but without any in combination affects with the other identified committed schemes. The sensitivity of View 5, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, temporary, medium-term, adverse effect which is considered to be <u>of minor significance</u>.		Minor		Medium Term / temporary	Minor	Adverse	Minor Significance	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> The proposed development will add a new high quality element to the backdrop of the view, which will be clearly visible above the fence-line. The proposed massing and materiality is sympathetic to the existing Etihad Stadium and appears as a continuation of the main building. The distinctive structure of the main Stadium roof is still clearly appreciated with the new structure complementing it.	<u>Scheme design:</u> The new built form respects the site context by ensuring it does not exceed the height of the existing adjacent buildings, becoming part of the developing family of facilities. Etihad Stadium remains the ‘jewel in the crown’ to the south. The cladding finish is sympathetic to that of the exterior football stadium finish.	The proposed development will cause a perceptible change to the view but which would not materially affect the composition of the view. The sensitivity of View 5, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, irreversible, long-term, beneficial effect which is considered to be <u>of minor significance</u>.		Minor		Long Term Irreversible	Minor	Beneficial	Minor Significance	High
6: View from footway of Grey Mare Lane and residential area to the south. Scenario 1: Existing site with committed development	<u>Construction Phase:</u> A small section of the CoOp Arena development will be visible to the background of the view – although the existing construction works are already to the maximum height in the image. No further committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	Very limited in-combination committed development is are visible within the view, therefore there will be no change within the view. The sensitivity of View 6, Scenario 1 is considered to be <u>low</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u>.	Low	No change	Neighbourhood	Short-term / temporary	No change	Not applicable	Not significant	Low
	<u>Operational Phase:</u> Other than the Arena development - no further committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The Arena development is already built out to maximum building height and further proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 6, Scenario 1 is considered to be <u>low</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

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Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
6: View from footway of Grey Mare Lane and residential area to the south. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> No/ very limited construction works of the proposed development will be seen within the view as they will be screened by existing townscape features.	N/A	The proposed development is barely visible within the view, therefore there will be no change within the view. There is a very small in-combination affect with the Arena development, but which does not alter the overall view composition. The sensitivity of View 6, Scenario 3&4 is considered to be <u>low</u> . The magnitude of change is considered to be <u>no change</u> . Therefore, there is likely to be an indirect, medium-term, temporary, not applicable effect which is considered to <u>not be significant</u> .		No change		Medium-term / temporary	No change	Not applicable	Not Significant	High
	<u>Operational Phase:</u> A small section of the end of the hotel building and its display screen will be just visible in the backdrop of the view. The CoOp arena will form a low level terminus to the view. The foreground of the view will be unchanged.	N/A	The proposed development is barely visible within the view, therefore there will be no change within the view. The sensitivity of View 6, Scenario 3&4 is considered to be <u>low</u> . The magnitude of change is considered to be <u>no change</u> . Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u> .		No change		Long Term Irreversible	No change	Not applicable	Not Significant	High
7: View from Velopark foot/ cycle bridge looking east towards site. Scenario 1: Existing site with committed	<u>Construction Phase:</u> No committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	No committed developments are visible within the view, therefore there will be no change within the view. The sensitivity of View 7, Scenario 1 is considered to be <u>medium</u> . The magnitude of change is considered to be <u>no change</u> . Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u> .	Medium	No change	Neighbourhood	Short-term / temporary	No change	Not applicable	Not significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
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development	<u>Operational Phase:</u> No committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 7, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low
7: View from Velopark foot/ cycle bridge looking east towards site. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> Construction works mainly on the upper levels of the proposed development will be visible from the viewpoint. Construction works at lower-levels will be obscured by existing townscape features, in the foreground of the view.	CMP Measures - reduction in visual impacts from construction works including: Directional Lighting Tower cranes will be visible during the construction phase, which could potentially symbolise ongoing development of the Core Strategy and Eastland Regeneration Framework.	The addition of construction works to the view will cause a perceptible change but which will not materially affect the composition of the stadium. This will potentially have an adverse impact to the character of the view but without any in combination affects with the other identified committed schemes. The sensitivity of View 7, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an in-direct, temporary, medium-term, adverse effect which is considered to be <u>of minor significance</u>.		Minor		Medium Term / temporary	Minor	Adverse	Minor significance	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> The proposed development will add new square building massing to the view, which will be clearly visible above the trees and fence-line, which is seen in the foreground. This will appear as a clearly different element to the Stadium complex, but increase the overall presence of the overall campus. The distinctive roof structure and curving roof line of the existing Stadium will remain clearly visible. The proposed large display screen will be visible to the edge of the view	<u>Scheme design:</u> The new built form respects the site context by ensuring it does not exceed the height of the existing adjacent buildings, becoming part of the developing family of facilities. Etihad Stadium remains the 'jewel in the crown' to the south. The cladding finish is sympathetic to that of the exterior football stadium finish.	The proposed development will cause a perceptible change to the view with a large new building to the side of the Stadium - but which would not materially affect the appreciation of the view of the main bowl of the Stadium itself. The sensitivity of View 7, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, irreversible, long-term, beneficial effect which is considered to be <u>of minor significance</u>.		Minor		Long Term Irreversible	Minor	Beneficial	Minor significance	High
8: View from pathway with Philips Park looking east towards site. Scenario 1: Existing site with committed development	<u>Construction Phase:</u> No committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	No committed developments are visible within the view, therefore there will be no change within the view. The sensitivity of View 8, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u>.	Medium	No change	City	Short-term / temporary	No change	Not applicable	Not significant	Low
	<u>Operational Phase:</u> No committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 8, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
8: View from pathway with Philips Park looking east towards site. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> The construction phase of the proposed development have the potential to result in a partial change in the appreciation of the view from the Grade II St Philips Park. The introduction of high level construction works will be visible above the existing treeline, although this is viewed in combination with existing buildings and power lines in front.	CMP Measures - reduction in visual impacts from construction works including: Directional Lighting Tower cranes will be visible during the construction phase, which could potentially symbolise ongoing development of the Core Strategy and Eastland Regeneration Framework.	The addition of high level construction works to the view will cause a perceptible change that could alter the appreciation of the view of the stadium from St Philip's Park. This will potentially have an adverse impact to the character of the view but without any in combination affects with the other identified committed schemes. The sensitivity of View 8, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be a direct, temporary, short/medium-term, adverse effect which is considered to have minor <u>significance</u>.		Minor		Short/medium Term / temporary	Minor	Adverse	Minor Significant	Low
	<u>Operational Phase:</u> The proposed development will be visible in the centre of the view, above the tree line and other existing townscape features. The addition of the proposed north stand will terminate the view and add new vertical elements to the view and an extension of the existing distinctive root structure. Existing townscape features including tree cover, other construction works and the dominant pylons already obscure much of the Etihad Stadium, including the proposed north stand.	<u>Scheme design:</u> The new built form respects the site context by ensuring it does not exceed the height of the existing adjacent buildings, becoming part of the developing family of facilities. The cladding finish is sympathetic to that of the exterior football stadium finish and the muted colour recedes into the background of the view.	The proposed development will cause a perceptible change to the view which reinforces the landmark status of the existing Stadium, but which would not materially affect the composition or appreciation of the view in the foreground or the setting of the Park. The sensitivity of View 8, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, irreversible, long-term, beneficial effect which is considered to have <u>minor significance</u>.		Minor		Long Term / Irreversible	Minor	Beneficial	Minor Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, High
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Duration:	Long-term, Medium-term, Short-term,
Reversibility:	Temporary, Irreversible
Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
9: View south towards site from pedestrian crossing on Alan Turing Way A6010, at junction with Brisco Lane. Scenario 1: Existing site with committed development	<u>Construction Phase:</u> The CoOp Arena development is clearly visible to the foreground of the view – although the existing construction works are already to the maximum height in the image. No further committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	Very limited in-combination committed development is are visible within the view, therefore there will be no change within the view. The sensitivity of View 9, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u>.	Medium	No change		Short-term / temporary	No change	Not applicable	Not significant	Low
	<u>Operational Phase:</u> Other than the Arena development - no further committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The Arena development is already built out to maximum building height and further proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 9, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low
9: View south towards site from pedestrian crossing on Alan Turing Way A6010, at junction with Brisco Lane. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> Minor glimpsed view of construction works, most of which is screened by the Co-op Live Arena that sits in front of the Proposed Development and is the more dominant feature within the viewpoint.	N/A	The addition of construction works to the view will cause a barely perceptible change and which will not materially affect the composition of the stadium. This will potentially have an adverse impact to the character of the view but without any in combination affects with the other identified committed schemes. The sensitivity of View 9, Scenario 3&4is considered to be <u>medium</u>. The magnitude of change is considered to be <u>negligible</u>. Therefore, there is likely to be an in-direct, temporary, short-term, negligible effect which is considered to <u>not be significant</u>.		Negligible	Neighbourhood	Short Term / temporary	Negligible	Adverse	Not Significant	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> Minor glimpsed view of the Proposed Development and display screen are visible, although the Co-op Live Arena is the dominant feature obscuring views to the proposed development.	<u>Scheme design:</u> The new built form respects the site context by ensuring it does not exceed the height of the existing adjacent buildings, becoming part of the developing family of facilities. The cladding finish is sympathetic to that of the exterior football stadium finish and the muted colour recedes into the background of the view.	The proposed development will cause a barely perceptible change to the view but which would not materially affect the appreciation and composition of the view. The sensitivity of View 7, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>negligible</u>. Therefore, there is likely to be an indirect, irreversible, long-term, beneficial effect which is considered to <u>not be significant</u>.		Negligible		Long Term Irreversible	Negligible	Beneficial	Not Significant	High
10: View from pathway in Saxon Saint Park looking south east towards site. Scenario 1: Existing site with committed development	<u>Construction Phase:</u> A small section of the CoOp Arena development will be visible to the far left hand side of the view – although the existing construction works are already to the maximum height in the image. No further committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	No committed developments are visible within the view, therefore there will be no change within the view. The sensitivity of View 10, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u>.	Medium	No change	Neighbourhood	Short-term / temporary	No change	Not applicable	Not significant	Low
	<u>Operational Phase:</u> Other than the Arena development - no further committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 9, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

North Stand Townscape and Visual Impact Assessment Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
10: View from pathway in Saxon Saint Park looking south east towards site. Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> Construction works mainly on the very upper levels of the proposed development will be visible from the viewpoint. Construction works at lower and mid levels will be obscured by existing townscape features, which also obscure much of the existing Etihad Stadium.	CMP Measures - reduction in visual impacts from construction works including: Directional Lighting Tower cranes will be visible during the construction phase, which could potentially symbolise ongoing development of the Core Strategy and Eastland Regeneration Framework.	The addition of high level construction works to the view will cause a perceptible change that would not alter the appreciation of the view of the stadium. This will potentially have an adverse impact to the character of the view but without any in combination affects with the other identified committed schemes. The sensitivity of View 10, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be a direct, temporary, short/medium-term, adverse effect which is considered to be of <u>minor significance</u>.		Minor		Short/medium Term / temporary	Minor	Adverse	Minor Significance	High
	<u>Operational Phase:</u> The proposed development will be visible in the centre of the view, above the tree line and other existing townscape features. The addition of the proposed north stand will terminate the view and add new vertical elements to the view, further defining the landmark status of the Etihad Campus.	<u>Scheme design:</u> The scale and massing of the proposed development is intended to form a landmark for the wider campus. The building respects the site context by ensuring it does not exceed the height of the existing adjacent buildings, becoming part of the developing family of facilities. The cladding finish is sympathetic to that of the existing stadium finish.	The proposed development will cause a perceptible change to the view but which would not materially affect the appreciation of the view. The sensitivity of View 10, Scenario 2 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, irreversible, long-term, beneficial effect which is considered to be of <u>minor significance</u>.		Minor		Long Term / Irreversible	Minor	Beneficial	Minor Significance	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

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Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
11: View from Canal Footpath adjacent to Lock 6 Scenario 1: Existing site with committed development	<u>Construction Phase:</u> No committed developments during the construction phase will be seen within the view as they are screened by existing townscape features.	N/A	No committed developments are visible within the view, therefore there will be no change within the view. The sensitivity of View 11, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, short-term, temporary, not applicable effect which is considered to <u>not be significant</u>.	Medium	No change	Neighbourhood	Short-term / temporary	No change	Not applicable	Not significant	Low
	<u>Operational Phase:</u> No committed developments during the operational phase will be seen within the view as they are screened by existing townscape features.	N/A	The proposed committed developments are not visible and therefore will cause no change to the view, which would not affect the composition of the view. The sensitivity of View 1, Scenario 1 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>no change</u>. Therefore, there is likely to be an indirect, long-term, irreversible, not applicable effect which is considered to <u>not be significant</u>.		No change		Long-term / irreversible	No change	Not applicable	Not significant	Low
11: View from Canal Footpath adjacent to Lock 6 Scenario 3&4: Scenario 1 + Proposed Development	<u>Construction Phase:</u> Construction works mainly on the very upper levels of the proposed development are likely to be visible from the viewpoint. Construction works at lower and mid levels will be obscured by existing vegetation, which also obscure much of the existing Etihad Stadium.	CMP Measures - reduction in visual impacts from construction works including: - Site Hoarding - Directional Lighting Tower cranes will be visible during the construction phase, which could potentially symbolise ongoing development of the Core Strategy and Eastland Regeneration Framework.	The addition of high level construction works to the view will cause a perceptible change that would not alter the appreciation of the canal and lock gates. This will potentially have an adverse impact to the character of the view but without any in combination affects with the other identified committed schemes. The sensitivity of View 11, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be a direct, temporary, short/medium-term, adverse effect which is considered to be of <u>minor significance</u>.		Minor		Short/medium Term / temporary	Minor	Adverse	Minor Significance	Low

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term,
Value of Views:	High, Medium, Low	Reversibility:	Temporary, Irreversible
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
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Townscape and Visual Impact Assessment											
Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> The proposed development will be visible to the right of the view, above and through the tree line and other existing townscape features. The addition of the proposed north stand will terminate the view and add new vertical elements to the view, further defining the landmark status of the Etihad Campus. The foreground of the view along the canal footpath and immediate setting of the lock gate will be unchanged.	<u>Scheme design:</u> The scale and massing of the proposed development is intended to form a landmark for the wider campus. The building respects the site context by ensuring it does not exceed the height of the existing adjacent buildings, becoming part of the developing family of facilities. The cladding finish is sympathetic to that of the existing stadium finish.	The proposed development will cause a perceptible change to the view but which would not materially affect the appreciation of the view along the canal corridor or immediate setting of the lock gates. The sensitivity of View 11, Scenario 3&4 is considered to be <u>medium</u>. The magnitude of change is considered to be <u>minor</u>. Therefore, there is likely to be an indirect, irreversible, long-term, beneficial effect which is considered to be <u>of minor significance</u>.		Minor		Long Term / Irreversible	Minor	Beneficial	Minor Significance	High

Terminology for Visual Effect:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Effect:	Site, Local, Neighbourhood, City
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Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Effect:	Major, Moderate, Minor, Negligible, No Change
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