

APPENDIX 7.1 TOWNSCAPE & VISUAL IMPACT ASSESSMENT

DECEMBER 2022

Albert Bridge House
Manchester

U R B A N
G R E E N



QUALITY MANAGEMENT

Project No.:	UG 1452			
Document No:	UG1452-LAP-DOC-TVIA-01			
Project:	Albert Bridge House			
Location:	Manchester			
Title	Townscape & Visual Impact Assessment			
Document Type:	TVIA	Issue No.:	P03	
Date:	December 2022			
Prepared By:	ME	Signature:		
Checked By:	SA	Signature:		
Revision Status:				
Rev:	Date:	Issue/Purpose/ Comment:	Prepared:	Checked:
P01	02/12/22	Planning	ME	SA
P02	09/12/22	Planning	ME	SA
P03	13/12/22	Planning	ME	SA

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7.1 INTRODUCTION & SCOPE OF ASSESSMENT

This Townscape and Visual Impact Assessment (TVIA) has been prepared by Urban Green and provides an assessment of the proposed scheme of the Site at Albert Bridge House, Manchester. The location of the Site is shown at Figure 7.1.1, opposite. Note that the 'Site' accords with the EIA Study Area boundary and not the planning application Site boundary.

The TVIA accompanies a detailed application for the demolition of all existing buildings on the Site and the construction of a new commercial and residential development, including new open space / public realm and other associated works.

The aim of this document is to identify the key townscape and visual sensitivities of the Site, and provide recommendations to support the appropriate redevelopment of the Site.

This document considers changes to:

- The character of the townscape, vegetation, townscape features and designations within and surrounding the Site; and
- The composition of selected views from identified visual receptors as a result of the proposed scheme.

The townscape and visual impact assessment was prepared following Site visits in April to September 2022. The study area generally extends to approximately 2km from the centre of the Site. Beyond this the townscape is visually divorced from the Site by the intervening built form.

This assessment describes and evaluates the anticipated change to townscape and visual amenity, and the extent to which these changes will affect the perception and views of the townscape. The methodology for the TVIA is based on the 'Guidelines for Landscape and Visual Impact Assessment' (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013). A full methodology is set out at Appendix 7.12.

KEY

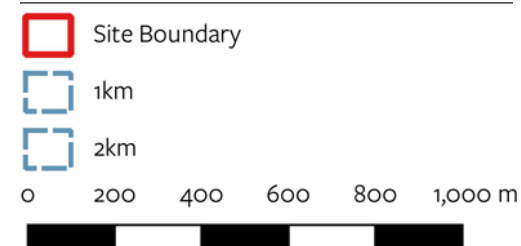


Figure 7.1.1 - Site Location

7.2 PLANNING POLICY CONTEXT

National Planning Policy Framework

The National planning policy for England is defined within the National Planning Policy Framework (herein referred to as the NPPF) that has distilled the content of previous Planning Policy Statements into one comprehensive document. The NPPF is the relevant national planning policy document against which to test the proposals. A revised NPPF was issued by the Ministry of Housing, Communities & Local Government on 20 July 2021.

General Considerations

As a central theme, the NPPF has a presumption in favour of sustainable development (para. 11) for which it defines three mutually interdependent objectives of sustainability (para. 8) to be jointly sought (economic, social and environmental). With relevance to landscape and visual matters the third objective states:

“an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; (...)”

The planning system is identified as the vehicle for guiding development to sustainable solutions but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area (para. 9, author’s emphasis).

Strategic Policies

Paragraph 20 discusses the role of strategic policies within the plan-making framework. It suggests that sufficient provision should be made for the:

- d. *“conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”*

Section 12 Achieving well-designed places

This section of the NPPF identifies that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (para. 126) it states that policy should ensure that developments (para. 130):

- b. *“(…) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. *optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; (...)”*

In regards to trees in new developments, paragraph 131 states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁰, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

Section 15 Conserving and Enhancing the Natural Environment

This section of the NPPF identifies a requirement in favour of (para. 174):

- a. *“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b. *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland (...)”*

As listed in the NPPF, these valued landscapes include:

- National Parks;
- The Broads; and
- Areas of Outstanding Natural Beauty.

The Site is not located within any of the above mentioned valued landscapes.

Section 16 Conserving and Enhancing the Historic Environment

For proposals affecting heritage assets, the NPPF places a requirement on applicants to (para. 194):

“describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”

Para. 195 also states:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Para. 197 states:

“In determining applications, local planning authorities should take account of:

- a. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. *the desirability of new development making a positive contribution to local*

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character and distinctiveness.”

It is also considered that:

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.”

Local Planning Policy

The Site and portions of the study area lies within the jurisdiction of Manchester City Council. The west portion of the study area, beyond the River Irwell is under the control of Salford City Council, whilst the south west portion of the study is within Trafford Borough Council (refer to Figure 7.2.1 - Local Planning Policy). Key local policies relating to townscape and visual matters are briefly outlined below.

Adopted Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon local authorities when determining planning applications to do so in accordance with the adopted development plan unless material considerations indicate otherwise.

The current development plan applicable to the Site and study area compromises the:

- Manchester City Council Core Strategy (Adopted 2012);
- Saved Policies of Salford UDP (Adopted 2006, amended 2009); and
- Trafford Council Core Strategy (Adopted 2012).

The Manchester Core Strategy 2012-2017 was adopted in July 2012 and is the key document in Manchester’s Local Development Framework, covering a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council’s vision for Manchester in 2027 along with the planning policies which will be used to deliver that vision. The Plan covers the Site and the east portion of the study area .

Policy SP 1 sets out spatial principles and states that:

“Development in all parts of the City should:-

Make a positive contribution to neighbourhoods of choice including:-

- *creating well designed places that enhance or create character.*
- *making a positive contribution to the health, safety and wellbeing of residents*
- *considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.*
- *protect and enhance the built and natural environment.”*

Policy CC6 considers high density development and states that:

“City Centre High Density Development City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City. Development will need to have regard to the Council’s approach to tall buildings (policy EN2), but any proposals which do not reflect the importance of maximising the development opportunities in the City Centre will only be supported where this accords with wider Core Strategy objectives”.

Policy CC 9 links design with heritage and states that:

“Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.”

Policy EN 1 seeks to protect and enhance local environmental quality. It states that:

“All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

1. City Centre Character Area

The City Centre contains a rich legacy which reflects its urban evolution to the current day and includes listed buildings, conservation areas, archaeological remains and an historic street pattern. Its core area presents a particularly dense environment that accommodates a wide and closely integrated range of uses including commercial, civic and residential activities. Relative to the amount of development there is limited open space and this includes a range of civic and less formal green spaces and waterways. Outside the core and associated with the Inner Relief Route there are less active and less densely developed areas with significant elements of cleared land. The City Centre is the focus of the City’s transport routes. Developers will be expected to consider the City’s heritage and continue the rich pattern of activity in the core area.

The opportunity exists for development on a large scale using innovative urban design solutions. These should use District Centres and key nodes of public transport as focal points and involve existing communities. The opportunity should also be taken to use the canals to create a distinctive urban environment and enhance access through the City.”

Policy EN 2 relates to the development of tall buildings in the city and states that:

“Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline.

Proposals for tall buildings will be supported where it can be demonstrated that they

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- Are of excellent design quality,
- Are appropriately located,
- Contribute positively to sustainability,
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
- Will bring significant regeneration benefits.

A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views. Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable."

Policy EN 3 considers heritage and states that:

"Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving

or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset."

Policy EN 9 relates to the provision and protection of green infrastructure and states that:

"New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

Key features of Manchester's green infrastructure will include:

- The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.
- The continued maintenance and management of the Rivers Mersey and Irwell and their tributaries, for example the River Irk, River Medlock, Chorlton Platt Gore, Gatley Brook, Moston Brook and adjoining land, with regard to their multiple functions including recreation, flood management, and biodiversity.
- The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure as a result of development such as the Metrolink extension programme.
- The encouragement of green roofs, green walls, tree planting and other

forms of green infrastructure to allow for the adaptation to climate change in heavily urbanised areas."

New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management."

Policy EN 11 considers open space, sport and recreation provision and states that:

"As opportunities arise, new open space, sport and recreation facilities will be created across Manchester. The Council will seek the provision of new open space, sport and recreation facilities, in particular where:

- a quantitative shortage of a particular use per head of population, including any expected
- increase of population created by the new development, based on the findings of the Open Space, Sport and Recreation study and Playing Pitch Strategy, is identified in the local area;
- where significant levels of development are proposed including within the Strategic Housing Location."

New open spaces should also be interconnected, to allow for better links for disabled people, pedestrians and cyclists both across and between sites and to enhance the biodiversity of the City."

The Guide to Development in Manchester - Supplementary Planning Document and Planning Guidance was adopted on 11 April 2007 and makes the recommendations for the delivery of new development within the city:

"Buildings should relate well to each other

The scale, position and external appearance of new buildings should respect their setting and relationship to adjacent buildings, enhance the street scene and consider their impact on the roof line and skyline. Buildings should recognise the common building line created by the front face of adjacent buildings. Projections and setbacks from this line, such as bays, foyers and entrance halls, can help to create visual emphasis; they should not, however, reduce safety by creating hidden areas, or accessibility by making obstructions, nor detract from the visual continuity of the frontage.

Building height should be carefully considered

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KEY

- Site Boundary
- 1km
- 2km
- Policy**
- Local Authority Boundaries
- Footpaths
- Sites of Biological Importance
- Wildlife Corridors
- Greenspace

0 200 400 600 800 1,000 m



Figure 7.2.1 - Local Planning Policy

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It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones. Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations. In established residential areas, significant variation in height may not be appropriate. Where higher structures are more appropriate, notably in and around the City Centre, they must be informed by all of the principles described in the Guide.

Developments should enhance existing vistas and create new ones

Vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings, spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises. Gaps between buildings should not distract from the major view along a street. Signage can be used positively to enhance legibility in new developments and if appropriately located and designed can be particularly helpful for visitors and users of large complex schemes.

Trees and other types of planting are important elements of new developments

UDP Part 1 Policy E2.6 encourages the retention and planting of broad leaved trees. The Council has determined to increase the City's tree coverage, as detailed in its Tree Strategy, adopted in 2006. The introduction of quality landscaped areas is sought in the City Centre, and in other appropriate locations where they would be beneficial. Planting softens the urban environment and can contribute to sustainability by reducing the effects of carbon dioxide emissions through carbon capture. Sufficient space should be allowed for on-site planting, which should be of a stature and species appropriate to the character and context of the development. Poorly considered mass planting with no clear purpose will not, however, be considered as a way of filling in areas of incidental open space.

Street trees are encouraged

UDP Development Control Policy DC16.1 sets out the City Council's stance on street trees. In fulfilling this policy developers should have regard to those street trees, which are a common feature of some parts of the City, but virtually absent in others. These create attractive, interesting routes through an area and help to give it a clear identity and sense of place. The Council wants to increase the provision of street trees of an appropriate species, so that they become an important feature of the City's neighbourhoods and spaces, and will look to new developments to assist this aim.

The City's existing landscapes should be conserved and enhanced

UDP Development Control Policy DC16.1 also relates to trees within a development site. New developments will fit more easily into their surroundings if they incorporate existing landscapes, and there will be a presumption to retain existing trees and planting with a high amenity and ecological value. If it is not possible to retain existing trees in situ, developers will be required to include appropriate replacement within the development site or the immediate area.

Hard landscaped areas within the public realm should be attractive

Where the public realm includes hard landscaped areas, its design should reflect the level and nature of their use, and should consider issues such as overshadowing, prevailing winds and rain, and the potential to contribute to sustainable urban drainage. The opportunity will be taken to improve the quality of existing areas of public realm and to ensure that areas of public realm in new developments, are designed so that they can be enjoyed by residents and users, rather than being simply functional.

Tall Buildings:

the location and design of tall buildings need careful consideration as they can be viewed from longer distances and have an impact on a much wider area, both within and outside of the City Centre. The effect of tall buildings is significant in a City Centre where its conservation area status means that the relationship of buildings and spaces is as important as the quality of individual buildings. Tall buildings provide very positive messages about Manchester, and can significantly improve its image and peoples' perceptions of it. Conversely, badly located tall buildings could have an adverse effect and as such any proposals will always have to be fully justified and carefully considered."

St. Mary's Parsonage Draft Strategic Regeneration Framework (SRF) (August 2020) has been prepared by MCC and a number of key stakeholders in this portion of the city to support future development proposals for the area. With particular regards to the Albert Bridge House development Site, it states:

"The Albert Bridge House site contains one of the most visually prominent tall buildings in the St Mary's Parsonage SRF area. Within the context of the site's existing built form and the intention for the St Mary's Parsonage SRF to underpin a commercially led mixed use regeneration area, the site provides a key opportunity for an important landmark development that identifies the key connections with Salford to the west, Spinningfields commercial quarter to the south and the St Mary's Parsonage SRF and Ramada SRF areas to the north.

Having been designed and constructed in the 1950s, the buildings are now outdated and do not meet the requirements of today's large scale occupiers in an increasingly competitive commercial office market. The existing occupier will be relocating and vacating Albert Bridge House between spring 2021 and late

summer 2022.

The Landowner has undertaken a detailed appraisal of the site's refurbishment potential and has concluded that the existing building design does not provide the flexibility with which to effectively refurbish and remodel the internal spaces. This therefore compromises the future use and attractiveness of the existing buildings for future occupiers. Any major investment into refurbishment of the existing buildings would therefore pose significant risk of being unable to secure the very best occupiers for this crucial commercial location in the City Centre.

The site benefits from a number of factors that create a compelling basis upon which a development of scale could be justified in this location. These include:

- *Scale of the existing building – the existing building stands out as the tallest building within the existing Parsonage area, having been a visual landmark on the Manchester skyline since it was constructed in the 1950s. In this regard, the existing building sets a strong precedent for further height on the Albert Bridge House site due to the existing scale and massing.*
- *Adjacency to Spinningfields – The site is immediately adjacent to Spinningfields and represents a prime opportunity for the City to expand its commercial offer to deliver added value economic growth and enhanced productivity.*
- *Heritage assets – As an area that was significantly bomb damaged during the war, the site does not include any listed buildings and does not fall within a Conservation Area. Notwithstanding this, any building in this location will be a prominent feature in key long views from within and outside the St Mary's Parsonage SRF area, for example looking along King Street and Bridge Street. Future proposals will therefore need to be designed within the context of the visual impact along these views and address them through options testing of building orientation, scale and articulation.*
- *A key arterial route – The site fronts onto Bridge Street, which is a key arterial route into the City Centre. Such routes are highly accessible and are generally appropriate for high density developments*
- *Access - The site is the closest part of the St Mary's Parsonage SRF to both*

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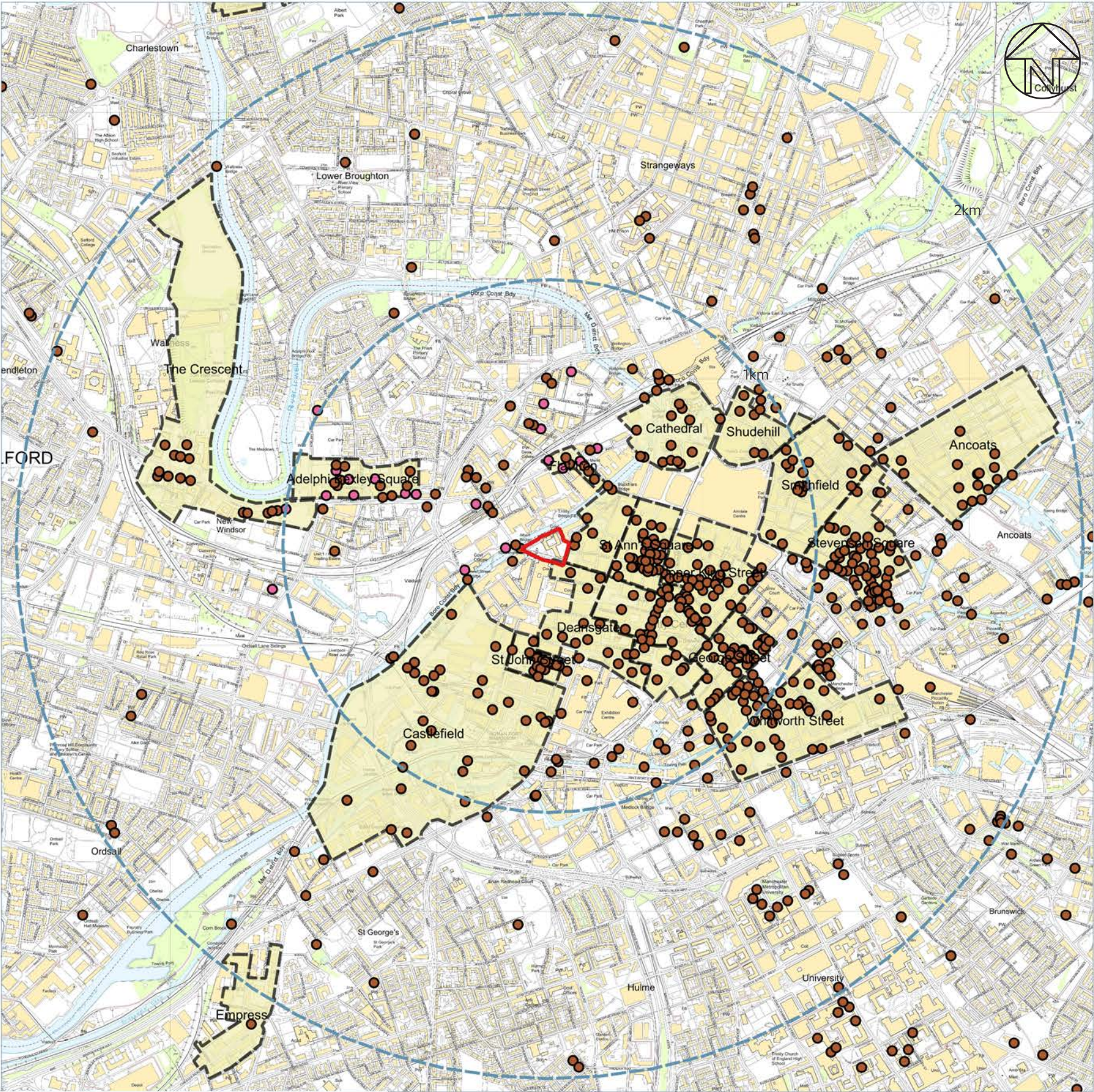


Figure 7.2.2 - Local Planning Policy - Heritage Assets

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Salford Central Railway Station and the pedestrian footbridge across the River Irwell.

- *Extensive River frontage – The site benefits from an extensive river frontage and vista, providing a generous distance between the site and the buildings on the opposite side of the river.*
- *Existing public realm – Motor Square is located adjacent to the site, which provides an appropriate counter balance with high density buildings. Improvements to Motor Square will significantly benefit the surrounding streetscape and pedestrian experience.*
- *Size of development site – the site is a large development opportunity site within the St Mary’s Parsonage SRF, including both the HMRC site and land owned by MCC. Combining the sites provides greater scope for increased scale, permeability, active frontages and open space.*

The SRF identifies the wider Parsonage area becoming commercially led to support the City’s growing economy. Within this context, to maximise the regeneration potential of one of the largest and most prominent development sites within the SRF, there is therefore an opportunity to deliver a high density development.

Its proximity to the City and retail core, its landmark status, accessibility and unique river side location are considered to provide ideal ingredients to bring forward a major high quality commercial office and hotel scheme, which will deliver a vibrant and high quality street level environment that not only enhances the existing Motor Square, but will also deliver new publicly accessible open spaces that provide opportunities for visitors, employees and residents to use and enjoy. The opportunity to include a high quality hotel in this location recognises the site’s prime location, access to the commercial district and the range of leisure and retail amenities within the City Centre.

Considering the extensive river frontage that abuts the western edge of the site and the adjacency of the pedestrian footbridge to the north, any future proposals will be expected to explore the feasibility of delivering enhanced connections to what is one of the City’s key elements of blue infrastructure. This exercise should include consideration of collaborating with adjacent landowners to explore the potential to create opportunities to create interspersed access to the River through punctured access points. Notwithstanding this aspiration, it is noted that the feasibility and viability of creating stronger connections to the

river may be challenging for any future development to progress.

By bringing forward a mixture of uses, including potential for ancillary ground floor retail or leisure uses, the scheme will create conditions for pedestrian activity throughout the day and into the evening, which will not only benefit the vitality of Bridge Street and St Mary’s Parsonage, but will also enhance safety and security.

The way in which the development positively contributes to street level environment must be considered holistically in the context of it being bound by Bridge Street and St Mary’s Parsonage. It will be particularly important for the future design to deliver active frontages and position key building entrances in locations that animate key routes and areas of public realm. It is also recognised that any high density scheme will have substantial back of house servicing arrangements, which must therefore be designed to minimise operational and visual impacts so far as is practical, including the avoidance of street level parking. Ultimately, these are detailed design matters that need to be resolved via a robust options appraisal and presented as part of any future planning application.”

The City of Salford Unitary Development Plan was adopted in June 2006 and most of its policies have been saved, to be gradually replaced as development Plan Documents are adopted. The Plan covers the west portion of the study area.

Policy ST4 sets out areas to be protected and enhanced as tourism destinations with tourism development focused primarily within them, which includes Chapel Street, in close proximity to the Site. It states that:

“The following areas will be protected and enhanced as tourism destinations, and tourism development will be focused primarily within them.”

1. *The scale of development will need to be appropriate to the location concerned, in accordance with Policy E6 ‘Tourism Development’ and other policies and proposals of the plan, particularly those contained in the ‘Environmental protection and improvement’ chapter. The areas set out in this will be protected from inappropriate development that could undermine their success as tourism locations, reduce their attractiveness to visitors, or otherwise adversely affect their ability to function optimally as tourism destinations. For example, this may be because of an unsuitable use, poor design, or the traffic impacts of development.*

Policy ST15 considers the historic environment and states that:

“ Historic and cultural assets that contribute to the character of the city will be preserved and, wherever possible and appropriate, enhanced.”

In considering proposals for housing clearance, regard will be had to the desirability of retaining buildings and areas of historic character.”

Policy DES 1 relates to respecting the townscape context and states that:

“Development will be required to respond to its physical context, respect the positive character of the local area in which it is situated, and contribute towards local identity and distinctiveness. In assessing the extent to which any development complies with this policy, regard will be had to the following factors:

- i. the impact on, and relationship to, the existing landscape and any notable landscape or environmental feature or species;*
- ii. the character, scale and pattern of streets and building plots, including plot size;*
- iii. the relationship to existing buildings and other features that contribute to townscape quality;*
- iv. the impact on, and quality of, views and vistas;*
- v. the scale of the proposed development in relationship to its surroundings;*
- vi. the potential impact of the proposed development on the redevelopment of an adjacent site;*
- vii. the desirability of protecting an existing building line, or allowing discontinuities that would improve or enrich the existing townscape and public space;*
- viii. the street’s vertical and horizontal rhythms;*
- ix. the quality and durability of proposed materials and their appropriateness to both the location and the type of development; and*

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x. the functional compatibility with adjoining land uses.

Where there is no discernible or well-developed local character or distinctiveness, developments will be required to adopt high design standards that support the creation of a distinctive place, ensuring that this is appropriate to the nature, setting, culture and community of the local area.”

Policy DES 4 concerns the relationship of development to public space and states that:

“Development adjoining public space shall be designed to have a strong and positive relationship with that space. In particular:

- i. buildings should clearly define the spaces around them, including streets, squares and parks, for example through the continuity of street frontages and building lines;
- ii. buildings should provide natural surveillance, visual interest and activity for public spaces and communal areas, particularly at ground floor level;
- iii. development should clearly distinguish between public, private and communal spaces, and, where possible, avoid the provision of private space directly adjoining public space; and
- iv. the visual impact of car parking should be minimised, by ensuring that it is integrated into the design of the development so as not to be visually dominant.”

Policy DES 5 considers tall buildings and states that:

“Tall buildings will be permitted where:

- i. the scale of the development is appropriate to its context and location;
- ii. the location is highly accessible by public transport, walking and cycling;
- iii. the building would positively relate to and interact with the adjacent public realm, particularly in terms of recognising its scale and not discouraging the use of public spaces;
- iv. the building would be of the highest quality design and construction;

v. the building would make a positive addition to the skyline;

vi. the building would not detract from important views;

vii. there would be no unacceptable overshadowing or overlooking that would be detrimental to the amenity of neighbouring occupiers;

viii. there would be no unacceptable impact on the setting of a listed building, or the character or appearance of a conservation area;

ix. there would be no unacceptable impact on microclimate, for example in terms of wind speed or direction;

x. there would be no unacceptable impact on telecommunications activity;

xi. there would be no unacceptable impact on aviation safety; and

xii. the development would be consistent with other policies and proposals of the UDP.”

Policy DES 6 relates specifically to waterside development and state that:

“All new development adjacent to the River Irwell, the Manchester Ship Canal, Salford Quays, the Bridgewater Canal, and the Manchester, Bolton and Bury Canal will be required to facilitate pedestrian access to, along and, where appropriate, across the waterway by the provision of:

1. a safe, attractive and overlooked waterside walkway, accessible to all and at all times of the day, where this is compatible with the commercial role of the waterway;
2. pedestrian links between the waterside walkway and other key pedestrian routes; and
3. where appropriate, ground floor uses that generate pedestrian activity, and larger waterside spaces to act as focal points for public activity.

Where the commercial role of the waterway makes it inappropriate to provide a waterside walkway, an alternative route shall, where possible, be provided. Such a route should be well designed and effective; accessible and safe for users and, so far as practicable, near to the waterside; and linked to any existing waterside

walkways and other key pedestrian routes.”

Development will also be required to:

- a. where possible, protect, improve or provide wildlife habitats;
- b. where possible, conserve and complement any historic features;
- c. maintain, and preferably enhance, waterside safety; and
- d. not affect the maintenance or integrity of the waterway or flood defences.

All built development along the aforementioned waterways will be required to:

- i. face onto the water, and incorporate entrances onto the waterfront, where appropriate;
- ii. be of the highest standard of design, creating a positive addition to the waterside environment and providing an attractive elevation to it;
- iii. be of a scale sufficient to frame the edge of the waterside; and
- iv. enhance views from, of, across and along the waterway, and provide visual links to the waterside from surrounding areas.

Policy DES 9 relates to landscape design and states that:

“Developments will be required to incorporate appropriate hard and soft landscaping provision, where appropriate.

Where landscaping is required as part of a development, it must:

- i. be of a high quality in terms of design and materials;
- ii. reflect and enhance the character of the area and the design of development;
- iii. be sited and designed so as not to detract from the safety and security of the area create an obstruction to pedestrians, or detract from attractive built features;

7.2 PLANNING POLICY CONTEXT

- iv. *be designed to complement or form an integral part of the development;*
- v. *be easily maintained, and have provision made for its maintenance;*
- vi. *respect adjacent land uses, buildings and other structures; and*
- vii. *wherever possible make provision for the creation of new wildlife habitats.*

Policy EN 12 considers important landscape features and states that:

“Development that would have a detrimental impact on, or result in the loss of, any important landscape feature will not be permitted unless the applicant can clearly demonstrate that:

- i. *the importance of the development plainly outweighs the nature conservation and amenity value of the landscape feature; and*
- ii. *the design and layout of the development cannot reasonably make provision for the retention of the landscape feature. If the removal of an important existing landscape feature is permitted as part of a development, a replacement of at least equivalent size and quality, or other appropriate compensation, will be required either within the site, or elsewhere within the area.*

Where appropriate, conditions or planning obligations will be used to secure the appropriate management of important landscape features.”

Policy EN 23 is concerned with environmental improvement corridors and states that:

“Development along any of the city’s major road, rail and water corridors will be required to preserve, or make a positive contribution to the corridor’s environment and appearance. In determining the extent to which a development would achieve this, regard will be had in particular to:

- i. *the quality of design and landscaping, particularly in terms of elevational treatments and the impact on views;*
- ii. *the extent to which the proposal would assist in the implementation of corridor improvement strategies;*

- iii. *the impact on the quality, management and maintenance of the public realm;*
- iv. *the contribution that would be made towards air quality improvement and accessibility, particularly by promoting improved public transport and access by foot and cycle;*
- v. *the impact on historic and tourism-related features; and*
- vi. *the extent to which wildlife habitats are protected and improved.”*

Trafford Council’s Local Plan: Core Strategy Development Plan Document was adopted in January 2012 and covers a small portion of the study area to the south of the Site. Policies pertinent to this portion of the study area include:

- Policy L7 - Design;
- Policy R1 - Historic Environment;
- Policy R2 - Natural Environment; and
- Policy R3 - Green Infrastructure.

7.3 TOWNSCAPE BASELINE

Townscape Baseline – Townscape Character

The assessment of townscape character is a method of understanding the particular attributes or factors that have influenced the historic development, current and future features of an area, and what makes that area distinctive from other areas. Natural England describes landscape character assessment as a:

“...systematic way of analysing and describing landscape identifying areas of distinctive character, classifying and mapping them. The process involves identifying the patterns, elements and features that give landscapes homogeneity and make them different from each other.”

Townscape characterisation is a process which has been developed by local authorities to assist them in the planning process. Published studies of townscape character provide a source of information to enable the fuller understanding of townscape character – whether at a regional scale or at a local district scale; it is of course possible to carry through the process of analysis to individual sites or parts of sites. Typically, the published assessments provide character descriptions of specific areas and consider factors likely to influence future character and / or set out prescriptions for change.

There is a range of published assessments at national, regional, and local levels relevant to the Site. Each is considered below. That at a national level pre-dated the guidance set out in the ‘Landscape Character Assessment; Guidance for England and Scotland (2002)’ – widely regarded as the definitive guidance on the subject. That said, it is important to recognise that these assessments are purely assessments of townscape character; they are not, and are not intended to be, the development plan, and thus what the documents may say about the potential effects of development in any location cannot of itself be considered determinative as a matter of policy.

National Landscape Character Assessment

At a National level the Site and study area are located within NCA 55 Manchester Conurbation. Key characteristics pertinent to the Site and study area include:

- *“Large settlements have come together to form the conurbation, characterised by dense urban and industrial development, commercial, financial, retail and administrative centres, commuter suburbs and housing.*
- *The area is centred on low hills, enclosed by the Pennine hills to the north and east, and crossed by several meandering river valleys.*
- *Woodland is usually found in corridors along the slopes of the river valleys, and also on what was once brownfield land.*
- *There are small pockets of farmland, bounded by fences or hedges. However, an increasing number of farms are now given over to urban farming uses such as equestrian facilities, supplying the demand for recreation.*
- *Public parks and recreation facilities provide valuable open spaces for people within this urban environment; community gardens and allotments are places for local food growing.*
- *River valleys form important corridors of semi-natural habitats and natural green spaces – with open grassland, woodland and wetland – linking urban centres with open countryside. Many post-industrial sites and canals provide wildlife habitats.*
- *Drainage is through a series of river valleys that weave through the urban fabric, flowing broadly from the Pennine moors to the east and north, towards the lower-lying areas of the south and west.*
- *The area’s legacy of industrial archaeology – particularly relating to the textile industry – is increasingly recognised. Red brick and sandstone buildings are prominent in the city and town centres, alongside buildings using a mix of modern materials, high-rise buildings, and landmark 19th-, 20th- and 21st-century buildings.*
- *The Manchester Conurbation forms a busy transport hub, interlinked with surrounding areas by an extensive web of roads, tramways and railways*

– major communications corridors. Access is also provided by the canal network.”

Local Townscape Character Assessment

There are no local Townscape Character Assessments that cover the Site. The city centres of Manchester and Salford have been broken down by MCC and SCC respectively in to a series of Manchester Neighbourhoods (MN) and Salford City Centre Areas (SCCA). There are a total of 28 MNs and SCCAs within 1km of the Site and therefore considered most likely to be impacted by the Proposed Scheme (refer to Figure 7.3.1 – MCC City Centre Neighbourhoods and Salford City Centre Areas).

The Site falls within the Retail Core MN according to the Manchester Residential Quality Guidance document (2017), published by MCC. It also partially sits within / adjoins the Spinningfields MN to the south, and the Chapel Wharf and New Bailey SCCAs to the north west of the River Irwell.

The Retail Core MN is characterised by the presence of a range of retail properties, largely pedestrianised streets and significant city centre squares and open spaces including St. Ann’s Square and Parsonage Gardens. There are numerous heritage assets present including Parsonage Square Conservation Area which extends in close proximity to the east of the Site.

The Spinningfields MN extends between the River Irwell and Deansgate to the south of the Site. The area has seen significant regeneration since the early 21st century and incorporates a range of new retail, commercial, civic and residential development. Significant buildings within the area include the Grade I listed John Rylands Library, People’s History Museum and Manchester’s Civil Justice Centre. The area is predominately pedestrianised, incorporating external spaces including Hardman Square.

Chapel Wharf SCCA occupies the area to the north of the Site across the River Irwell and is bound by Trinity Way to the north. The area is characterised by a range of commercial, residential properties and the prominent raised viaduct serving Salford Central Railway Station. Trinity Bridge, Clermont-Ferrand Square, the Lowry Hotel and surrounding buildings form a prominent frontage to the River Irwell to the north of the Site. The area has seen recent regeneration including new residential and commercial development.

7.3 TOWNSCAPE BASELINE

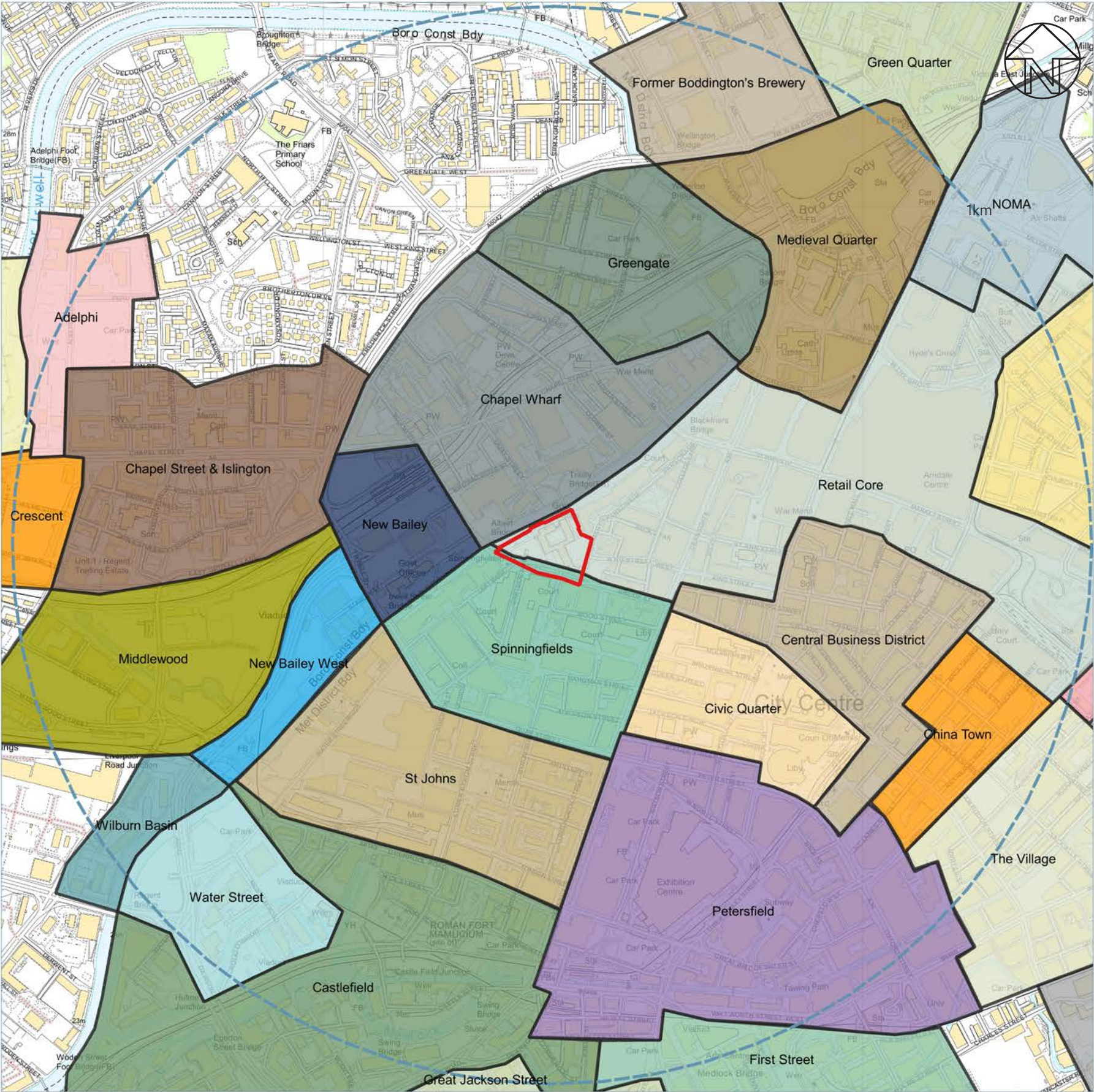


Figure 7.3.1 - Townscape Character - MCC City Centre Neighbourhoods and Salford City Centre Areas

7.3 TOWNSCAPE BASELINE

New Bailey SCCA lies across the River Irwell to the north west of the has seen significant regeneration in the last 5 years including new and ongoing residential and commercial development. Buildings that pre-date the recent development are limited but include Salford Central Railway Station, Riverside House and the Ralli Quays which front on to the River Irwell.

The following further 24 MNs and SCCAs are located within 1km of the centre of the Site:

- Civic Quarter MN;
- Central Business District MN;
- Petersfield MN;
- St John's MN;
- Castlefield MN;
- Water Street MN;
- Former Boddington's Brewery MN;
- Green Quarter MN;
- Medieval Quarter MN;
- NOMA MN;
- Northern Quarter MN;
- Piccadilly MN;
- The Village MN;
- China Town MN;
- First Street MN;
- Great Jackson Street MN;
- Greengate SCCA;
- New Bailey West SCCA;
- Middlewood SCCA;
- Chapel Street & Islington SCCA;
- Crescent SCCA;
- Wilburn Basin SCCA;
- Adelphi SCCA; and

- Meadow SCCA.

At the regional level, the Historic Landscape Character of the Manchester District is mapped and described by the Greater Manchester Urban Historic Landscape Characterisation Project (GMUHLIC) Manchester District Report, published in June 2009 as part of the national characterisation program coordinated by English Heritage.

This study provides a townscape characterisation of the Manchester District in the present day and defines character types at two levels of detail. Categories in the upper level are referred to as 'broad types', each of which encompasses a set of more specific HLC 'sub-types'. Accompanying GIS datasets of these characterisations are available online at: https://archaeologydataservice.ac.uk/archives/view/gmanchester_hlc_2012/downloads.cfm. These datasets have been used to produce the Greater Manchester Broad Historic Landscape Character Types at Figure 7.3.2.

Within the GMUHLIC Manchester District Report (2009), the Site is located within the Broad Character Types identified as 'Institutional' and 'Communications' and the Historic Landscape Character sub-type 'Car Park' and 'Civic & Municipal Buildings'. The 'Civic & Municipal Buildings' sub type is described as:

"Municipal buildings include libraries, council and other government offices, job centres, registrars' offices and town halls. By the nature of their function, such buildings are predominantly to be found in urban or commercial centres. The majority of the civic and municipal buildings in the district are concentrated within Manchester city centre, the administrative centre. These include the Town Hall, Courts of Justice and Crown Court, as well as government offices and libraries. Small-scale civic buildings occur as part of urban cores elsewhere, including Withington Town Hall. There are also council offices in Miles Platting and Cheetham Hill. Local public libraries occur throughout the district. The higher status examples of civic buildings are often grand and ornate buildings of architectural significance, such as Manchester Town Hall, the John Rylands Library and the Central Public Library. Civic institutions of less high status such as local libraries may also be representative of the design movements of their time. Civic and municipal buildings may form complexes of contemporary institutions set in formal grounds or gardens."

The report also makes the following management recommendations for this character sub-type:

- *"Historic buildings that are not listed but are nonetheless of local interest can be placed on a 'local list' which acknowledges this interest*
- *Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate, and protection through the planning process*
- *Where planning permission is granted for redevelopment of the site of a civic or municipal building, conditions should be attached to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered*
- *Awareness of issues relating to the importance of historic civic and municipal buildings should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies"*

Other broad townscape character types located within immediate proximity to the site include:

- Commercial to the east of the Site; and
- Institutional to the South of the Site.

The spatial distribution of these broad historic landscape character types is presented at Figure 7.3.2, overleaf.

7.3 TOWNSCAPE BASELINE

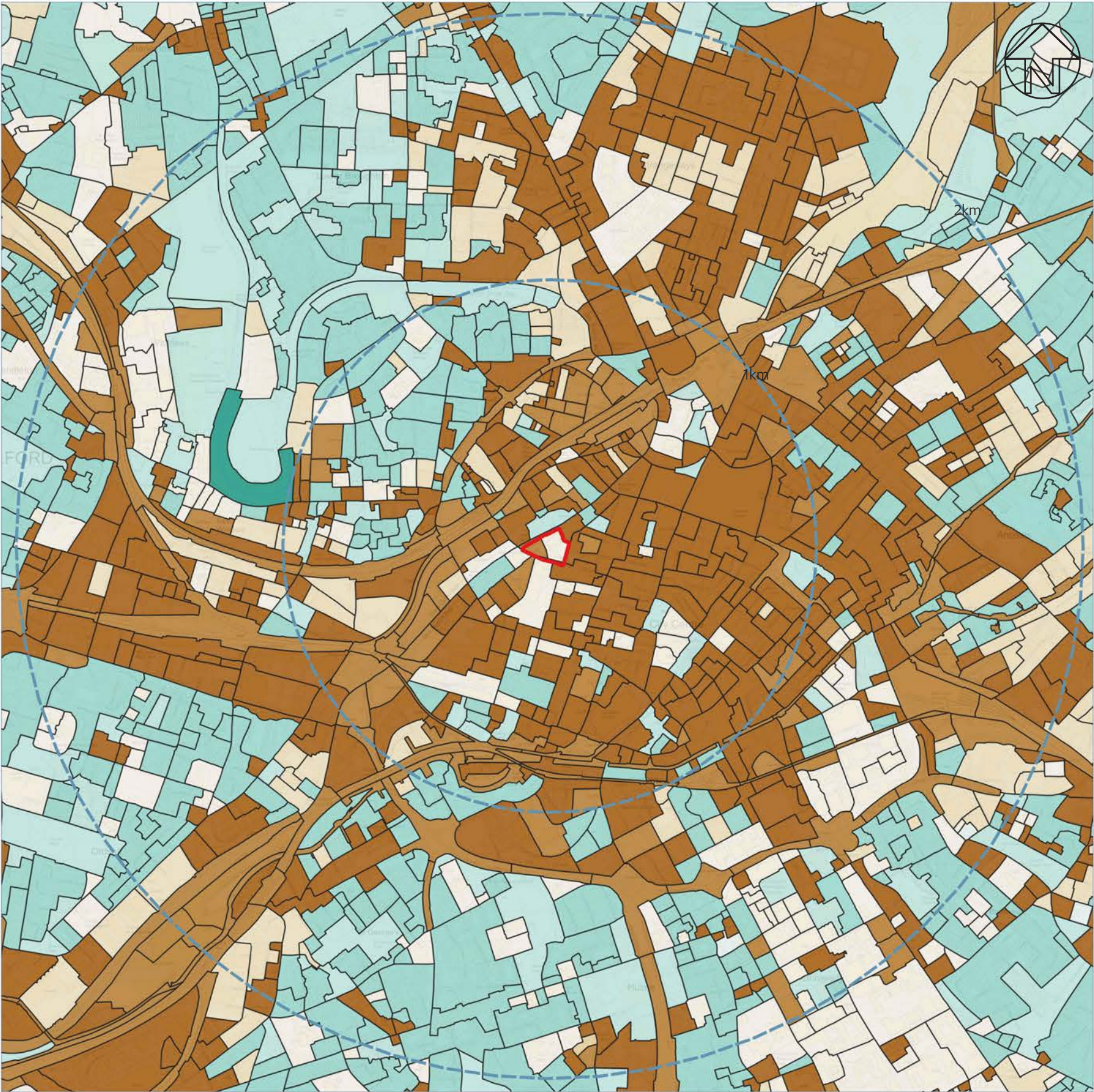


Figure 7.3.2 - Greater Manchester Broad Historic Landscape Character Types (GMUHLC)

7.3 TOWNSCAPE BASELINE

Characteristics of the Site and Study Area

Land Use

The Site is currently a collection of office buildings recently vacated by HMRC. The Site consists of four buildings each connected by covered ground level walkways. There are areas of hardstanding used for car parking to the south west and south east of the Site and a pedestrian walkway connects to Trinity Bridge to the east. Scattered mature trees line Bridge Street to the south west boundary, the bank of the River Irwell to the north and the pedestrian walkway to the east. The Site incorporates portions of the River Irwell to the north, St. Mary's Parsonage to the south east and Bridge Street to the south west. Boundaries within the Site include brick or concrete walls and metal railings. The Site is bound by the River Irwell, beyond the Site, to the north west, Alberton House to the north east, 31 and 33 King Street West and Motor Square to the south east and Spinningfields to the south west.

Within the study area, the settlements of Manchester and Salford collectively form the dominant feature. The area incorporates the city centres cores, characterised by commercial, retail, civic and institutional uses extending out to residential and Manchester and Salford university campuses.

Topography

The Site lies on a relatively flat plain on the immediate east bank of the River Irwell valley. Landform falls broadly from east to west across the Site, from a high point of approximately 33.1m AOD on the Site's eastern boundary to a low point of approximately 21.7m AOD adjacent to the River Irwell. The River Irwell and it's valley forms the key topographical features within the Study Area

Vegetation Pattern

Vegetation within the Site is largely limited to the mature trees lining the north and west boundaries. A tree survey of the Site has been carried out in accordance with BS 5837:2012 'Trees in Relation to Design, Demolition and Construction' by Urban Green, in February 2022. The report revealed that the Site contains a total of 15 individual trees and 6 groups. Of these there were:

Individual Trees:

- 10 category 'B' trees;

- 3 category 'C' trees; and
- 2 category 'U' trees.

Groups:

- 5 category 'B'; and
- 1 category 'C'.

There are a mix of tree species; those typically characteristic of an urban waterfront landscape. Species include; sycamore, elder, Italian alder, cherry, lime, Norway maple, willow and laurel.

The principal arboricultural features of good to fair health are formed by the individual trees and the boundary groups i.e. those of B grade category. These trees are prominent within the Site and form a strong green infrastructure to the Site boundaries. Off Site trees have been considered during this survey and the development of the proposals.

Built Elements / Height

Built form within the Site consists of the four buildings of the Albert Bridge House complex ranging from one up to eighteen storeys and approximately 60m in height. Building heights within the vicinity of the Site range from approximately 15 to 138m with the recently completed Affinity Living complex across the River Irwell to the north west of the Site.

Public Rights of Way

There are no public rights of way within or in close proximity to the Site, the nearest public right of way in the study area is Footpath Salford Definitive Footpath 5 approximately 1220m to the north west of the Site.

Heritage

The south east corner of the Site is located within Deansgate Conservation Area. There are also numerous heritage assets within the immediate townscape setting of the Site and the wider study area. The closest Listed Buildings to the Site are the grade II listed 31 and 33, King Street West and the St Mary's Parsonage within Parsonage Square Conservation Area to the immediate east of the Site, the Grade II Masonic Temple within Deansgate Conservation area

to the south of the Site, the grade II Former Hydraulic Power Station in the grounds of City College and the grade II Albert Bridge to the south west of the Site.

A Heritage Statement has been prepared by Deloitte to accompany this application and assesses the impact of the Proposed Scheme in relation to heritage assets and the surrounding built environment.

Ecology

There are no ecological designations covering the Site and they are limited within the study area. There is a Wildlife Corridor with Salford to the north of the Site associated with the River Irwell.

Urban Grain

The urban grain within the Site broadly relates to the River Irwell, orientated parallel or perpendicular to the River, reflecting the waterfront development up and downstream of the Site. The urban grain within Manchester to the south and east of the Site is laid out on a broadly north east to south west grid. Urban Grain within the Salford to the west of the Site is considerably less dense than the Manchester City Centre core.

Townscape Baseline – Townscape Receptors

From the above analysis of the Townscape Baseline, it is concluded that the Townscape Receptors relevant to the Site that need to be assessed in the following section on Townscape Effects are:

- Townscape Character;
- Topography;
- Land use / Cover;
- Urban Grain;
- Vegetation; and
- Built Form / Building Heights.

7.3 TOWNSCAPE BASELINE



Figure 7.3.3 - Urban Grain

7.3 TOWNSCAPE BASELINE

KEY

- Site Boundary
- 1km
- 2km

Building Heights

- 0 - 10
- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- 50 - 60
- 60 - 70
- 70 - 81
- 81 - 91
- 91 - 101
- 101 - 111
- 111 - 121
- 121 - 131
- 151 - 161

0 200 400 600 800 1,000 m

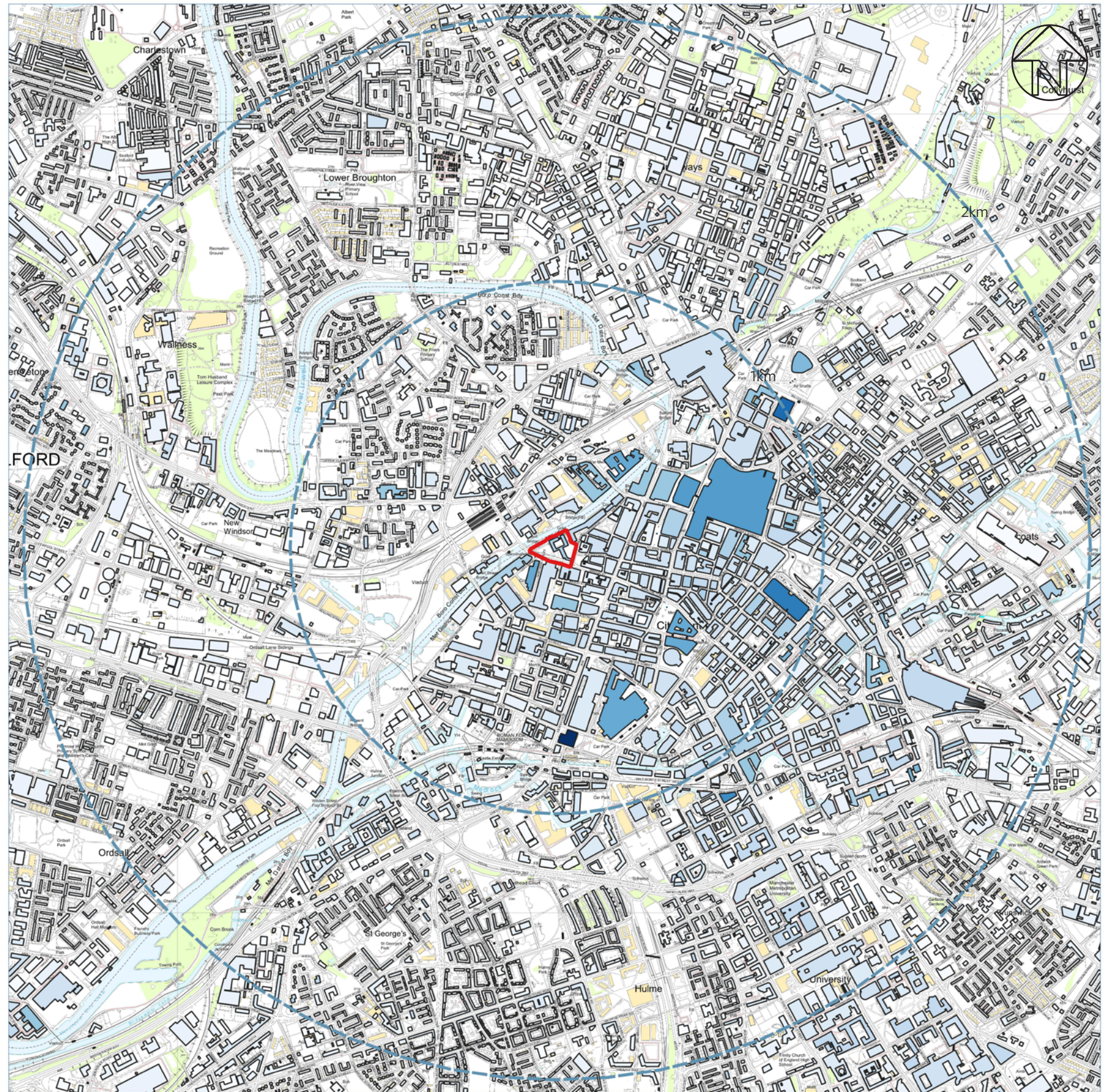


Figure 7.3.4 - Building Heights - EMU Analytics 2018

7.3 TOWNSCAPE BASELINE

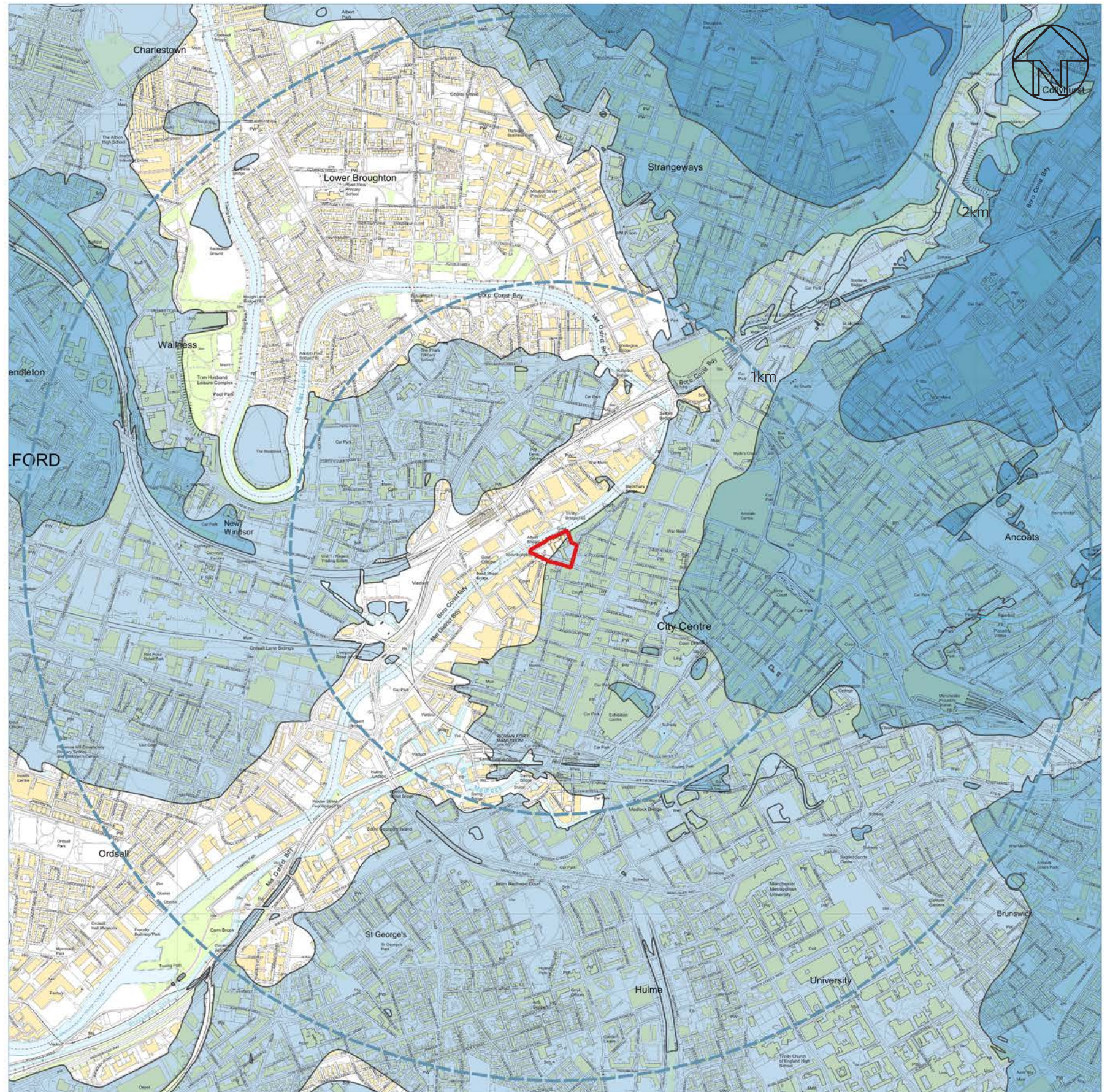
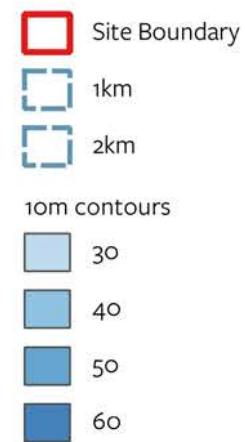


Figure 7.3.5 - Landform

7.3 TOWNSCAPE BASELINE

KEY

 Site Boundary

Policy

 Local Authority Boundaries

 Wildlife Corridors

 Greenspace

Heritage

 Listed Buildings

 Locally Listed Heritage Assets

 Conservation Areas

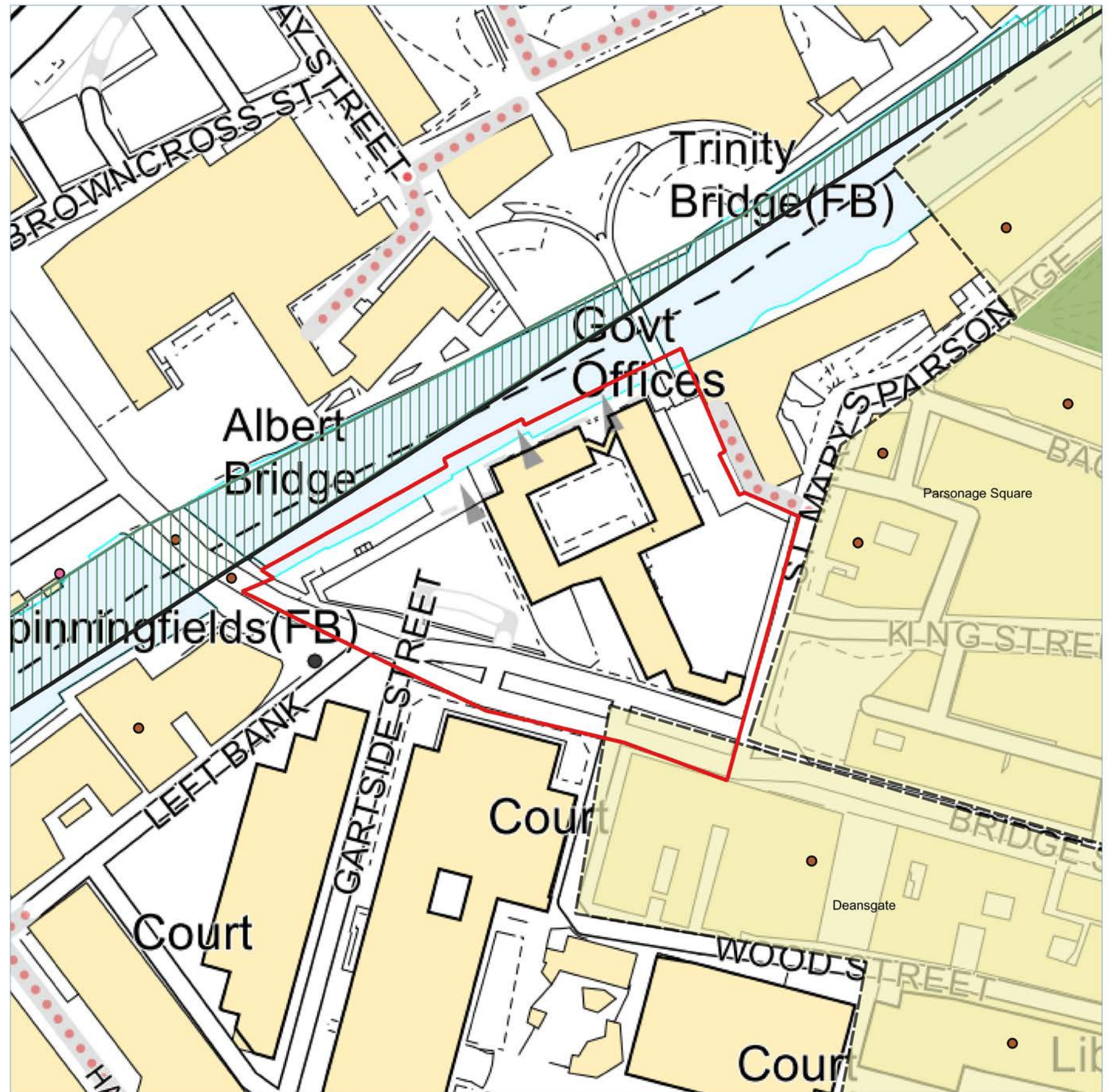


Figure 7.3.6 - Designations - Site Level

7.3 TOWNSCAPE BASELINE

A visual inspection of the Site was conducted on the April to September 2022. The internal viewpoints have been included in the baseline to assist with understanding the internal arrangement and features within the Site as referenced in earlier sections. However, these views will not be assessed in the assessment of effects.

KEY

- Site Boundary
- Site Context Photography

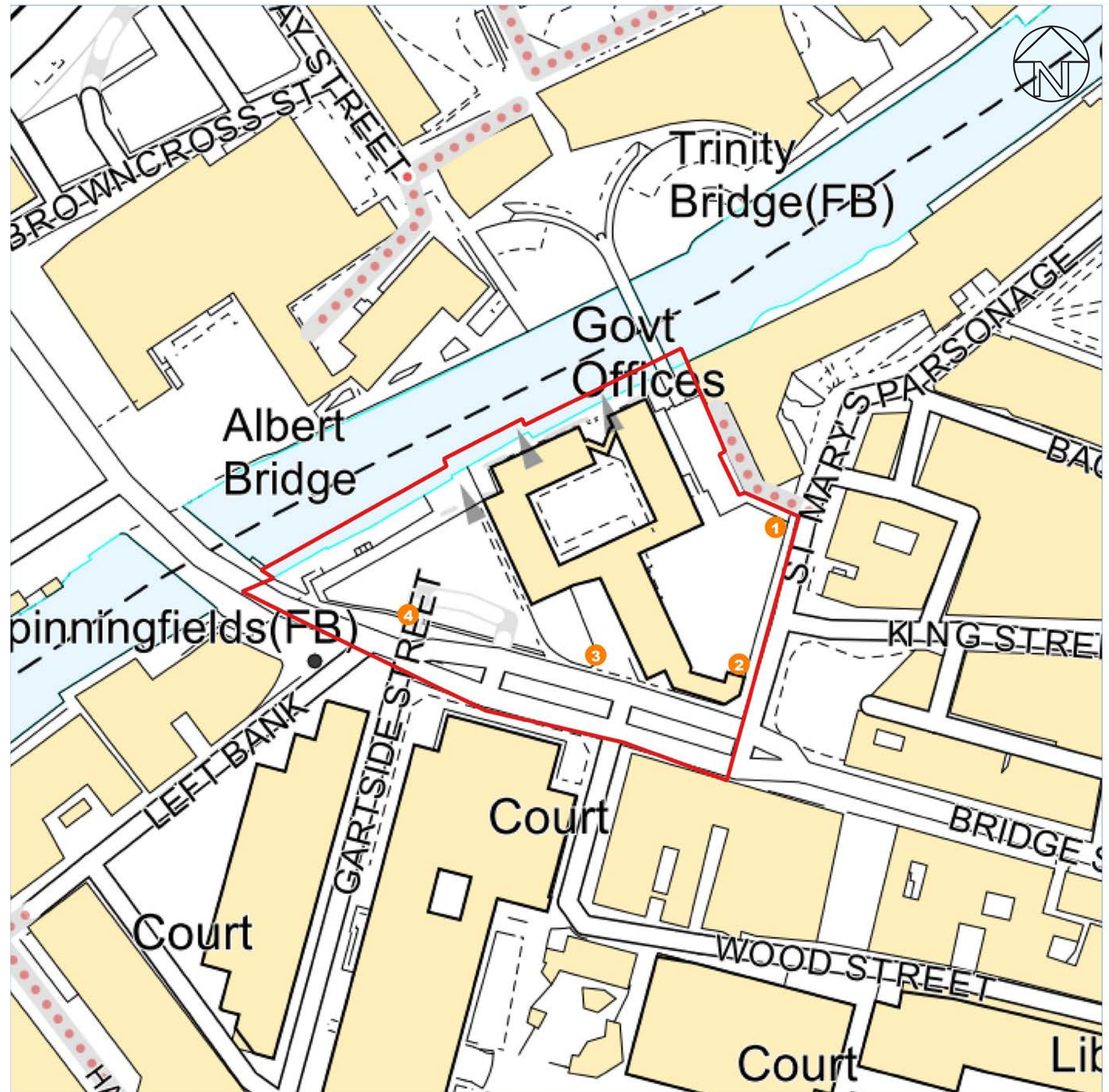
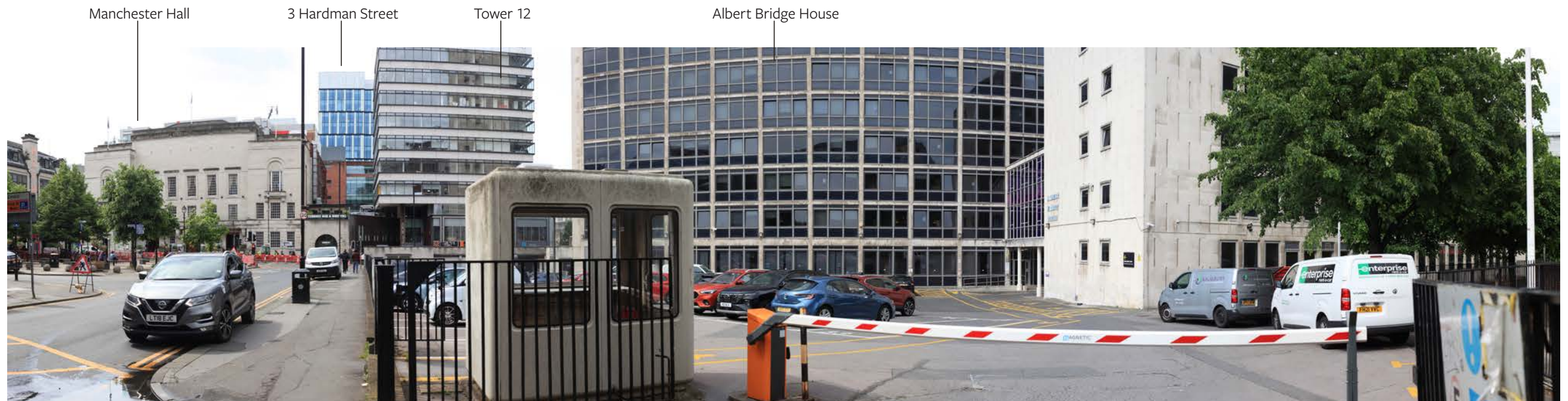
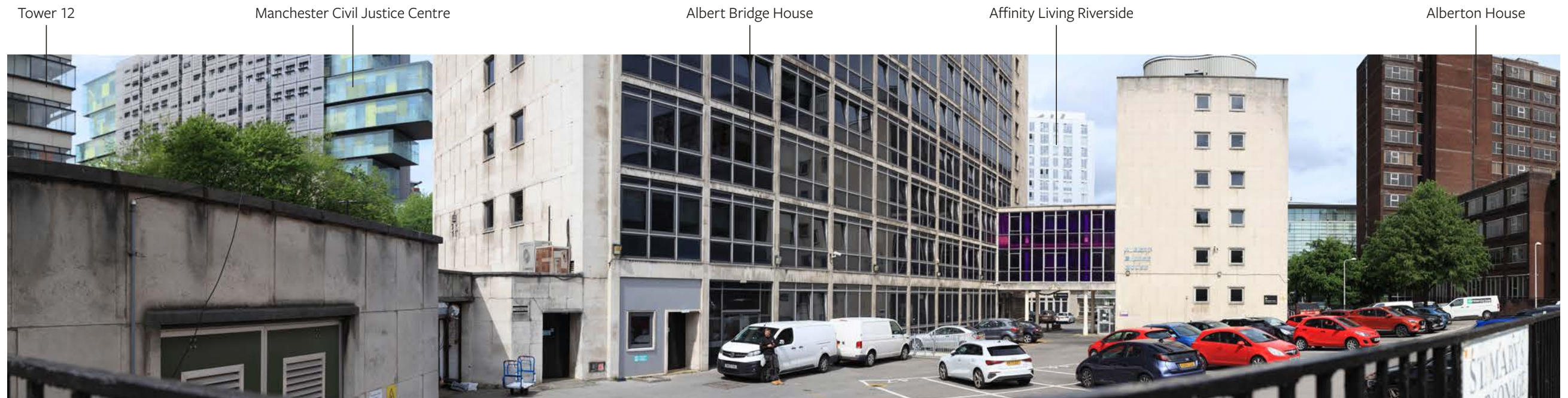


Figure 7.3.7 - Internal Site Context Photographs

7.3 TOWNSCAPE BASELINE



Internal Site Context Viewpoint 1 - View looking west across the Site from the eastern boundary. The built form of Albert Bridge House is prominent central portion of this view, beyond the surface level car park in the foreground. There are views out including the built form lining Bridge Street and within Spinning fields to the south of the Site.



Internal Site Context Viewpoint 2 - View looking north west across the Site from the south eastern boundary. Again, the built form of Albert Bridge House is prominent central portion of this view, beyond the surface level car park in the foreground. Views out from this location include Manchester Civil Justice Centre, Tower 12, Affinity Living Riverside and Alberton House.

7.3 TOWNSCAPE BASELINE



Internal Site Context Viewpoint 3 - View looking north west across the Site from the southern boundary. The mature trees lining Bridge Street, within and adjacent to the Site and the entrance public realm are visible centrally in this view. Views out from this location include Manchester Civil Justice Centre and Affinity Living Riverside.



Internal Site Context Viewpoint 4 - View looking north east across the Site from the southern boundary. The surface level car park and mature trees lining Bridge Street and the River Irwell are prominent in this view. Views out from this location include Tower 12 and Alberton House.

7.4 VISUAL BASELINE

This TVIA considers a study area of 2km radius from the Site boundary, in order to establish the spatial parameters of the Site and identify the potential landscape and visual effects of the proposed scheme. It is considered that views from receptors beyond 2km will be at such distances that the proposals would form only a very minor proportion of the wider view and are barely perceptible to the casual observer.

Field surveys were undertaken between April and September 2022, which identified a range of views offering a wide coverage of the Site from a number of representative viewing locations, ranging from within the Site and its immediate proximity, to longer distance views. A summary of key visual receptors is provided below, and a selection of representative viewpoints is presented at Table 7.4.1.

Residents of Dwellings

There are open and partial views of the Site for residents of dwellings from adjacent to Clermont-Ferrand Square (refer to viewpoint 1), portions of Bridge Street (refer to viewpoint 3), St. Mary's Parsonage (refer to viewpoint 12), New Bailey Street (refer to viewpoints 7 and 8), Left Bank (refer to viewpoint 6) and King Street West (refer to viewpoint 14) in close proximity to the Site. There are also partial or partial glimpsed views from portions of King Street (refer to viewpoints 16, 28, 35, 36, 37, 38), Irwell Street (refer to viewpoints 23), Victoria Bridge Street (refer to viewpoint 27), Victoria Street (refer to viewpoint 31), Deansgate (refer to viewpoint 35) at greater distances. Further views from dwellings within the study area are currently truncated due to the intervening built form.

Road Users

There are currently open and partial views to the Site from portions of Bridge Street (refer to viewpoint 3), St. Mary's Parsonage (refer to viewpoints 2, 12, 13 and 41), New Bailey Street (refer to viewpoints 7 and 8), Dolefield / Wood Street (refer to viewpoint 4), Gartside Street (refer to viewpoints 5 and 20), Left Bank (refer to viewpoint 6) and King Street West (refer to viewpoint 14) in close proximity to the Site. There are also partial or partial glimpsed views from portions of King Street (refer to viewpoints 16, 28, 35, 36, 37, 38), John Dalton Street (refer to viewpoint 15), Princess Street (refer to viewpoint 17), Irwell Street (refer to viewpoints 23), Victoria Bridge Street (refer to viewpoint 27),

Victoria Street (refer to viewpoint 31) and Deansgate (refer to viewpoint 35) at greater distances. Further views from the local road network within the study area are currently truncated due to the intervening built form.

Heritage Assets

As previously stated, a Heritage Statement has been prepared by Deloitte to accompany this application and assess the impact of the Proposed Scheme in relation to heritage assets and the surrounding built environment.

Employees at Place of Work

There are open and partial views of the Site for employees at their place of work for premises on portions of Bridge Street (refer to viewpoint 3), St. Mary's Parsonage (refer to viewpoints 2, 12, 13 and 41), New Bailey Street (refer to viewpoint 8), Dolefield / Wood Street (refer to viewpoint 4), Gartside Street (refer to viewpoints 5 and 20), Left Bank (refer to viewpoint 6) and King Street West (refer to viewpoint 14) in close proximity to the Site. There are also partial or partial glimpsed views from portions of King Street (refer to viewpoints 16, 28, 35, 36, 37, 38), John Dalton Street (refer to viewpoint 15), Princess Street (refer to viewpoint 17), Irwell Street (refer to viewpoints 23), Victoria Bridge Street (refer to viewpoint 27), Victoria Street (refer to viewpoint 31) and Deansgate (refer to viewpoint 35) at greater distances. Further views for employees at their place at work within the study area are currently truncated due to the intervening built form.

Public Rights of Way

There are no views to the Site from local receptors using public rights of way due to the intervening built form.

Public Open Space

There are open and partial views of the Site for users of open space from Clermont-Ferrand Square (refer to viewpoint 1) to the north of the Site and Motor Square immediately adjacent to the east of the Site (refer to viewpoint 3). There are also partial views from the western portion of Parsonage Gardens (refer to viewpoint 13). Further views for users of public open space within the study area are truncated due to the intervening built form.

7.4 VISUAL BASELINE

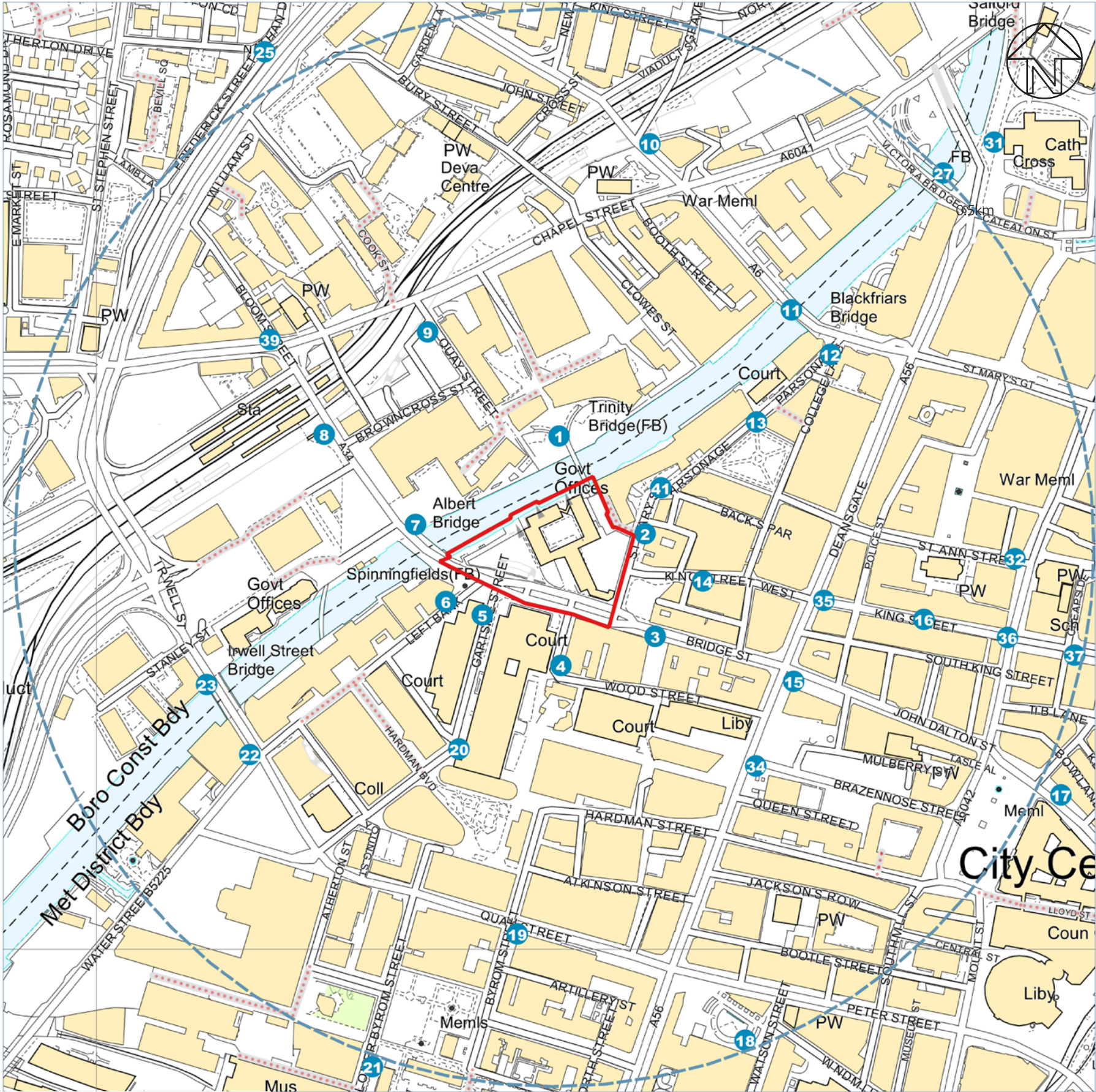


Figure 7.4.1 - Viewpoints - Close Range

7.4 VISUAL BASELINE

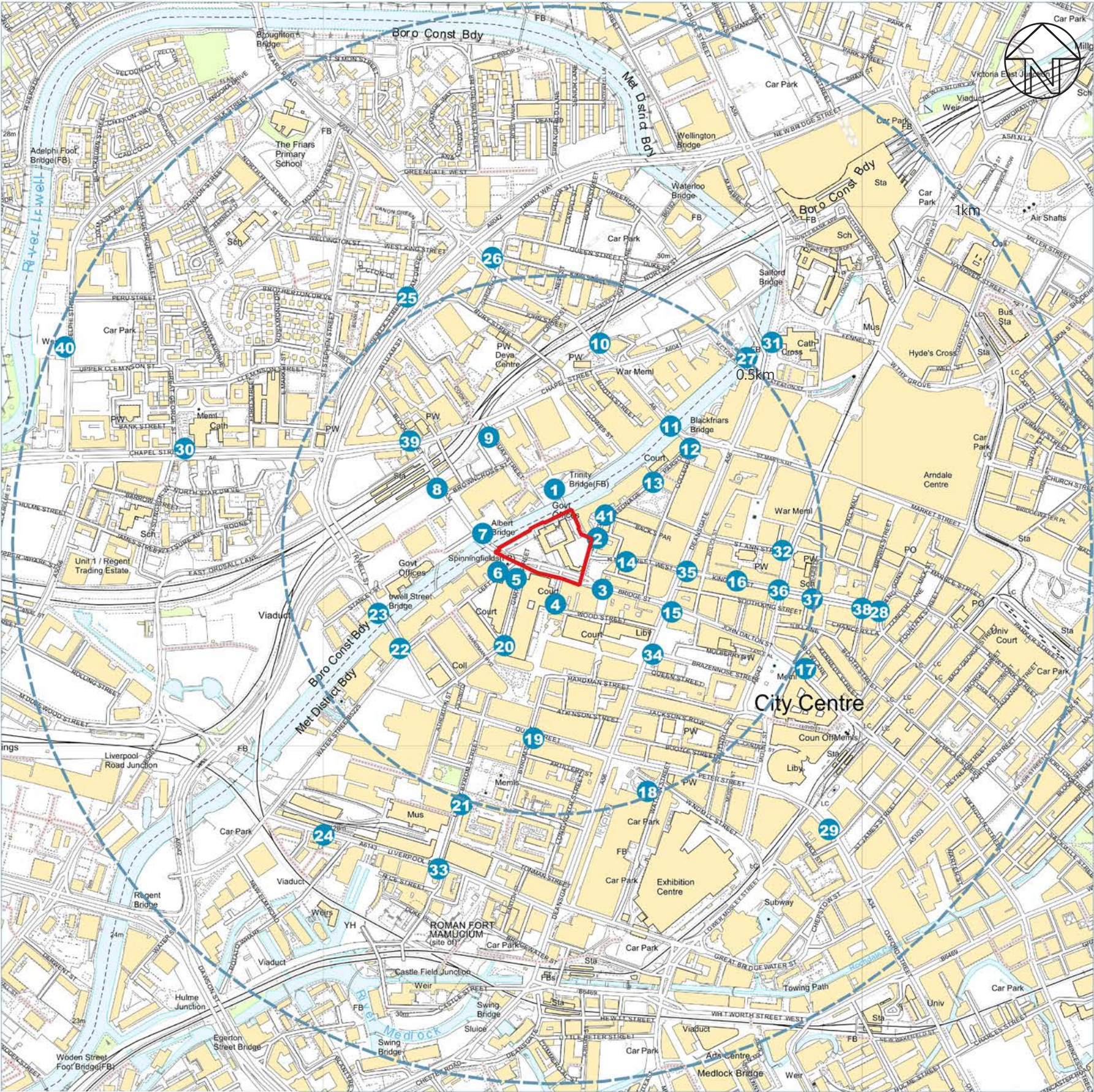


Figure 7.4.2 - Viewpoints

7.4 VISUAL BASELINE

Table 7.4.1 - Visual Receptors						
Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Verified View	Visibility of Site
1	Trinity Bridge	South	~50m	Residents of dwellings, users of Trinity Bridge and Clermont Ferrand Square	Yes	Open and partial views
2	St Mary's Parsonage	West	~15m	Road users, employees at their place of work, setting of heritage assets	Yes	Open and partial views
3	Bridge Street	North west	~50m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets, users of Motor Square	Yes	Open and partial views
4	Dolefield / Wood Street	North	~60m	Road users, employees at their place of work	Yes	Open and partial views
5	Gartside Street	North	~40m	Road users, employees at their place of work	Yes	Open and partial views
6	Left Bank	North east	~45m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Open and partial views
7	Albert Bridge / New Bailey Street	East	~45m	Residents of dwellings, road users, setting of heritage assets	Yes	Open and partial views
8	New Bailey Street	South east	~160m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial views
9	Quay Street	South east	~195m	Road users, employees at their place of work	Yes	Partial glimpsed views
10	Blackfriars Road	South	~325m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
11	Black Friar's Bridge	South west	~255m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial glimpsed views
12	St Mary's Parsonage / Blackfriars Street	South west	~250m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial views

7.4 VISUAL BASELINE

Table 7.4.1 - Visual Receptors (continued)						
Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Verified View	Visibility of Site
13	St Mary's Parsonage	South west	~160m	Road users, employees at their place of work, setting of heritage assets, users of Parsonage Gardens	Yes	Open and partial views
14	King Street West	West	~130m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Open and partial views
15	John Dalton Street	North west	~180m	Road users, employees at their place of work, setting of heritage assets	Yes	Partial views
16	King Street	North west	~285m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial views
17	Princess Street / Albert Square	North west	~455m	Road users, employees at their place of work, setting of heritage assets	Yes	Partial glimpsed views
18	Great Northern Square	North west	~425m	Residents of dwellings, employees at their place of work, setting of heritage assets, open space users	Yes	Views are truncated
19	Junction of Quay Street and Byrom Street	North	~320m	Road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
20	Gartside Street	North	~160m	Road users, employees at their place of work	Yes	Partial glimpsed views
21	Lower Byrom Street	North	~470m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
22	Junction of New Quay Street and Water Street	North east	~275m	Residents of dwellings, road users, setting of heritage assets	Yes	Views are truncated
23	Irwell Street Bridge	North east	~255m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial glimpsed views
24	Junction of Liverpool Road and Old Medlock Street	North east	~625m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated

7.4 VISUAL BASELINE

Table 7.4.1 - Visual Receptors (continued)						
Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Verified View	Visibility of Site
25	Trinity Way near Frederick Street	South east	~495m	Residents of dwellings, road users	Yes	Views are truncated
26	Black Friar's Road	South east	~495m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
27	Pedestrian footway north of Victoria Bridge	South west	~445m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial glimpsed views
28	Junction of Spring Gardens and King Street	West	~555m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial views
29	Peter Street / St Peter's Square	North west	~665m	Road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
30	Junction of Chapel Street and Great George's Street	South east	~615m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
31	Victoria Street	South west	~500m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial glimpsed views
32	St Ann's Square	West	~360m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
33	Junction of Liverpool Road and Lower Byrom Street	North east	~595m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
34	Junction of Deansgate and Brazennose Street	North west	~200m	Road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
35	Junction of King Street and Deansgate	West	~190m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial views

7.4 VISUAL BASELINE

Table 7.4.1 - Visual Receptors (continued)						
Viewpoint No.	Location	Viewing Direction	Distance to Site	Visual Receptor(s)	Verified View	Visibility of Site
36	Junction of King Street and Cross Street	West	~365m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial glimpsed views
37	Junction of King Street and Cheapside	West	~420m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial glimpsed views
38	Junction of King Street and Brown Street	West	~525m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial glimpsed views
39	Junction of New Bailey Street and Chapel Street	South east	~260m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Partial glimpsed views
40	Adelphi Street near Adelphi Wharf	South east	~890m	Residents of dwellings, road users, employees at their place of work, setting of heritage assets	Yes	Views are truncated
41	St Mary's Parsonage	South west	~55m	Road users, employees at their place of work, setting of heritage assets	Yes	Open and partial views

7.4 VISUAL BASELINE



Viewpoint 1 - View looking south towards the Site from Trinity Bridge. There are open views to the Site from this location including the mature vegetation on the bank of the River Irwell and the existing built form within the Site. Views are seen in the context of the existing built form of the office accommodation on St. Mary's Parsonage, Spinningfields and the wider townscape.
Proposed Verified View - Yes, rendered CGI, AVR Level 3



Viewpoint 2 - View looking west towards the Site from St Mary's Parsonage. There are open views to the Site from this location including the existing built form and car parking within the Site. Views are seen in the context of the existing built form of the office accommodation of St. Mary's Parsonage and Spinningfields.
Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

Approximate extent of Site



Viewpoint 3 - View looking north west towards the Site from Bridge Street. There are open views to the Site from this location including the mature vegetation lining Bridge Street and the existing built form within the Site. Views are seen in the context of the existing built form of the office accommodation on St. Mary's Parsonage, Spinningfields and the wider townscape.

Proposed Verified View - Yes, rendered CGI, AVR Level 3

Approximate extent of Site



Viewpoint 4 - View looking north towards the Site from Dolefield / Wood Street. There are open views to the southern portion of the Site from this location including the existing built form within the Site. Further views of the Site are truncated by the intervening built form.

Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

Approximate extent of Site



Viewpoint 5 - View looking north towards the Site from Gartside Street. There are open views to the southern portion of the Site from this location including the mature vegetation on Bridge Street and lining the River Irwell and the existing built form within the Site. Further views of the Site are truncated by the intervening mature vegetation and built form.

Proposed Verified View - Yes, block massing, AVR Level 1

Approximate extent of Site



Viewpoint 6 - View looking north east towards the Site from Left Bank. There are open views to the southern portion of the Site from this location including the mature vegetation on Bridge Street and lining the River Irwell and the existing built form within the Site. Further views of the Site are truncated by the intervening mature vegetation and built form.

Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

Approximate extent of Site



Viewpoint 7 - View looking east towards the Site from Albert Bridge / New Bailey Street. There are open views to the Site from this location including the mature vegetation on Bridge Street and lining the River Irwell and the upper portions of existing built form within the Site.

Proposed Verified View - Yes, rendered CGI, AVR Level 3

Approximate location of Site



Viewpoint 8 - View looking south east towards the Site from New Bailey Street. There is a partial view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form.

Proposed Verified View - Yes, red line wireframe, AVR Level 1

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 9 - View looking south east towards the Site from Quay Street. There is a partial glimpsed view to the upper portions of mature vegetation and existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form.

Proposed Verified View - Yes, block massing, AVR Level 1

Approximate location of Site



Viewpoint 10 - View looking south towards the Site from Blackfriars Road. Views to the Site are truncated due to the intervening mature vegetation and existing built form.

Proposed Verified View - Yes, red line wireframe, AVR Level 1

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 11 - View looking south west towards the Site from Black Friar's Bridge. There is a partial glimpsed view to the existing built form and mature vegetation within the north west portion of the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.

Proposed Verified View - Yes, block massing, AVR Level 1

Approximate location of Site



Viewpoint 12 - View looking south west towards the Site from St Mary's Parsonage near Blackfriars Street. There is a partial view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.

Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 13 - View looking south west towards the Site from St Mary's Parsonage. There is a open view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form.

Proposed Verified View - Yes, rendered CGI, AVR Level 3

Approximate location of Site



Viewpoint 14 - View looking west towards the Site from King Street West. There is an open view to existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form.

Proposed Verified View - Yes, rendered CGI, AVR Level 3

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 15 - View looking north west towards the Site from John Dalton Street. There is a partial view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.

Proposed Verified View - Yes, rendered CGI, AVR Level 3

Approximate location of Site



Viewpoint 16 - View looking north west towards the Site from King Street. There is a partial view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form.

Proposed Verified View - Yes, rendered CGI, AVR Level 3, night time view

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 17 - View looking north west towards the Site from Princess Street / Albert Square. There is a partial glimpsed view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.

Proposed Verified View - Yes, block massing, AVR Level 1

Approximate location of Site

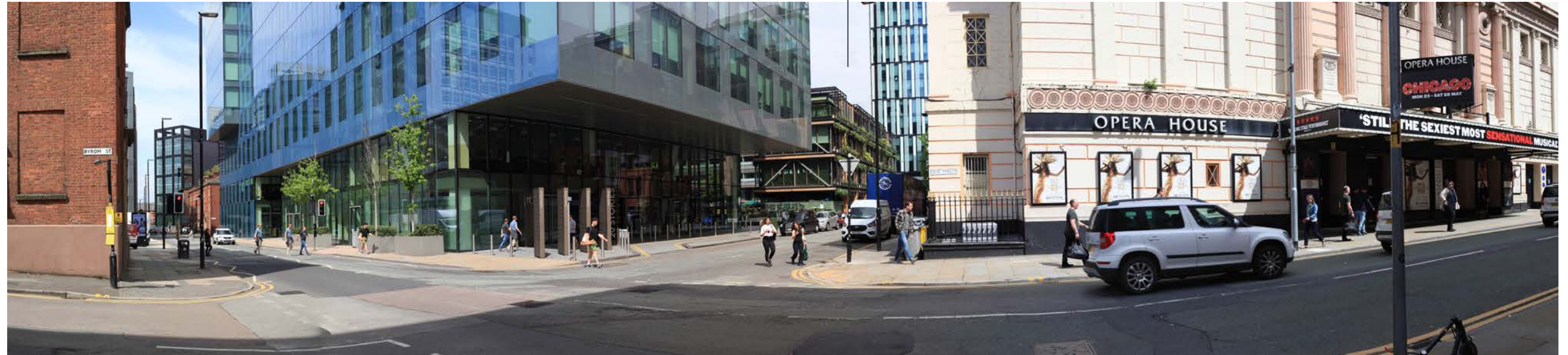


Viewpoint 18 - View looking north west towards the Site from Great Northern Square. Views to the Site are truncated due to the intervening existing built form.

Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 19 - View looking north towards the Site from the junction of Quay Street and Byrom Street. Views to the Site are truncated due to the intervening existing built form.
Proposed Verified View - Yes, block massing, AVR Level 1

Approximate location of Site



Viewpoint 20 - View looking north towards the Site from Gartside Street. There is a partial glimpsed view to the existing mature vegetation on Bridge Street within the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.
Proposed Verified View - Yes, block massing, AVR Level 1

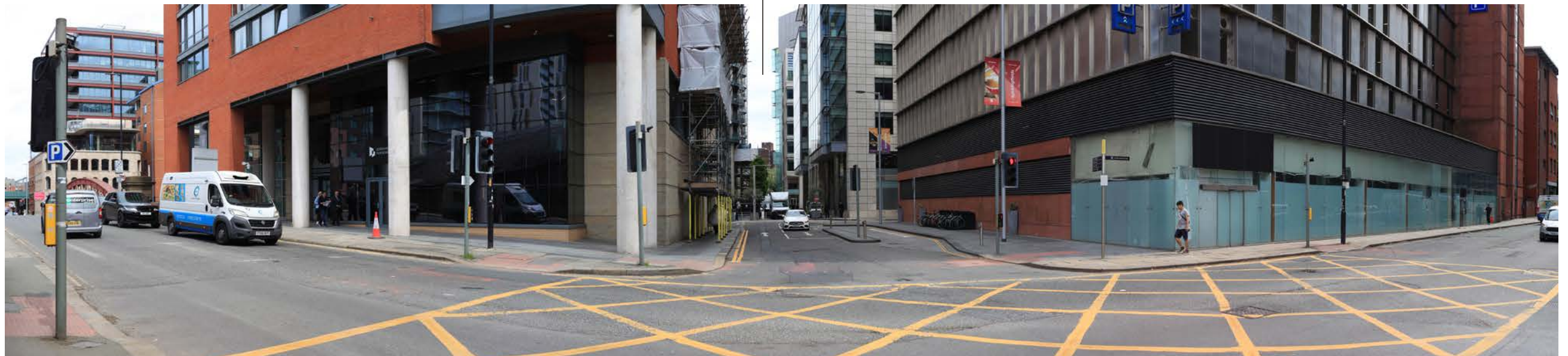
7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 21 - View looking north towards the Site from Lower Byrom Street. Views to the Site are truncated due to the intervening existing built form.
Proposed Verified View - Yes, block massing, AVR Level 1

Approximate location of Site



Viewpoint 22 - View looking north east towards the Site from the junction of New Quay Street and Water Street. Views to the Site are truncated due to the intervening existing built form.
Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 23 - View looking north east towards the Site from Irwell Street Bridge. There is a partial glimpsed view to the existing mature vegetation lining the River Irwell within the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.

Proposed Verified View - Yes, block massing, AVR Level 1

Approximate location of Site



Viewpoint 24 - View looking north east towards the Site from the junction of Liverpool Road and Old Medlock Street. Views to the Site are truncated due to the intervening existing built form.

Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE



Viewpoint 25 - View looking south east towards the Site from Trinity Way near Frederick Street. Views to the Site are truncated due to the intervening mature vegetation and existing built form.
Proposed Verified View - Yes, block massing, AVR Level 1



Viewpoint 26 - View looking south east towards the Site from Black Friar's Road. Views to the Site are truncated due to the intervening existing built form.
Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

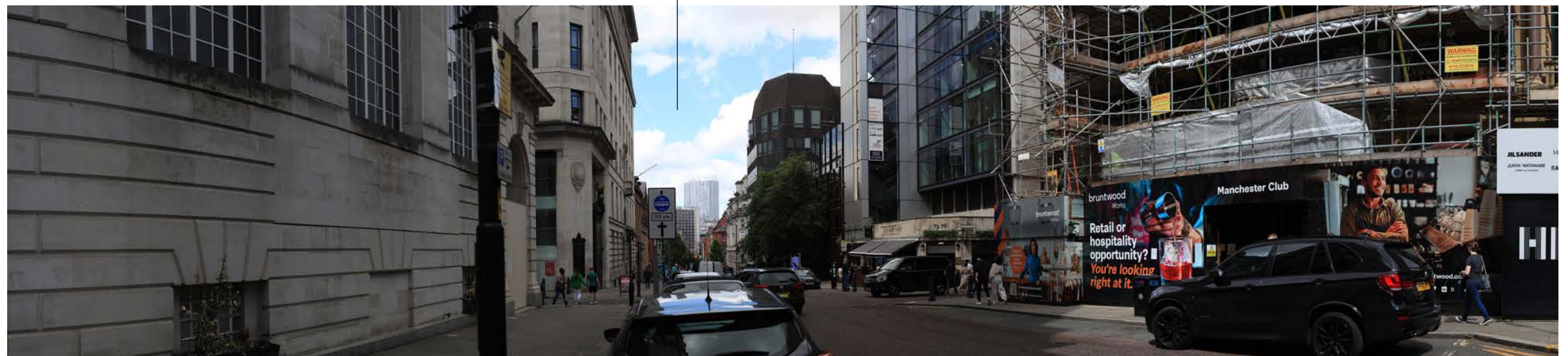
Approximate location of Site



Viewpoint 27 - View looking south west towards the Site from the pedestrian footway north of Victoria Bridge. There is a partial glimpsed view to the existing built form the north west portion of the Site from this location. Further views of the Site are truncated by the intervening built form.

Proposed Verified View - Yes, block massing, AVR Level 1

Approximate location of Site



Viewpoint 28 - View looking west towards the Site from the junction of Spring Gardens and King Street. There is a partial view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.

Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 29 - View looking north west towards the Site from Peter Street / St Peter's Square. Views to the Site are truncated due to the intervening existing built form.
Proposed Verified View - Yes, block massing, AVR Level 1

Approximate location of Site



Viewpoint 30 - View looking south east towards the Site from the junction of Chapel Street and Great George's Street. Views to the Site are truncated due to the intervening existing built form.
Proposed Verified View - Yes, red line wireframe, AVR Level 1

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 31 - View looking south west towards the Site from Victoria Street. There is a partial glimpsed view to the existing built form the north west portion of the Site from this location. Further views of the Site are truncated by the intervening built form.

Proposed Verified View - Yes, block massing, AVR Level 1

Approximate location of Site



Viewpoint 32 - View looking west towards the Site from St Ann's Street. Views to the Site are truncated due to the intervening existing built form.

Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

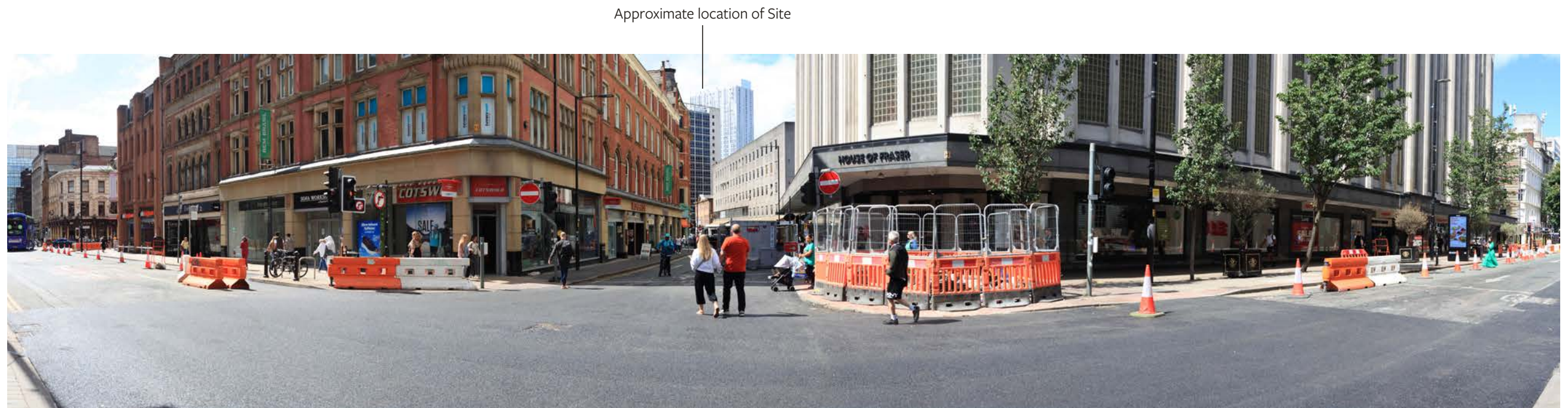


Viewpoint 33 - View looking north east towards the Site from the junction of Liverpool Road and Lower Byrom Street. Views to the Site are truncated due to the intervening existing built form.
Proposed Verified View - Yes, block massing, AVR Level 1



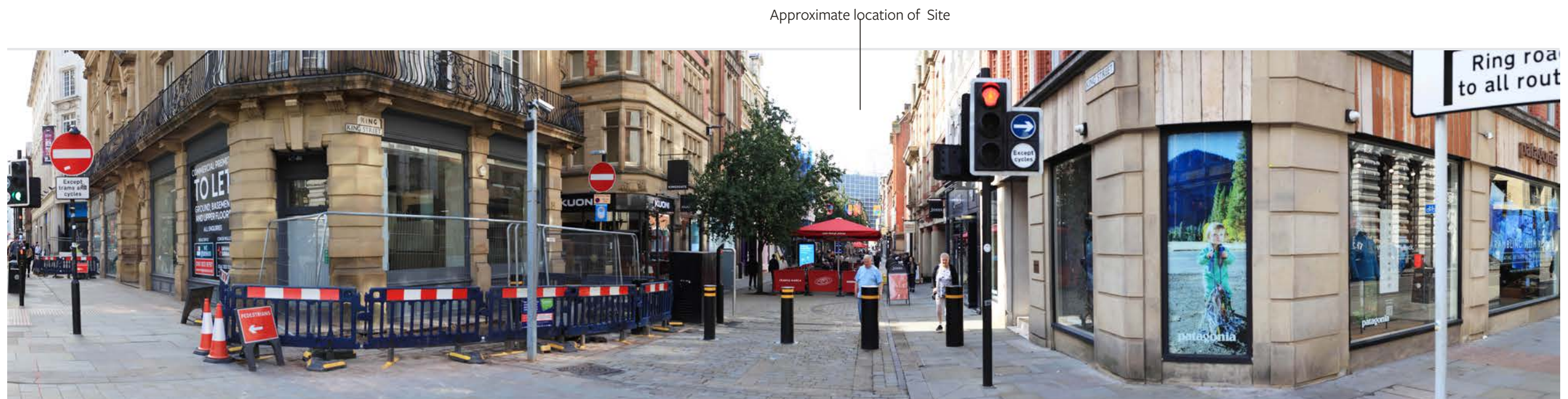
Viewpoint 34 - View looking north west towards the Site from the junction of Deansgate and Brazennose Street. Views to the Site are truncated due to the intervening existing built form.
Proposed Verified View - Yes, red line wireframe, AVR Level 1

7.4 VISUAL BASELINE



Viewpoint 35 - View looking west towards the Site from the junction of King Street and Deansgate. There is a partial view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form.

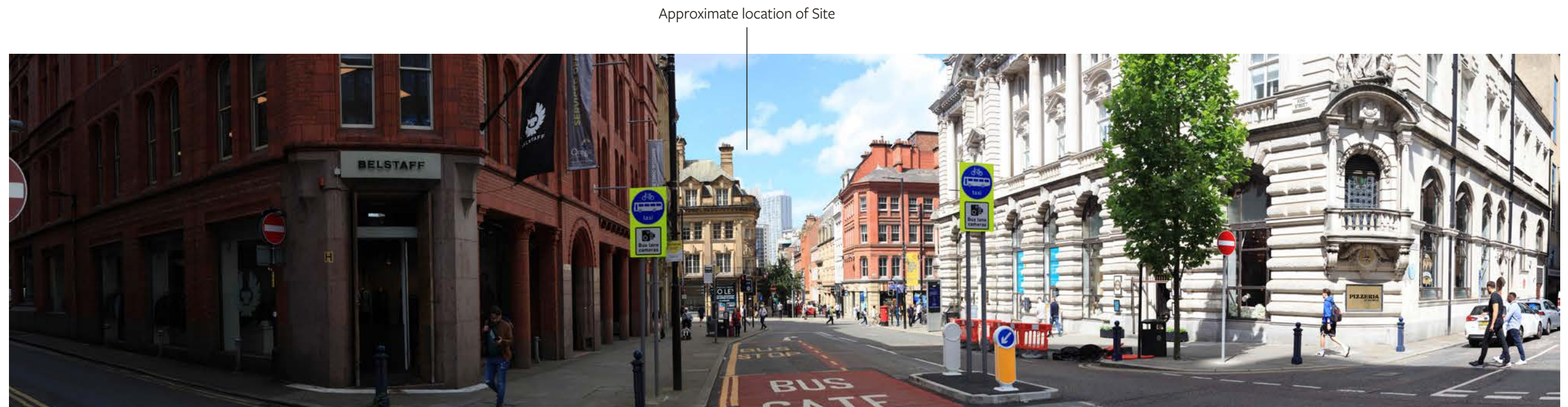
Proposed Verified View - Yes, rendered CGI, AVR Level 3



Viewpoint 36 - View looking west towards the Site from the junction of King Street and Cross Street. There is a partial glimpsed view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.

Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE



Viewpoint 37 - View looking west towards the Site from the junction of King Street and Cheapside. There is a partial glimpsed view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.

Proposed Verified View - Yes, block massing, AVR Level 1



Viewpoint 38 - View looking west towards the Site from the junction of King Street and Brown Street. There is a partial glimpsed view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form and mature vegetation.

Proposed Verified View - Yes, block massing, AVR Level 1

7.4 VISUAL BASELINE

Approximate location of Site



Viewpoint 39 - View looking south east towards the Site from the junction of New Bailey Street and Chapel Street. There is a partial glimpsed view to the upper portions of existing built form within the Site from this location. Further views of the Site are truncated by the intervening built form.

Proposed Verified View - Yes, block massing, AVR Level 1

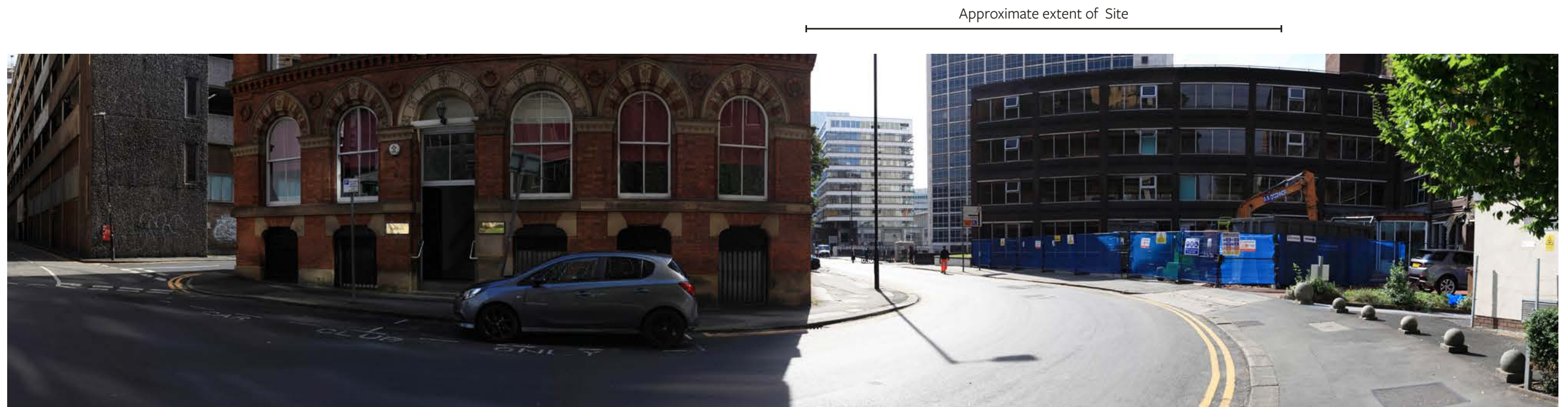
Approximate location of Site



Viewpoint 40 - View looking south east towards the Site from Adelphi Street near Adelphi Wharf. Views to the Site are truncated due to the intervening mature vegetation and existing built form.

Proposed Verified View - Yes, block massing, AVR Level 1

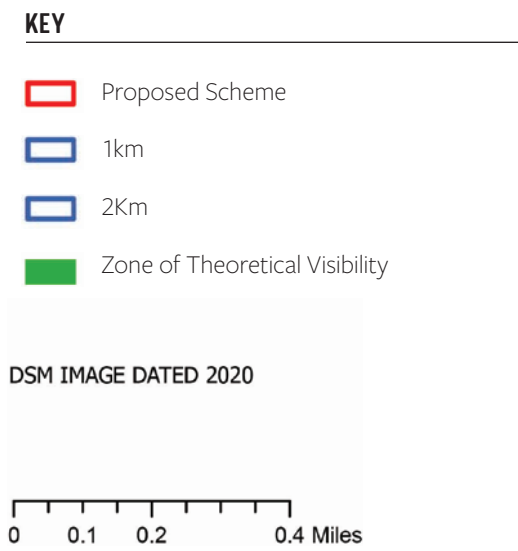
7.4 VISUAL BASELINE



Viewpoint 41 - View looking south west towards the Site from St Mary's Parsonage. There are open and partial views to the Site from this location including the existing built form within the Site. Views are seen in the context of the existing built form of the office accommodation of St. Mary's Parsonage and Spinningfields.
Proposed Verified View - Yes, rendered CGI, AVR Level 3

7.4 VISUAL BASELINE

The adjacent plan illustrates the Zone of Theoretical Visibility (ZTV) of the Proposed Scheme as prepared during the desk top assessment. Following the field based appraisal, the key views within this ZTV were identified.



7.5 PROPOSED DEVELOPMENT

The proposed redevelopment of the Site comprises the demolition of the existing buildings on Site and the construction of a new residential and commercial development.

The built form proposals are for a residential tower, Building A, at 177.56m AOD in height is the tallest element within the development and occupies a prominent position adjacent to Bridge Road at a key gateway to the city centre. Building B is located towards the east of the Site, these commercial offices have an ultimate height of 113.49m AOD in height. Building A elevations include polished and ribbed concrete, GRC banding, anodised aluminium corrugated and perforated rainscreen panels and glazing. Building B incorporates a series of planted roof terraces serving the amenity of employees, elevation materials include polished and ribbed concrete, GRC banding, anodised aluminium corrugated and perforated rainscreen panels and back painted glass and glazing.

At ground level, the landscape masterplan opposite combines the proposed layout with the Site's opportunities and constraints to create an public realm which both meets the design aims and arrangement of the development and will benefit the amenity for new users and the wider community. There is a underlying structure which will inform movement and the creation of spaces within the development. The proposed landscape will have an over arching design language and visual continuity to tie the development together.

There are distinct character areas including Albert Bridge Square, the River Walk and the Trinity Square Connection. The proposed planting will differ within these spaces to reflect the intended uses and add an extra veneer of identity and sense of place. The planting strategy for the public realm areas is use predominately native species.

The majority of existing trees, including those subject to Tree Protection Orders within the Site and adjacent to the River Irwell are to be protected and retained within the proposals.



Figure 7.5.1 - Development Proposals - General Arrangement - Studio Egret West

7.5 PROPOSED DEVELOPMENT



Figure 7.5.2 - Development Proposals - Building A Elevations - Studio Egret West

7.5 PROPOSED DEVELOPMENT

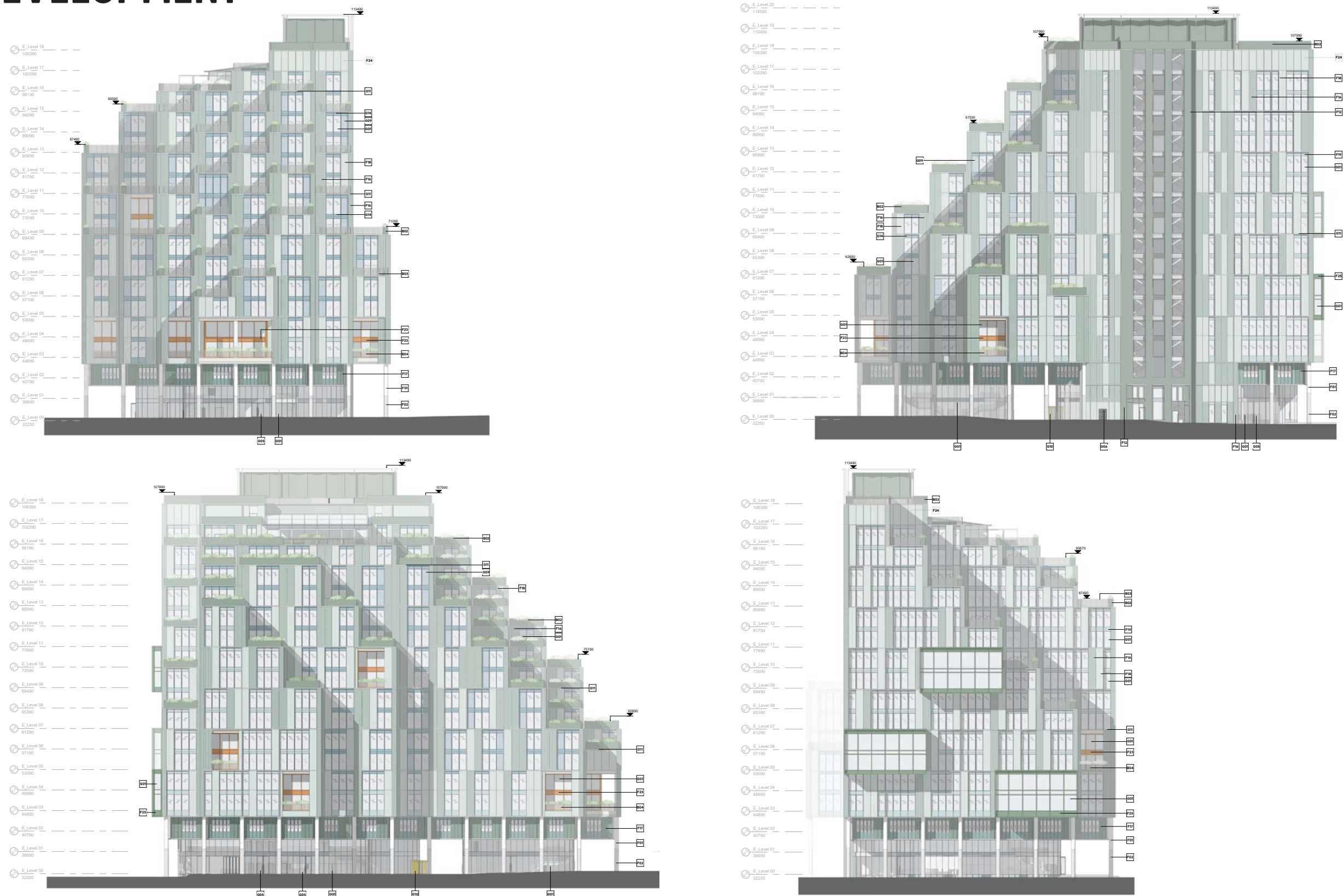


Figure 7.5.3 - Development Proposals - Building B Elevations - Studio Egret West

7.6 PHOTOMONTAGES

The visual assessment is supported by the use of photomontages to help in the visualisation of the proposed scheme. Of the 41 viewpoints, Urban Green, Deloitte’s and Turley’s considered that 41 of the views would be particularly useful to see as photomontages, as they are considered to be representative; due to their proximity to the Site, heritage assets, and visual receptors and will demonstrate how the proposed scheme would sit within views of the existing townscape. The methodology for the production of the photomontages is set out at 7.12 Assessment Methodology.

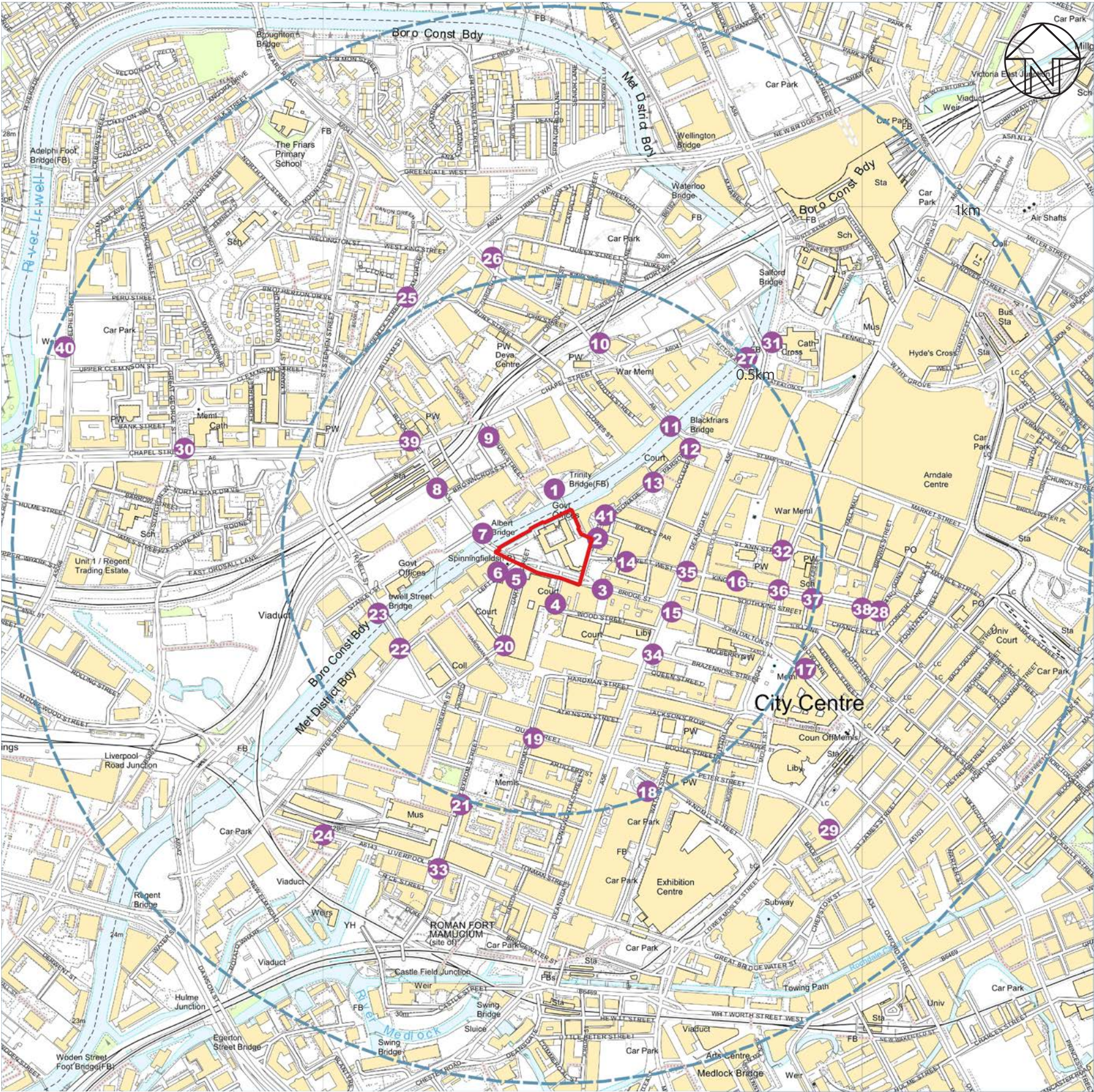
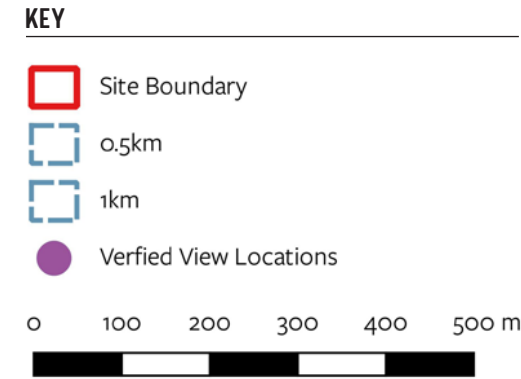


Figure 7.6.1 - Photomontage Location Plan

7.6 PHOTOMONTAGES



Verified View - Viewpoint 1 Trinity Bridge adjacent to Clermont - Ferrand Square - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 1 Trinity Bridge adjacent to Clermont - Ferrand Square - Proposed - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



Verified View - Viewpoint 1 Trinity Bridge adjacent to Clermont - Ferrand Square - Proposed with Committed Developments - RAD
Rendered CGI, AVR Level 3

KEY

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 2 St Mary's Parsonage - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 2 St Mary's Parsonage - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 2 St Mary's Parsonage - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY



Visible



Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 3 Bridge Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 3 Bridge Street - Proposed - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



Verified View - Viewpoint 3 Bridge Street - Proposed with Committed Developments - RAD
Rendered CGI, AVR Level 3

KEY

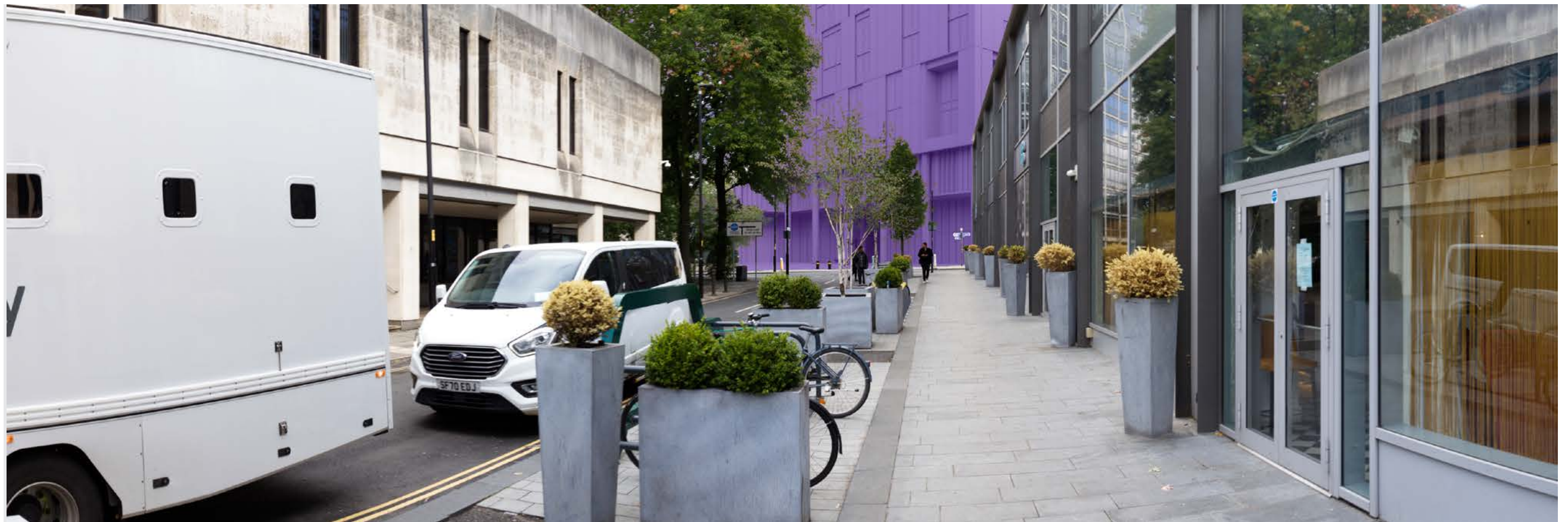
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 4 Dolefield / Wood Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 4 Dolefield / Wood Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES

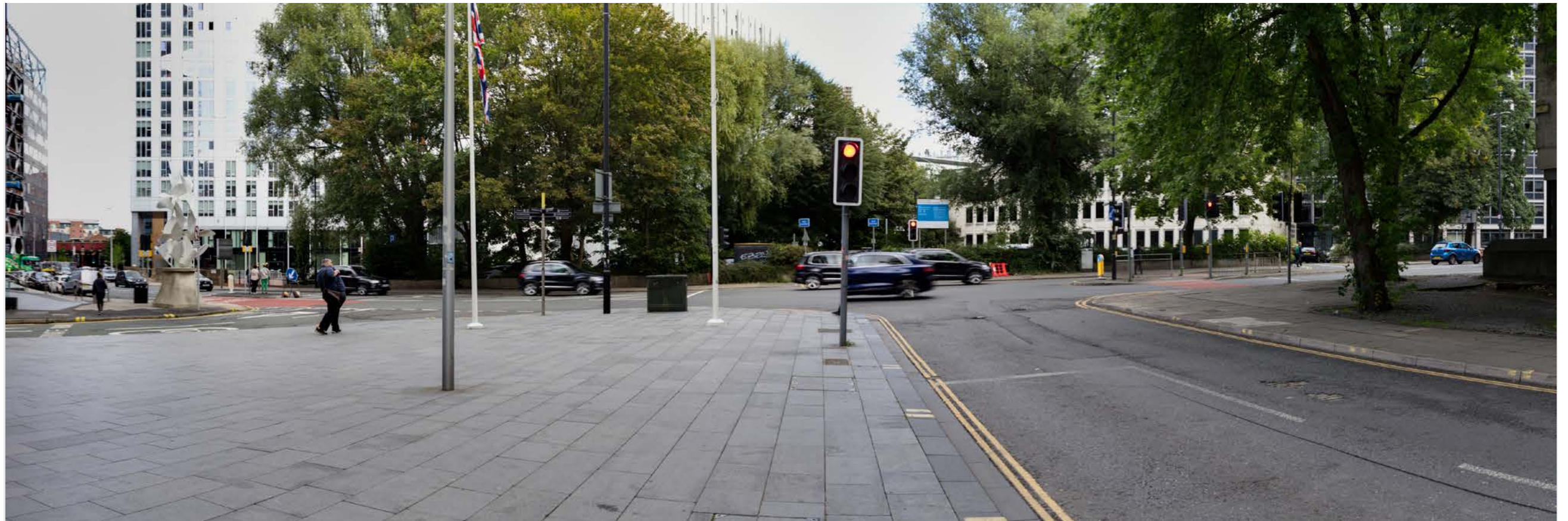


Verified View - Viewpoint 4 Dolefield / Wood Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

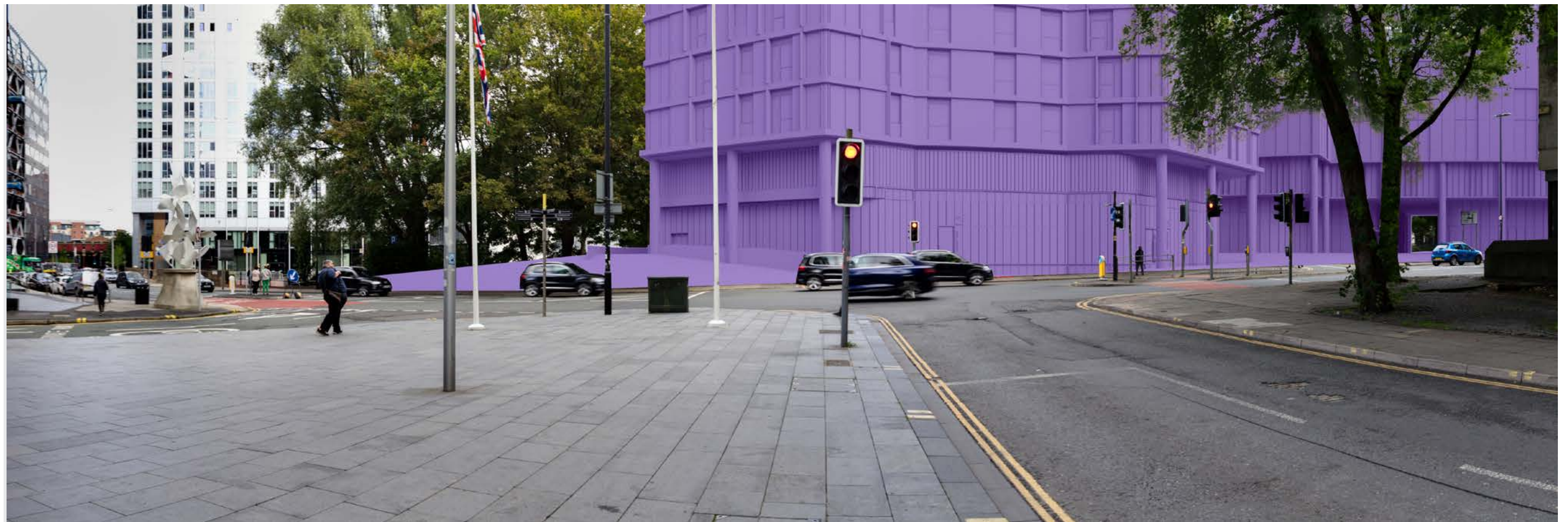
Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 5 Gartside Street - Existing - RAD

7.6 PHOTOMONTAGES



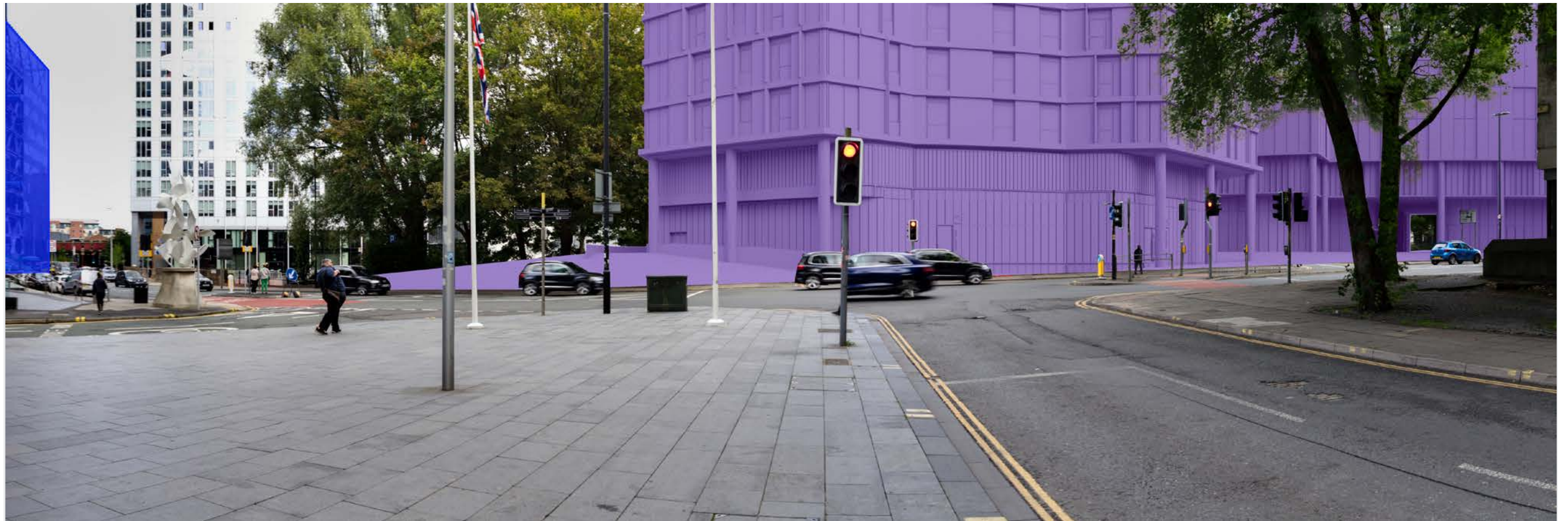
Verified View - Viewpoint 5 Gartside Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 5 Gartside Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY



Visible



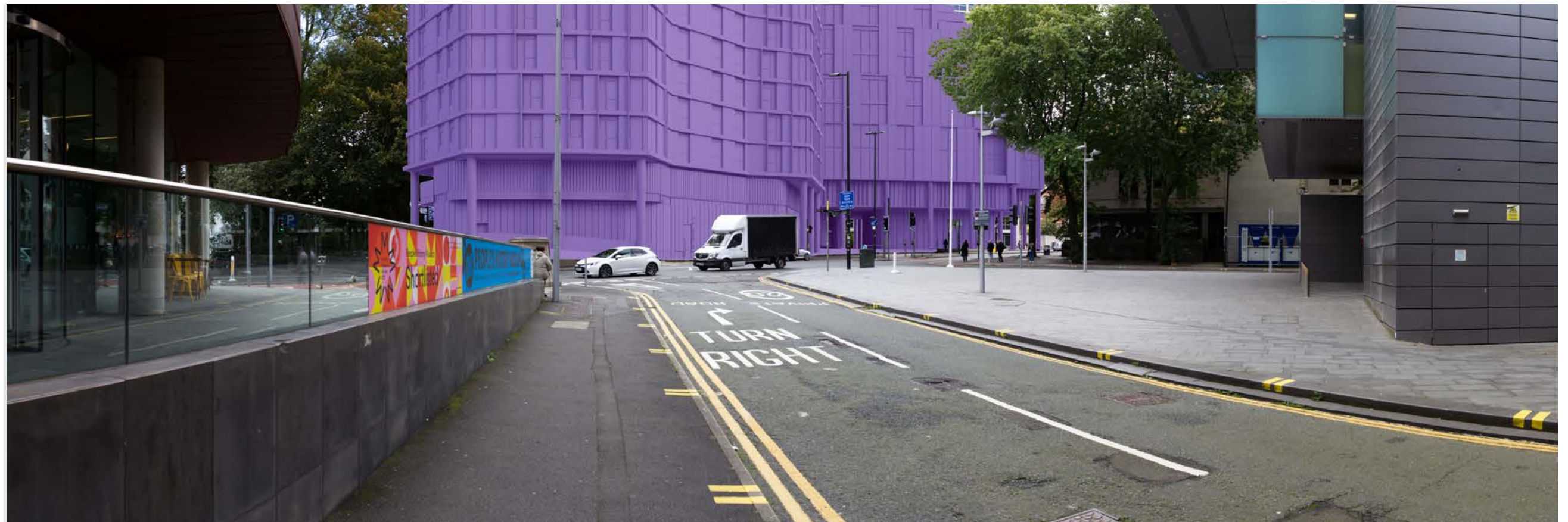
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 6 Left Bank - Existing - RAD

7.6 PHOTOMONTAGES

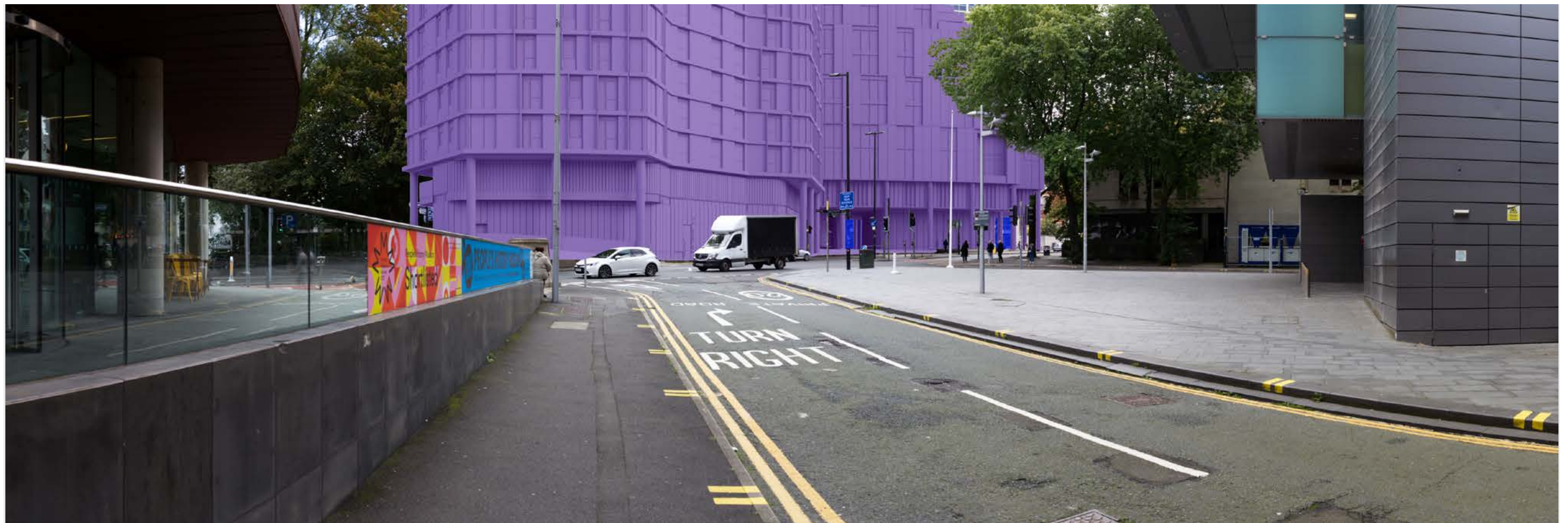


Verified View - Viewpoint 6 Left Bank - Proposed - RAD
Block massing, AVR Level 1

KEY



7.6 PHOTOMONTAGES



Verified View - Viewpoint 6 Left Bank - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY



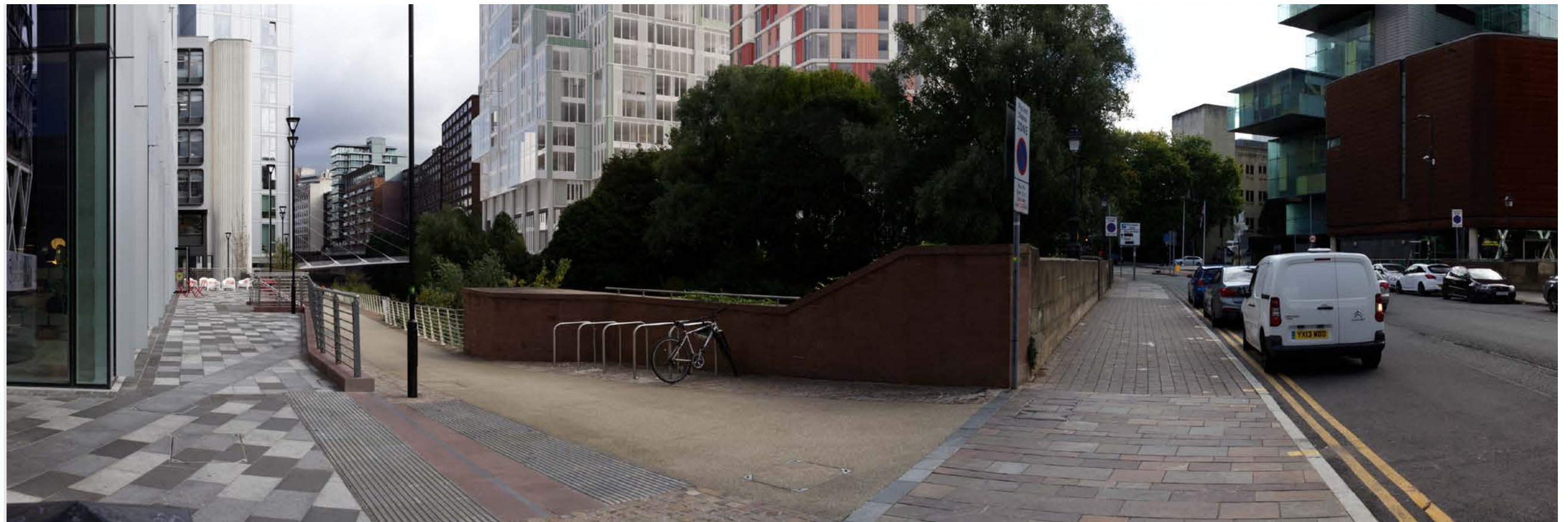
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7.6 PHOTOMONTAGES



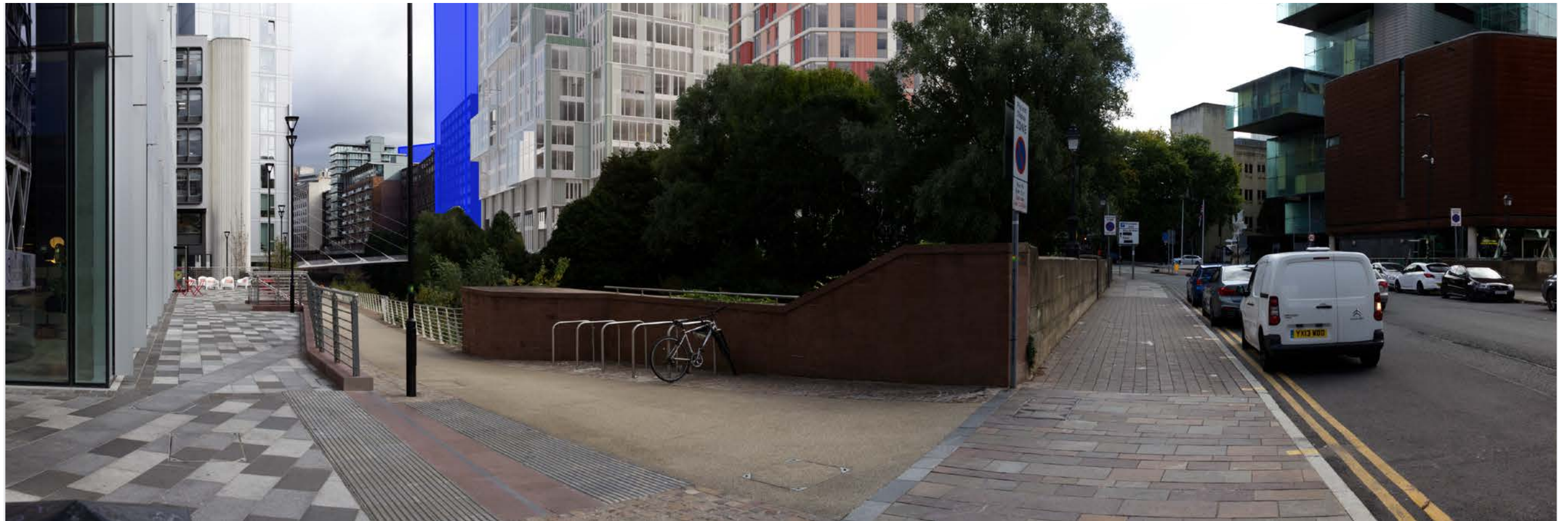
Verified View - Viewpoint 7 Albert Bridge / New Bailey Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 7 Albert Bridge / New Bailey Street - Proposed - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



Verified View - Viewpoint 7 Albert Bridge / New Bailey Street - Proposed with Committed Developments - RAD
Rendered CGI, AVR Level 3

KEY



Committed Developments

7.6 PHOTOMONTAGES



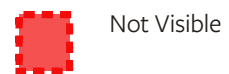
Verified View - Viewpoint 8 New Bailey Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 8 New Bailey Street - Proposed - RAD
Wireframe, AVR Level 1

KEY



Not Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 8 New Bailey Street - Proposed with Committed Developments - RAD
Wireframe, AVR Level 1

KEY



Not Visible



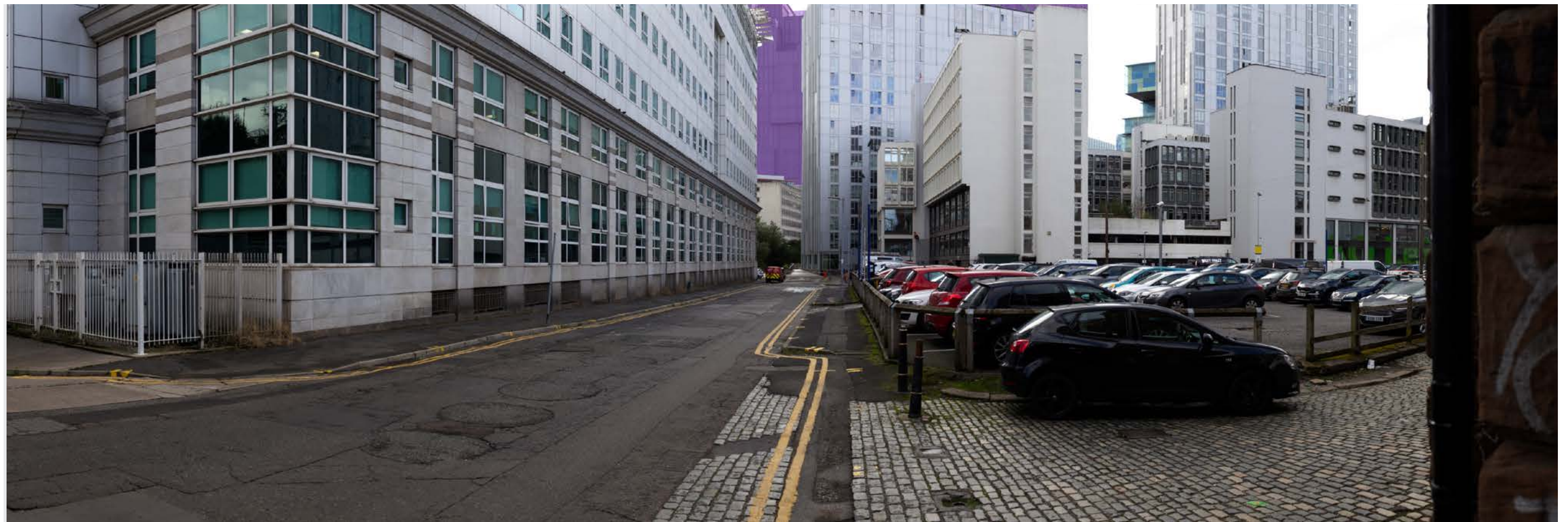
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 9 Quay Street - Existing - RAD

7.6 PHOTOMONTAGES



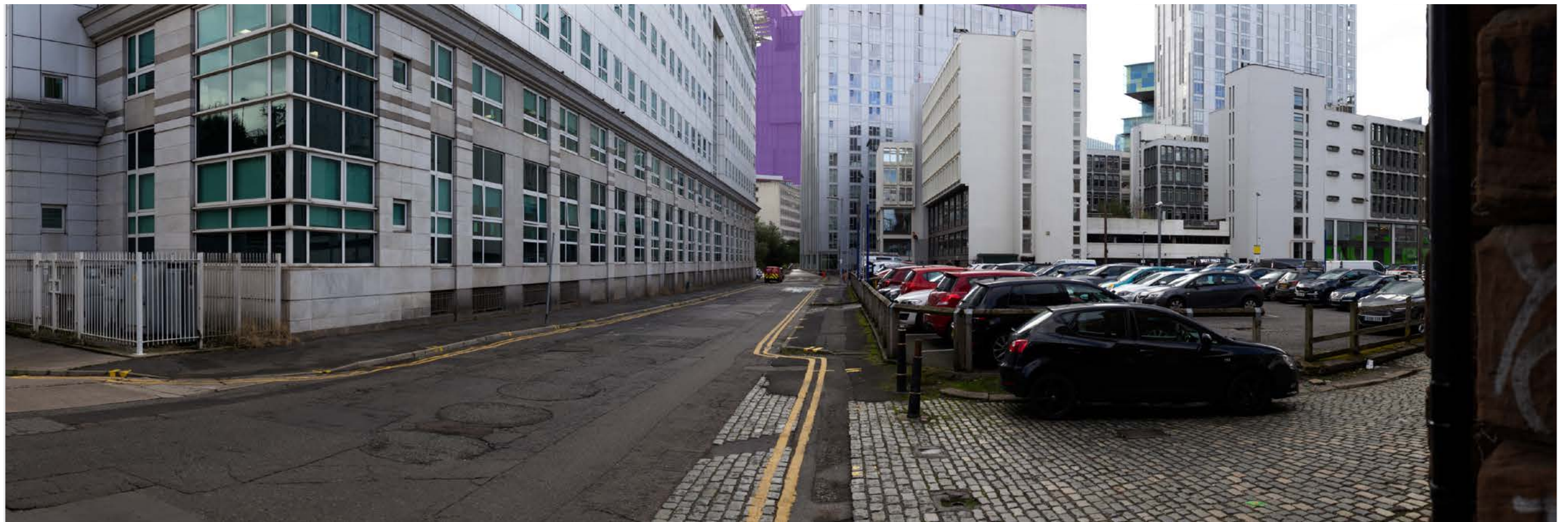
Verified View - Viewpoint 9 Quay Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 9 Quay Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY



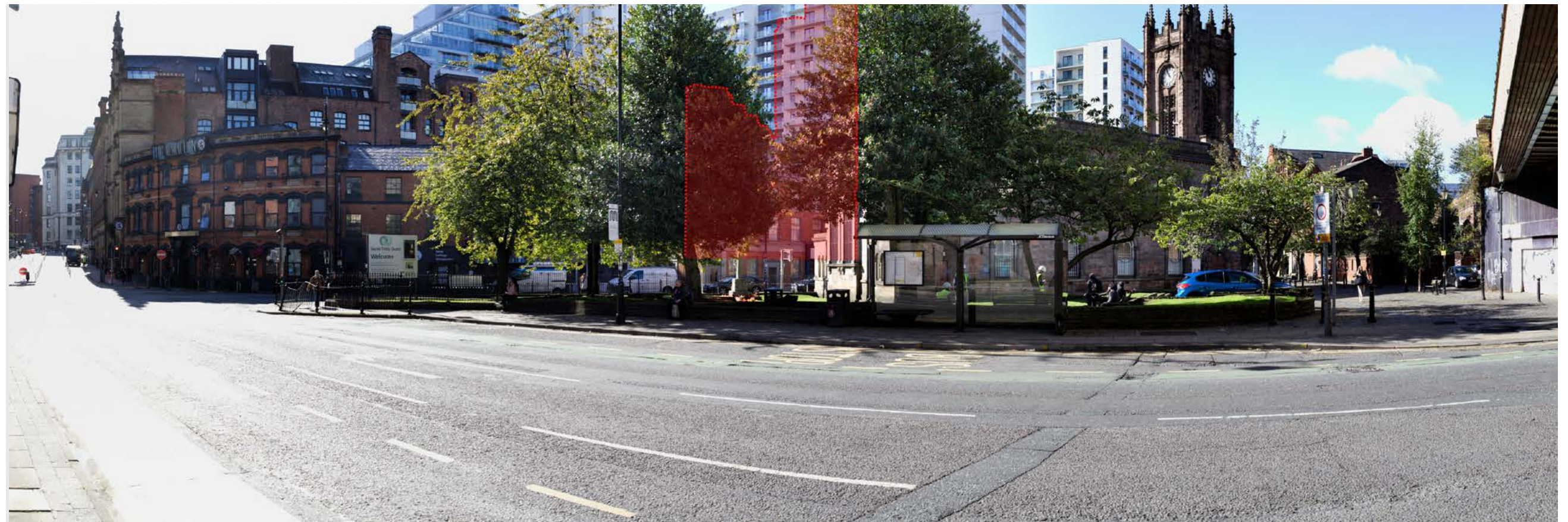
Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 10 Blackfriars Road - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 10 Blackfriars Road - Proposed - RAD
Wireframe, AVR Level 1

KEY



Not Visible

7.6 PHOTOMONTAGES



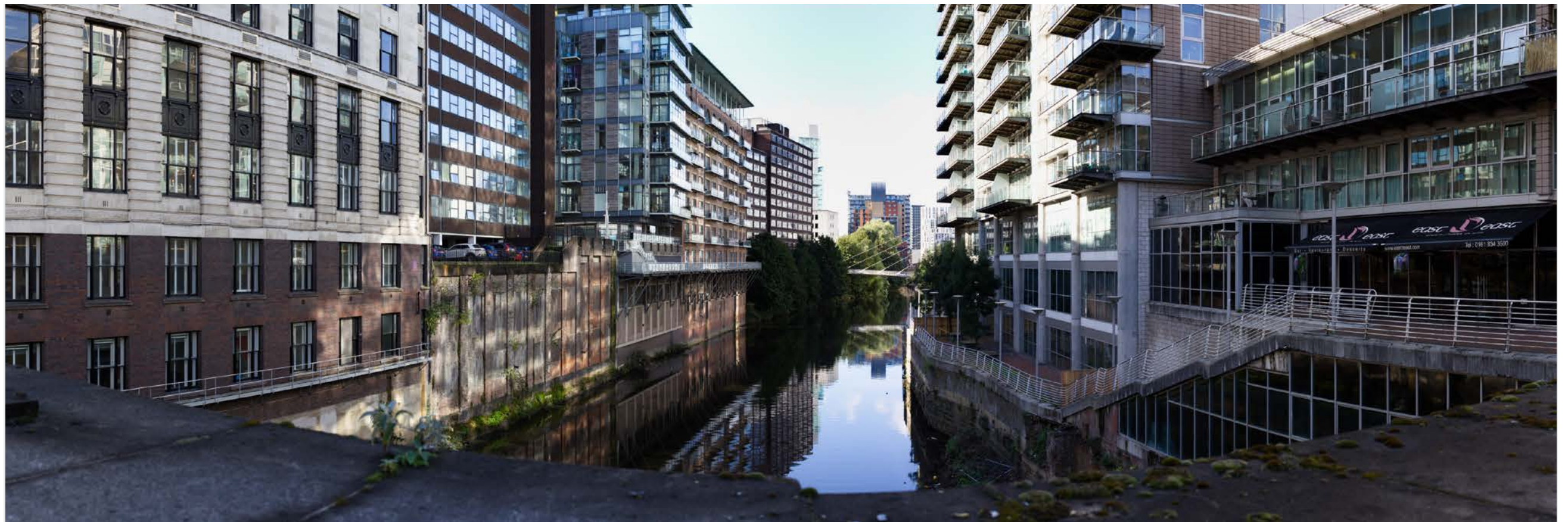
Verified View - Viewpoint 10 Blackfriars Road - Proposed with Committed Developments - RAD
Wireframe, AVR Level 1

KEY



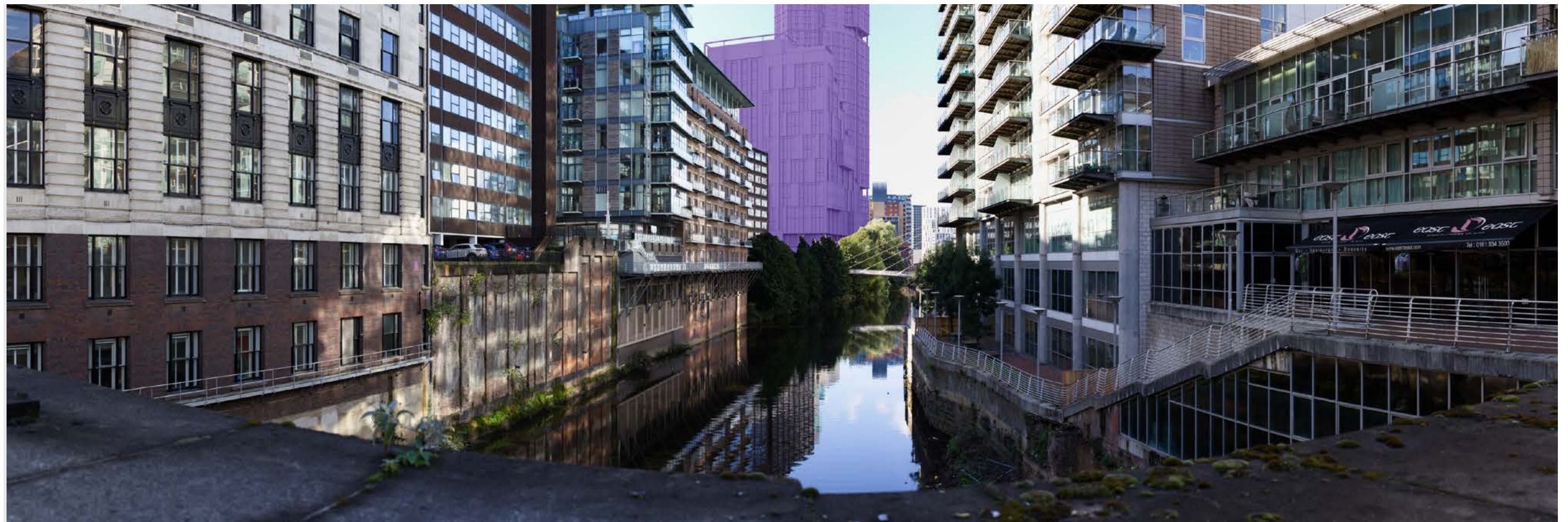
Not Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 11 Black Friar's Bridge - Existing - RAD

7.6 PHOTOMONTAGES



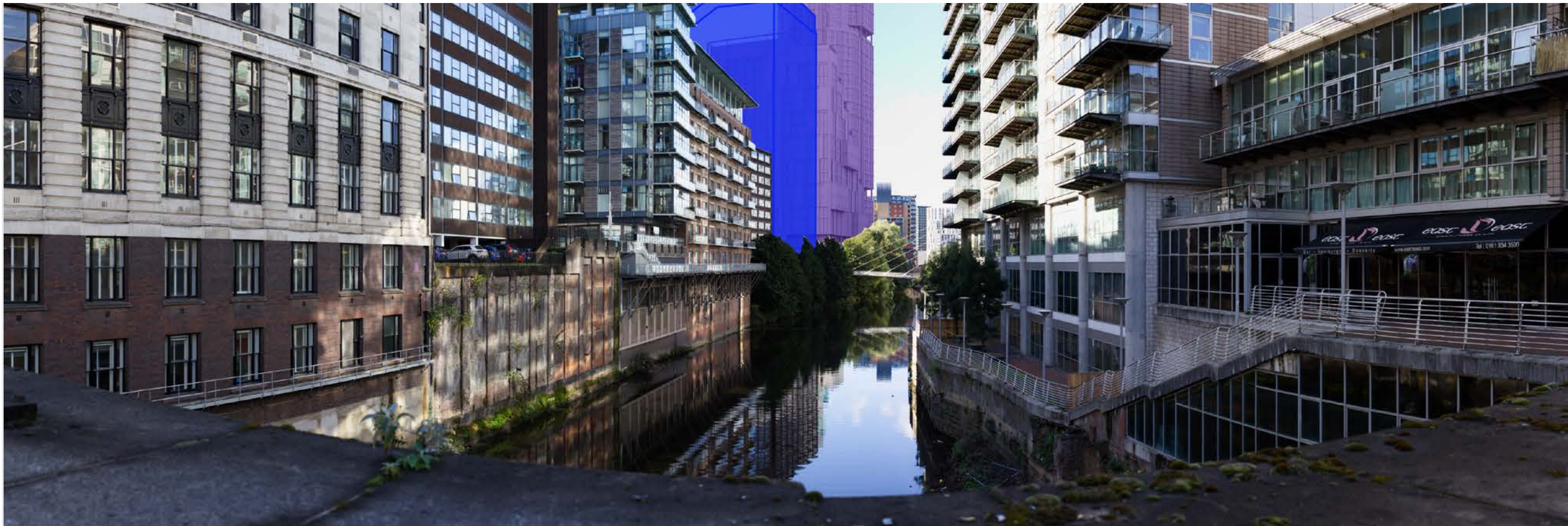
Verified View - Viewpoint 11 Black Friar's Bridge - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 11 Black Friar's Bridge - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 12 St Mary's Parsonage / Blackfriars Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 12 St Mary's Parsonage / Blackfriars Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



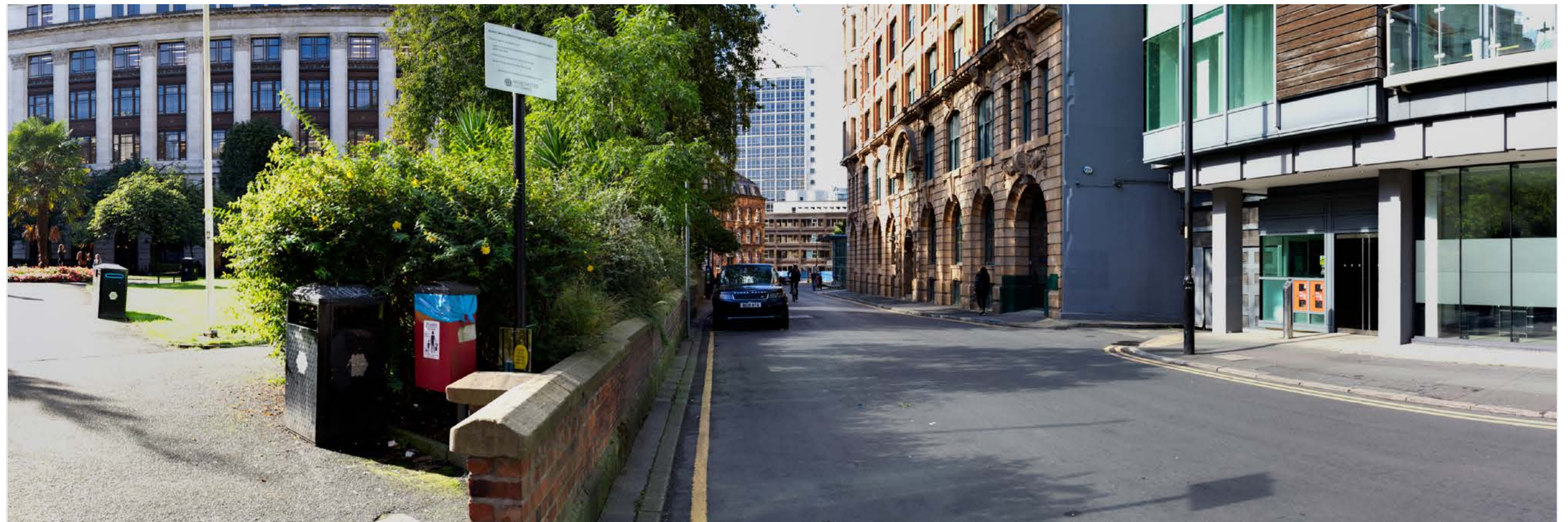
Verified View - Viewpoint 12 St Mary's Parsonage / Blackfriars Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

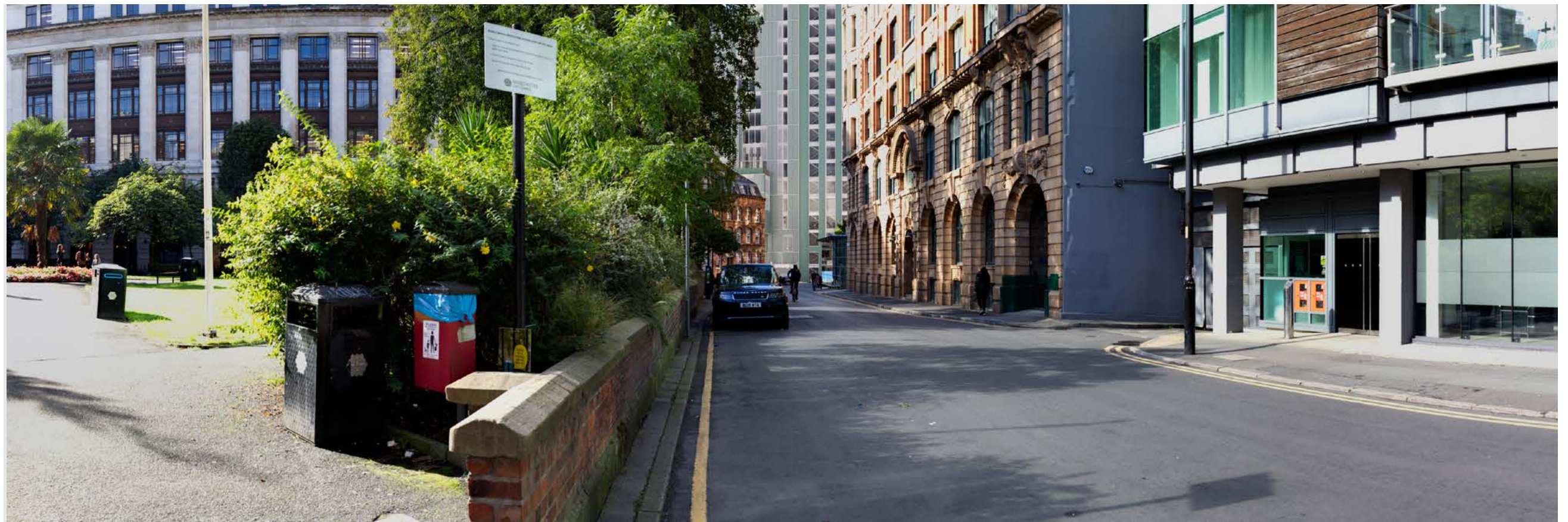
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 13 St Mary's Parsonage - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 13 St Mary's Parsonage - Proposed - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES

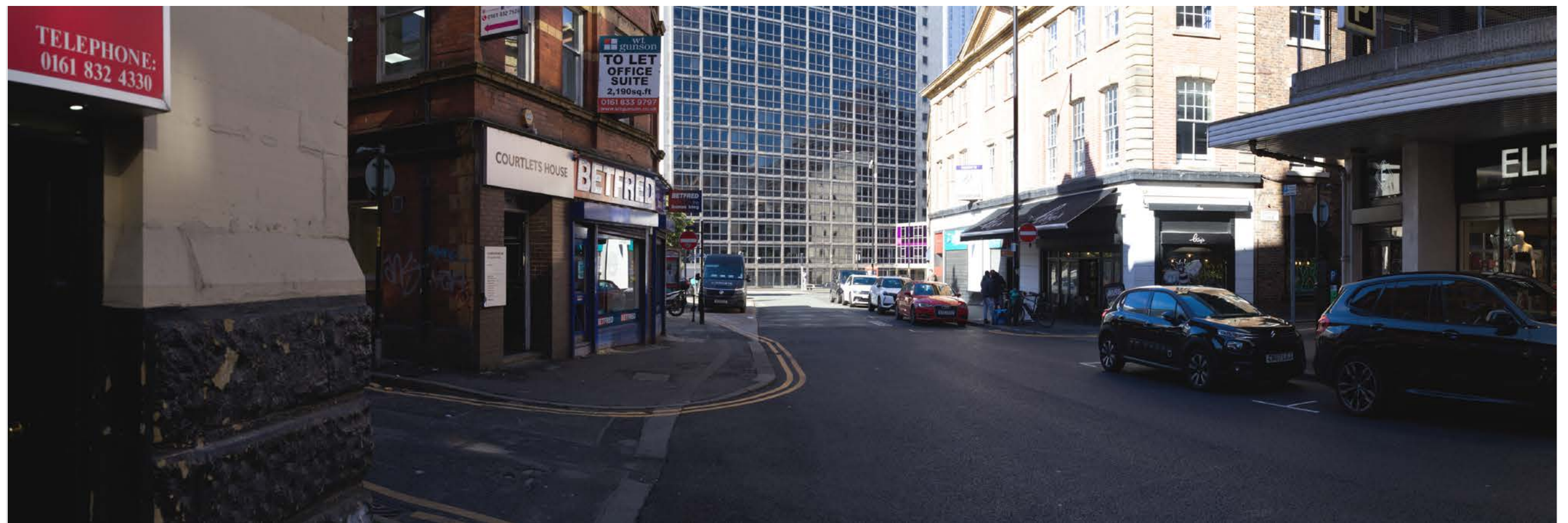


Verified View - Viewpoint 13 St Mary's Parsonage - Proposed with Committed Developments - RAD
Rendered CGI, AVR Level 3

KEY

Committed Developments

7.6 PHOTOMONTAGES



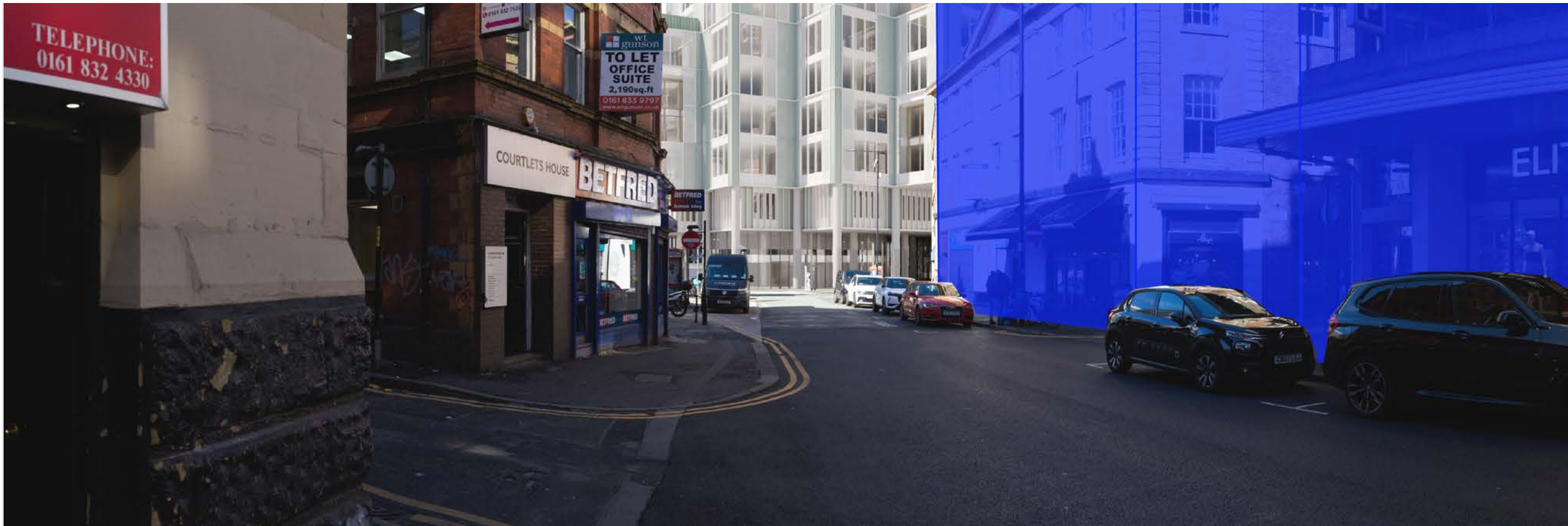
Verified View - Viewpoint 14 King Street West - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 14 King Street West - Proposed - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



Verified View - Viewpoint 14 King Street West - Proposed with Committed Developments - RAD
Rendered CGI, AVR Level 3

KEY

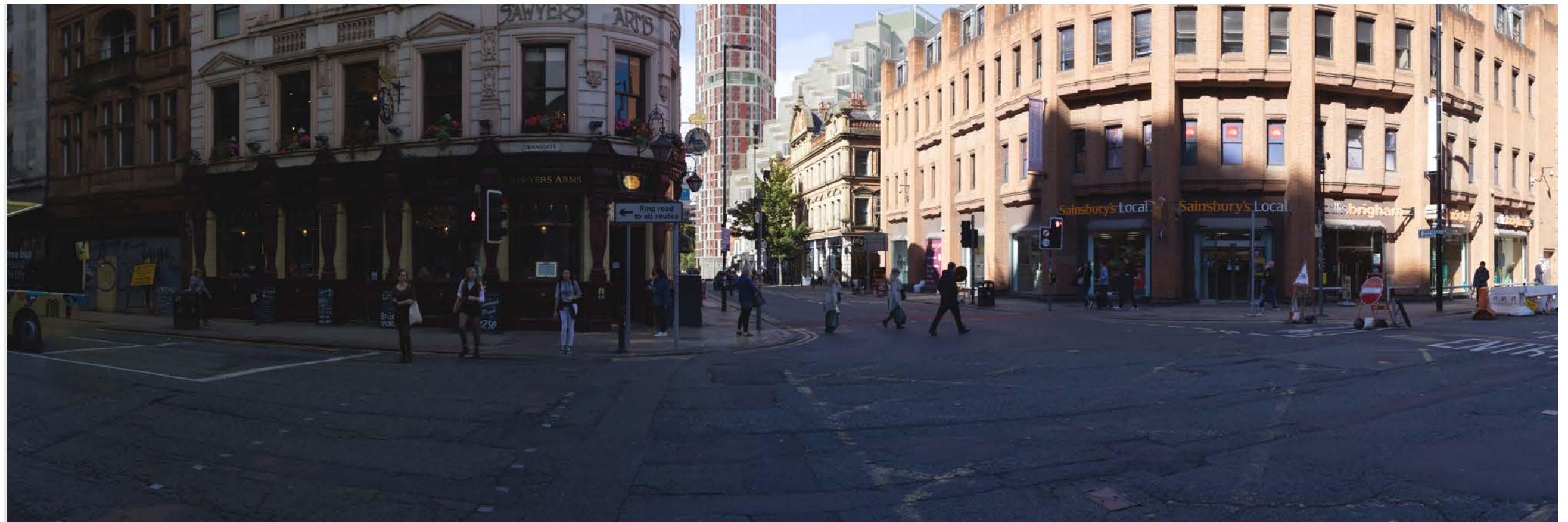
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 15 John Dalton Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 15 John Dalton Street - Proposed - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



Verified View - Viewpoint 15 John Dalton Street - Proposed with Committed Developments - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



Verified View - Viewpoint 16 King Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 16 King Street - Proposed - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



Verified View - Viewpoint 16 King Street - Proposed with Committed Developments - RAD
Rendered CGI, AVR Level 3

KEY

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 16 King Street - Existing Night View - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 16 King Street - Proposed Night View - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



Verified View - Viewpoint 16 King Street - Proposed with Committed Developments Night View - RAD
Rendered CGI, AVR Level 3

KEY

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 17 Princess Street / Albert Square- Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 17 Princess Street / Albert Square - Proposed - RAD
Block massing, AVR Level 1

KEY

Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 17 Princess Street / Albert Square - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 18 Great Northern Square - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 18 Great Northern Square - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES

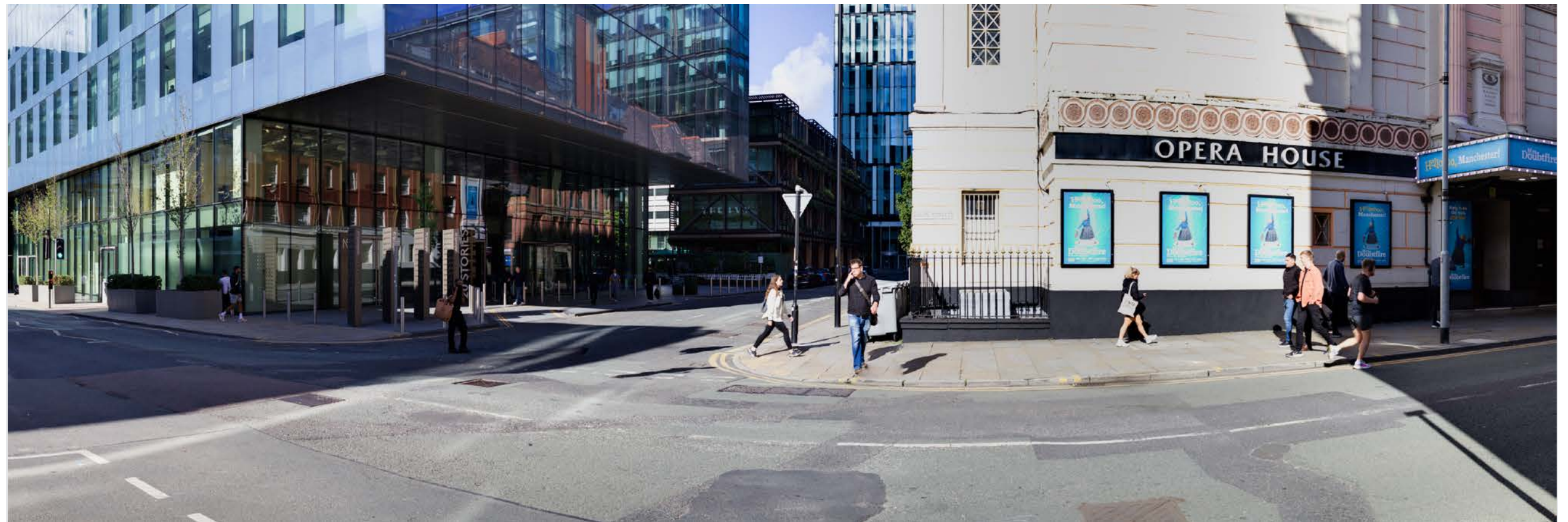


Verified View - Viewpoint 18 Great Northern Square - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

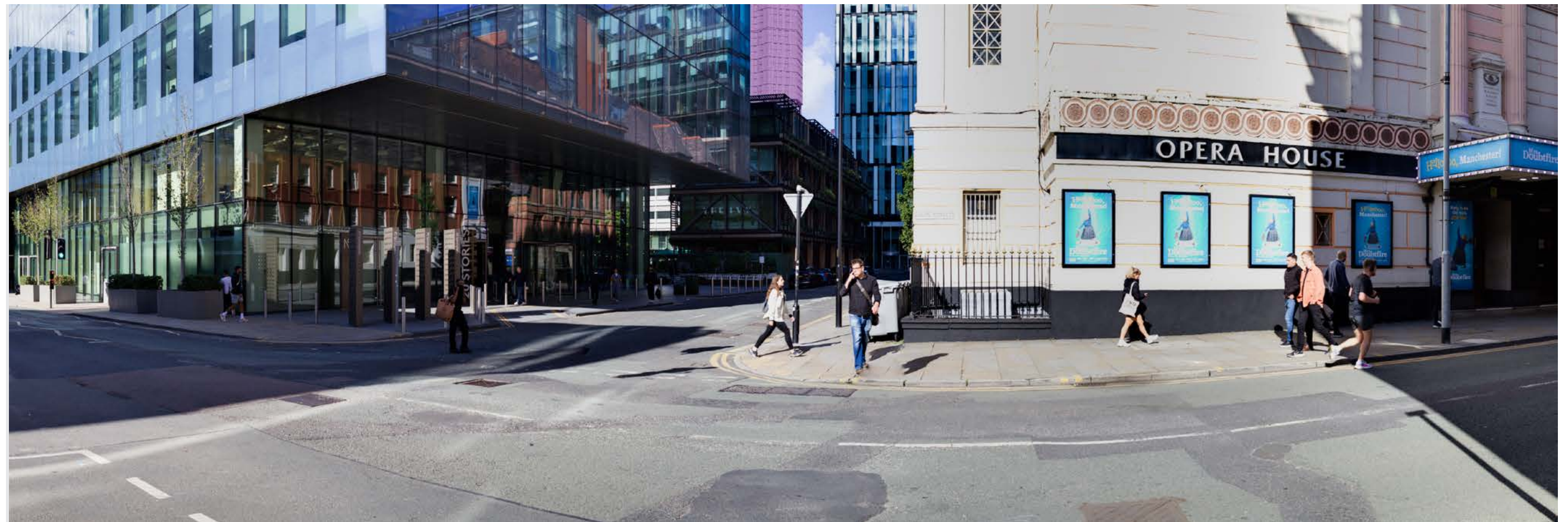
 Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 19 Junction of Quay Street and Byrom Street - Existing - RAD

7.6 PHOTOMONTAGES



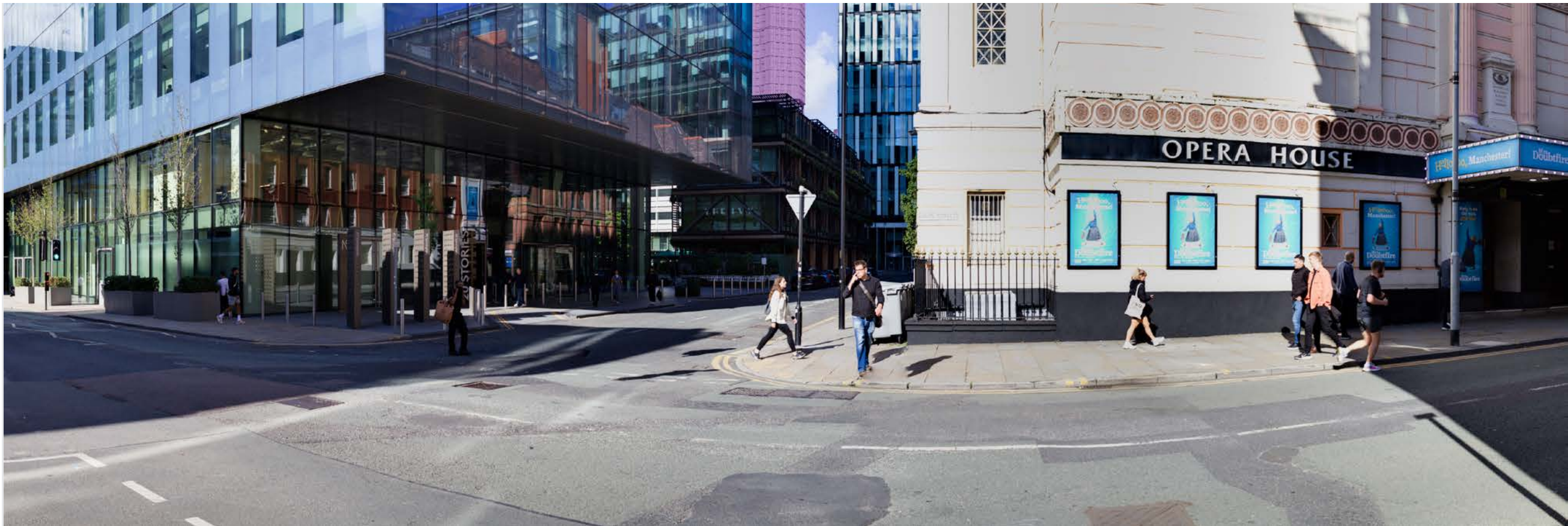
Verified View - Viewpoint 19 Junction of Quay Street and Byrom Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 19 Junction of Quay Street and Byrom Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

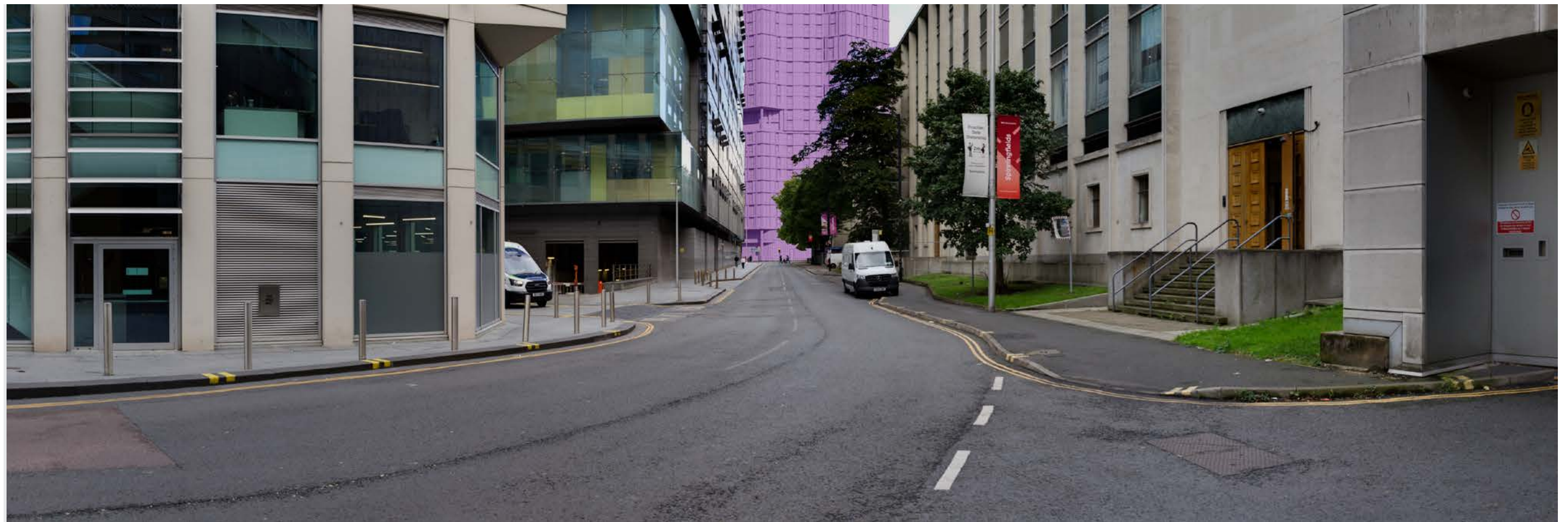
Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 20 Gartside Street - Existing - RAD

7.6 PHOTOMONTAGES



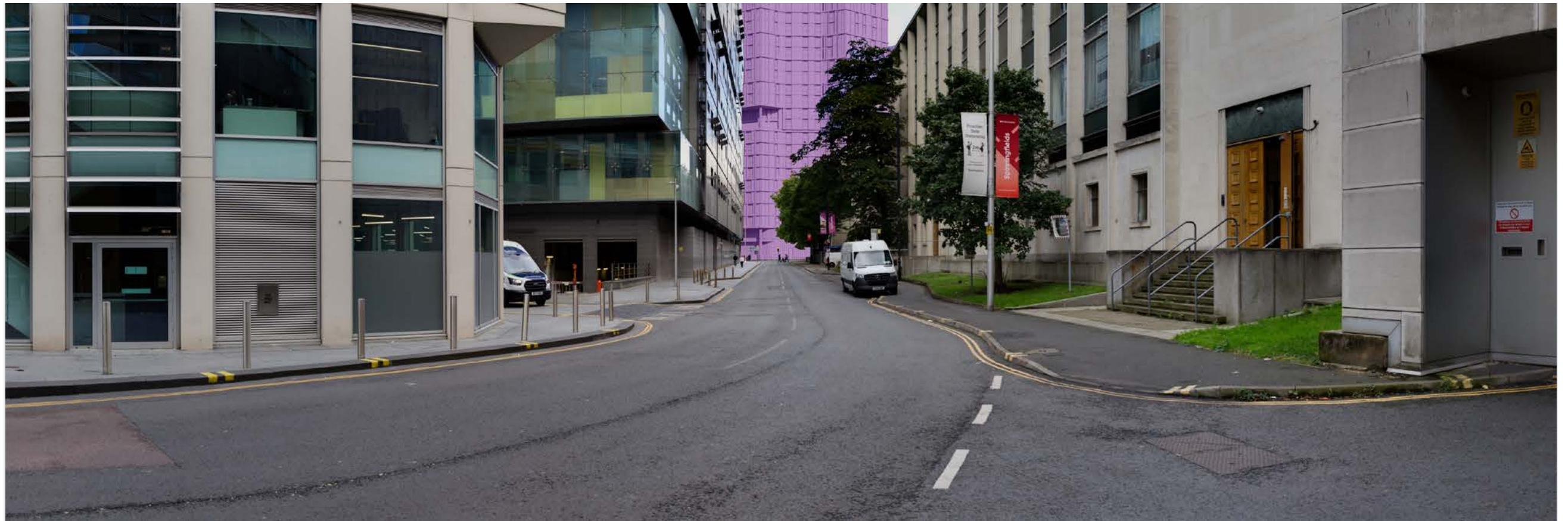
Verified View - Viewpoint 20 Gartside Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 20 Gartside Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 21 Lower Byrom Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 21 Lower Byrom Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



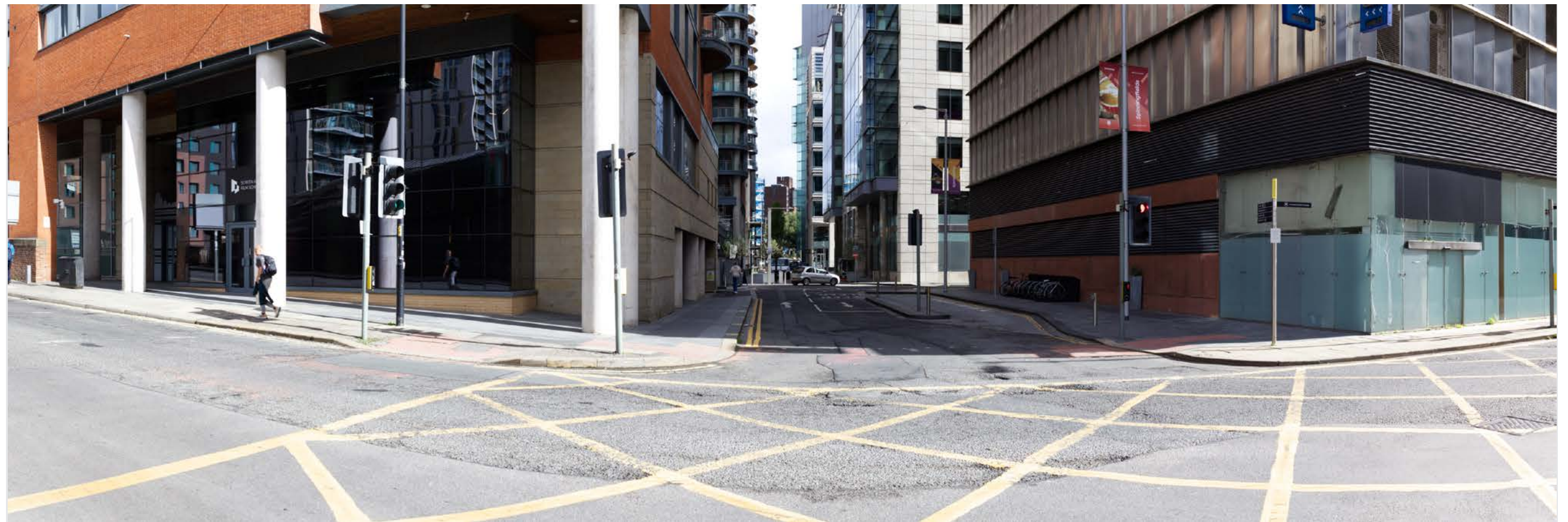
Verified View - Viewpoint 21 Lower Byrom Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY



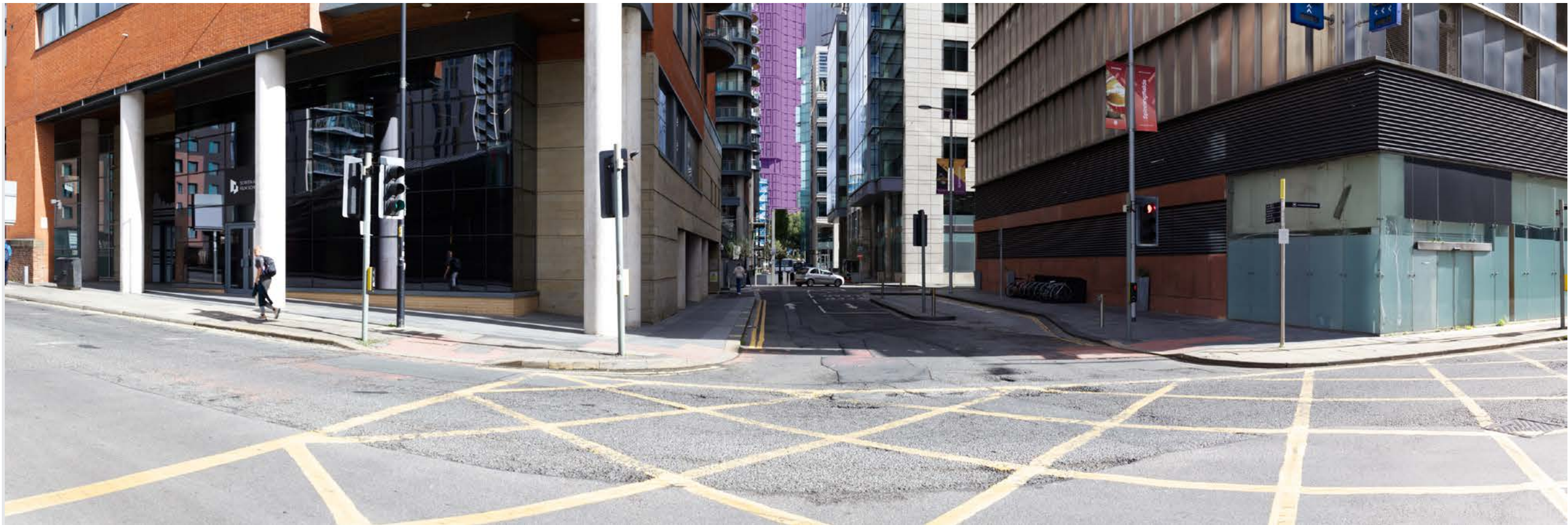
Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 22 Junction of New Quay Street and Water Street - Existing - RAD

7.6 PHOTOMONTAGES



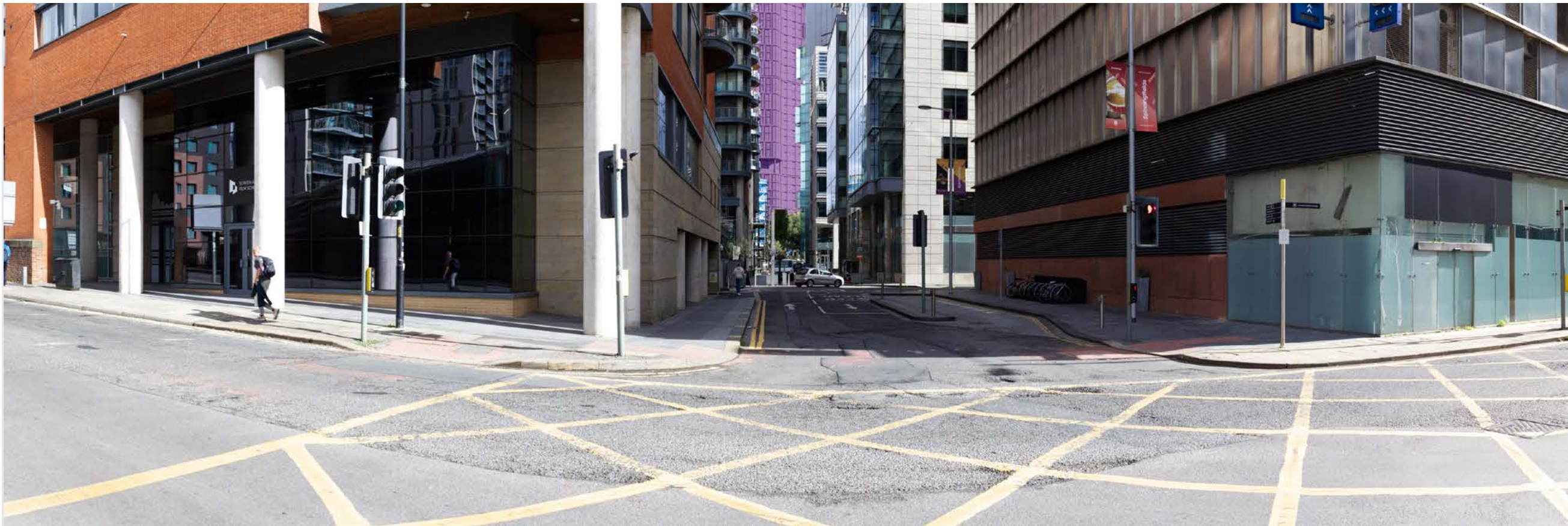
Verified View - Viewpoint 22 Junction of New Quay Street and Water Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 22 Junction of New Quay Street and Water Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

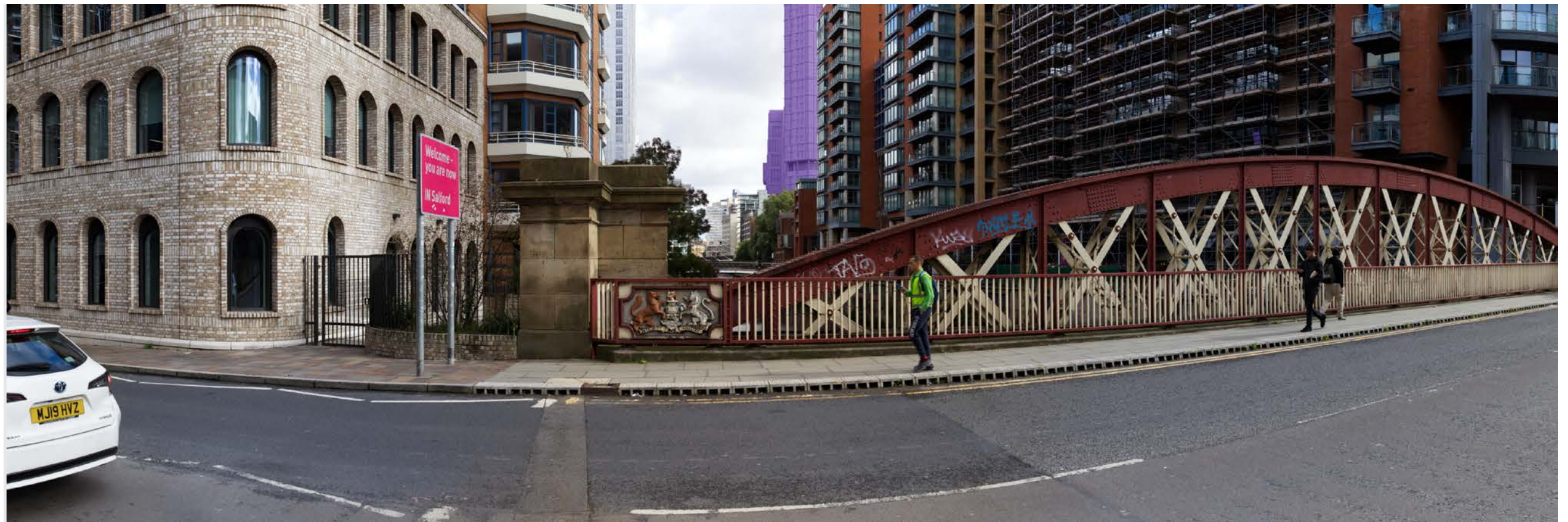
 Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 23 Irwell Street Bridge - Existing - RAD

7.6 PHOTOMONTAGES



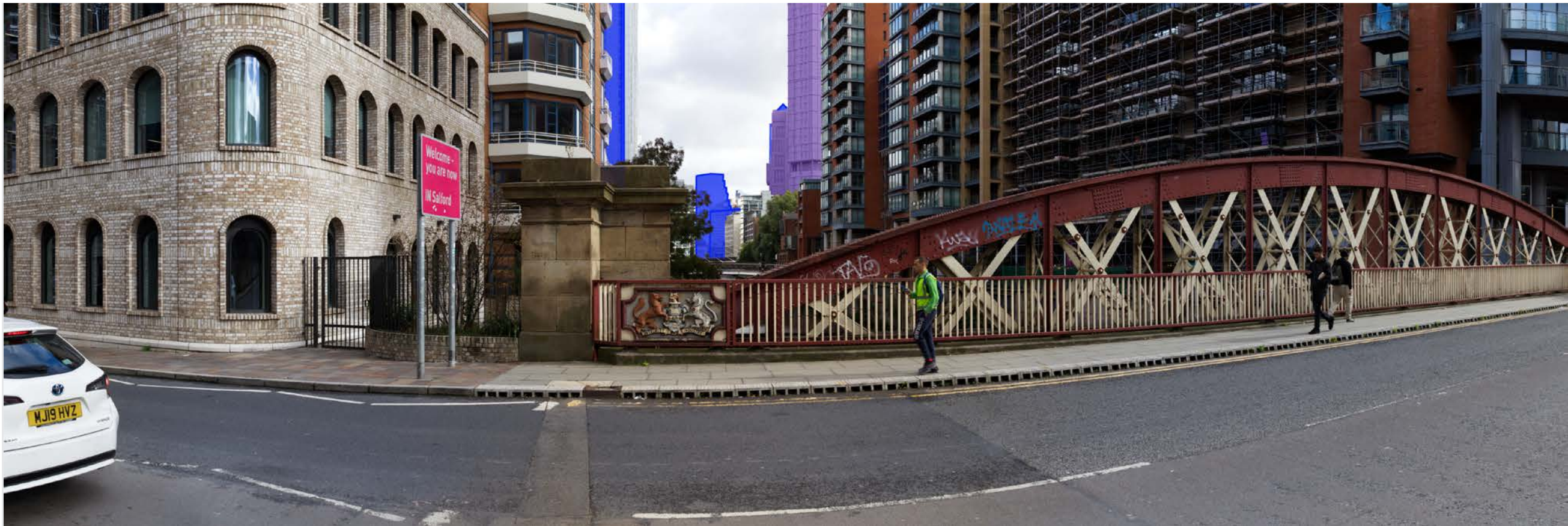
Verified View - Viewpoint 23 Irwell Street Bridge - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 23 Irwell Street Bridge - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 24 Junction of Liverpool Road and Old Medlock Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 24 Junction of Liverpool Road and Old Medlock Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 24 Junction of Liverpool Road and Old Medlock Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 25 Trinity Way near Frederick Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 25 Trinity Way near Frederick Street - Proposed - RAD
Block massing, AVR Level 1

KEY

Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 25 Trinity Way near Frederick Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

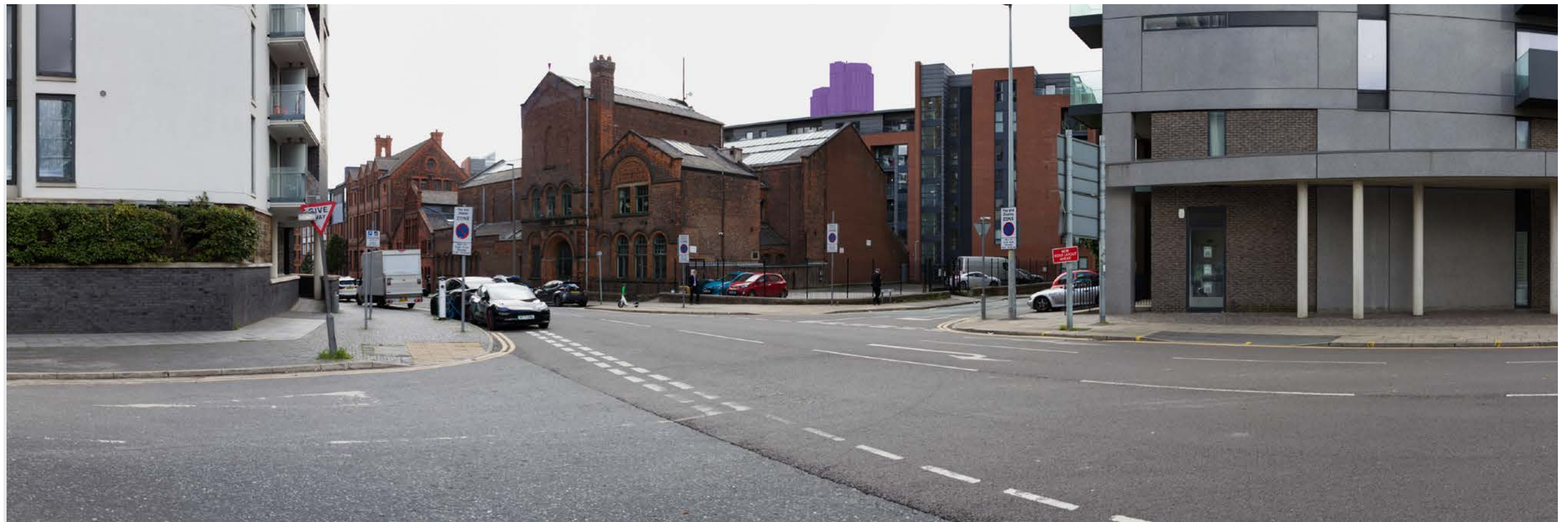
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 26 Black Friar's Road - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 26 Black Friar's Road - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES

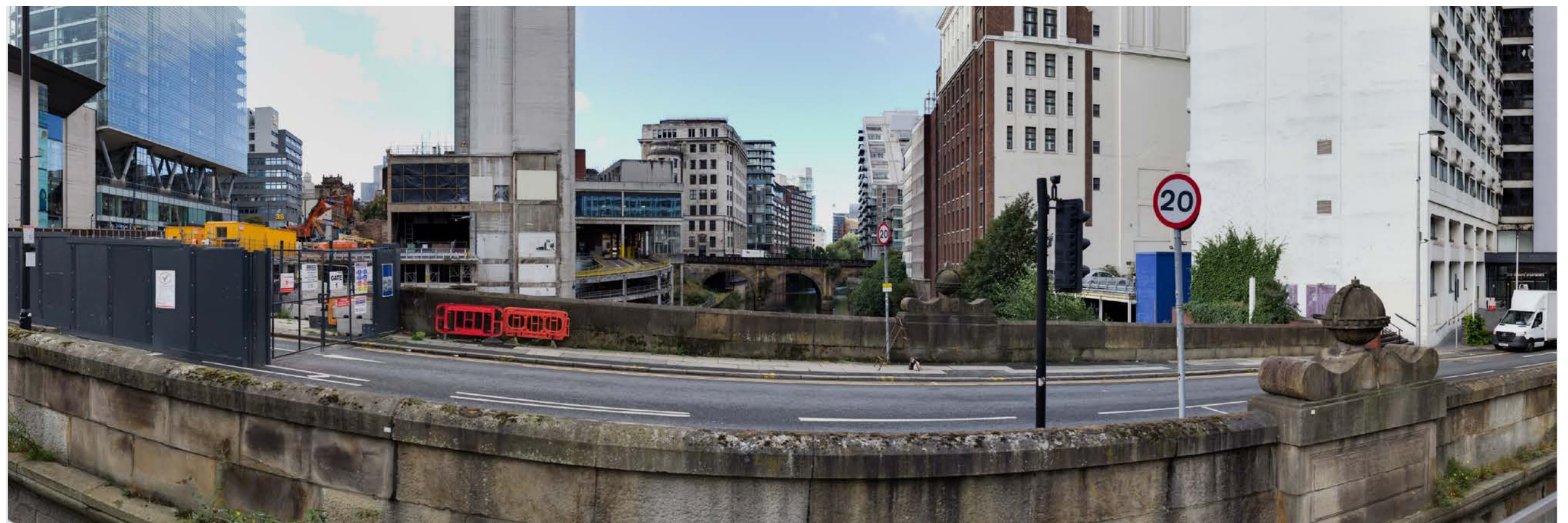


Verified View - Viewpoint 26 Black Friar's Road - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

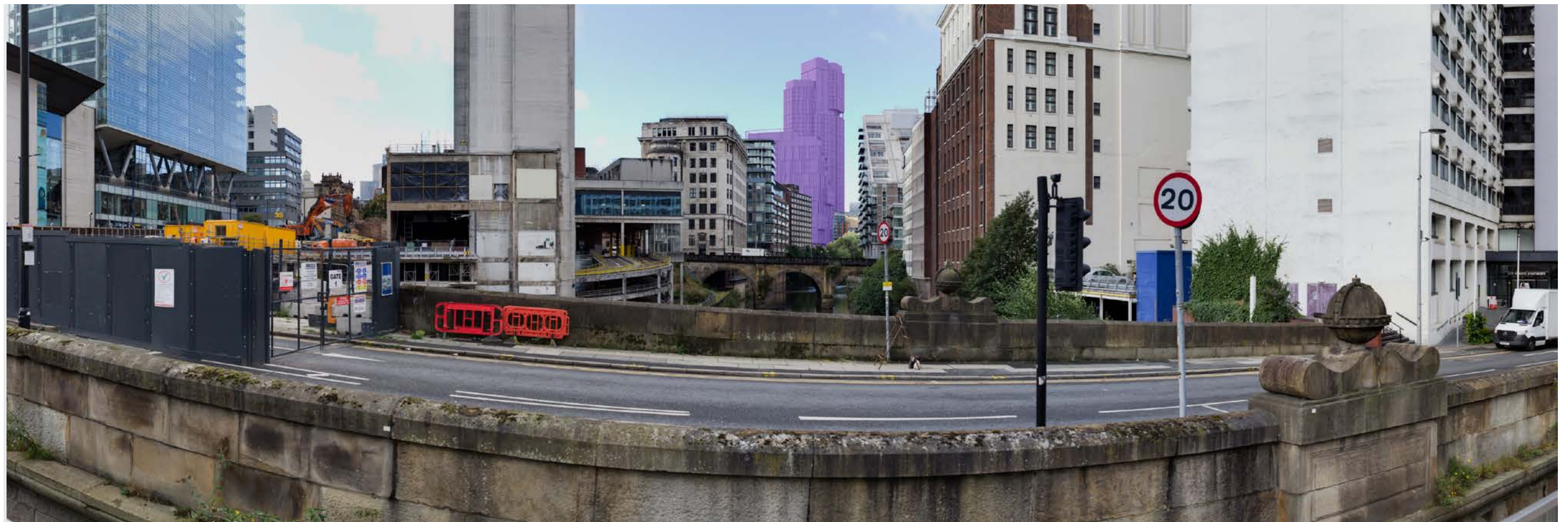
Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 27 Pedestrian footway north of Victoria Bridge - Existing - RAD

7.6 PHOTOMONTAGES



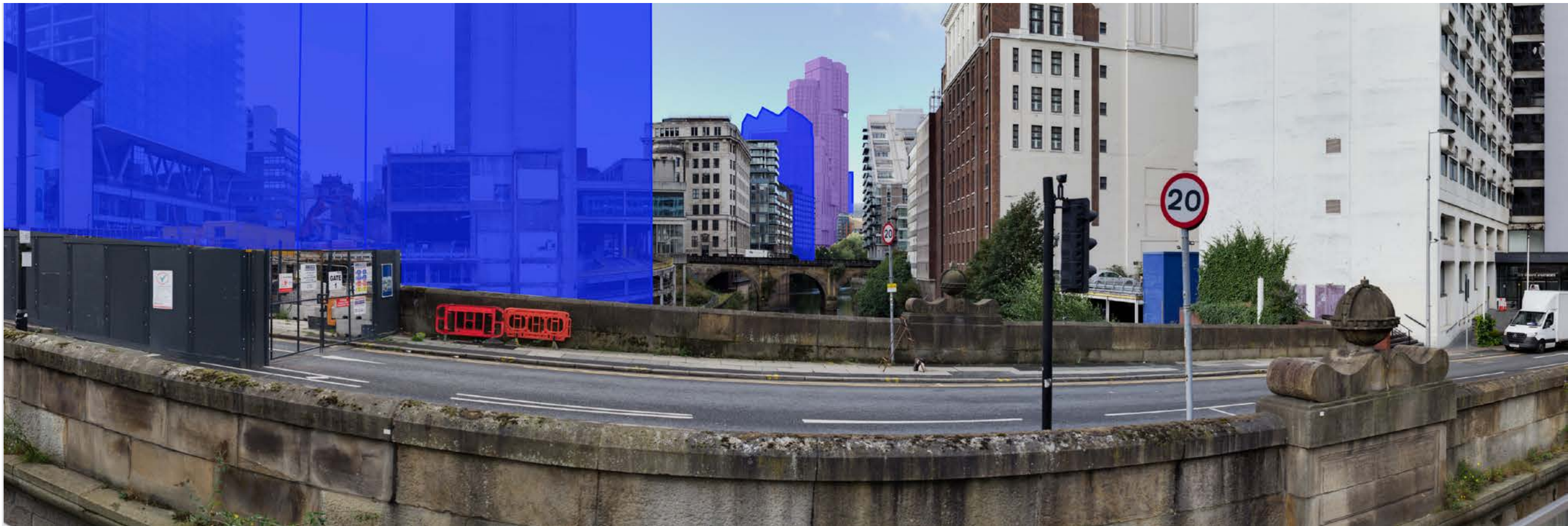
Verified View - Viewpoint 27 Pedestrian footway north of Victoria Bridge - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 27 Pedestrian footway north of Victoria Bridge - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

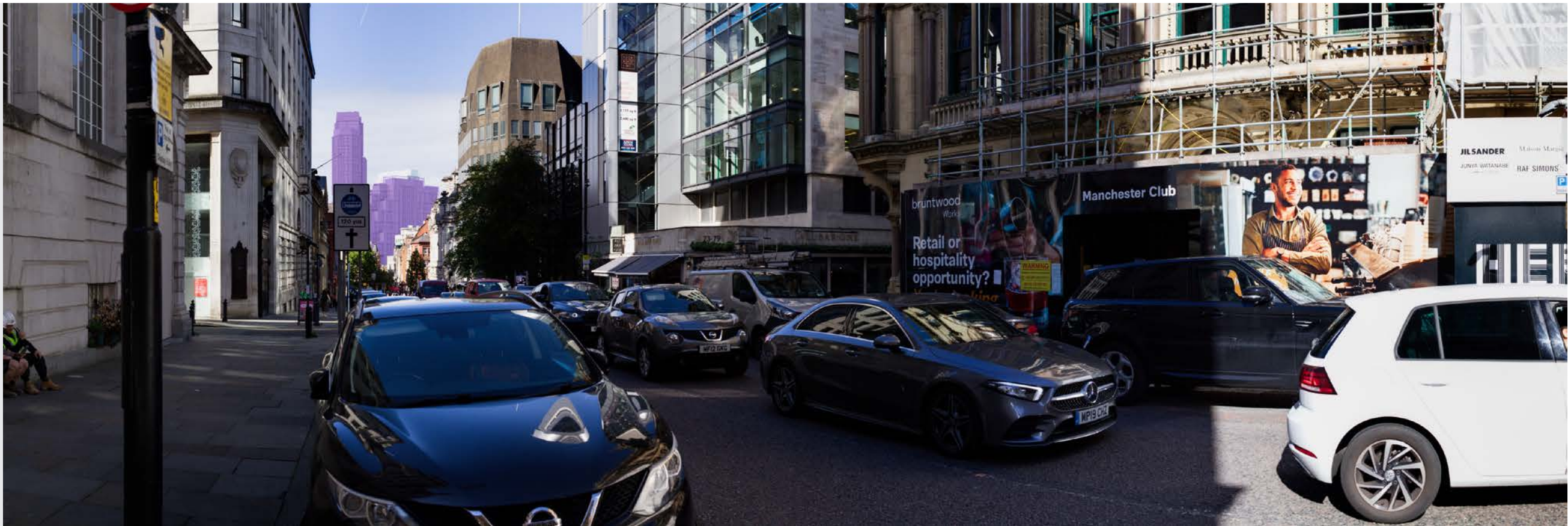
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 28 Junction of Spring Gardens and King Street - Existing - RAD

7.6 PHOTOMONTAGES



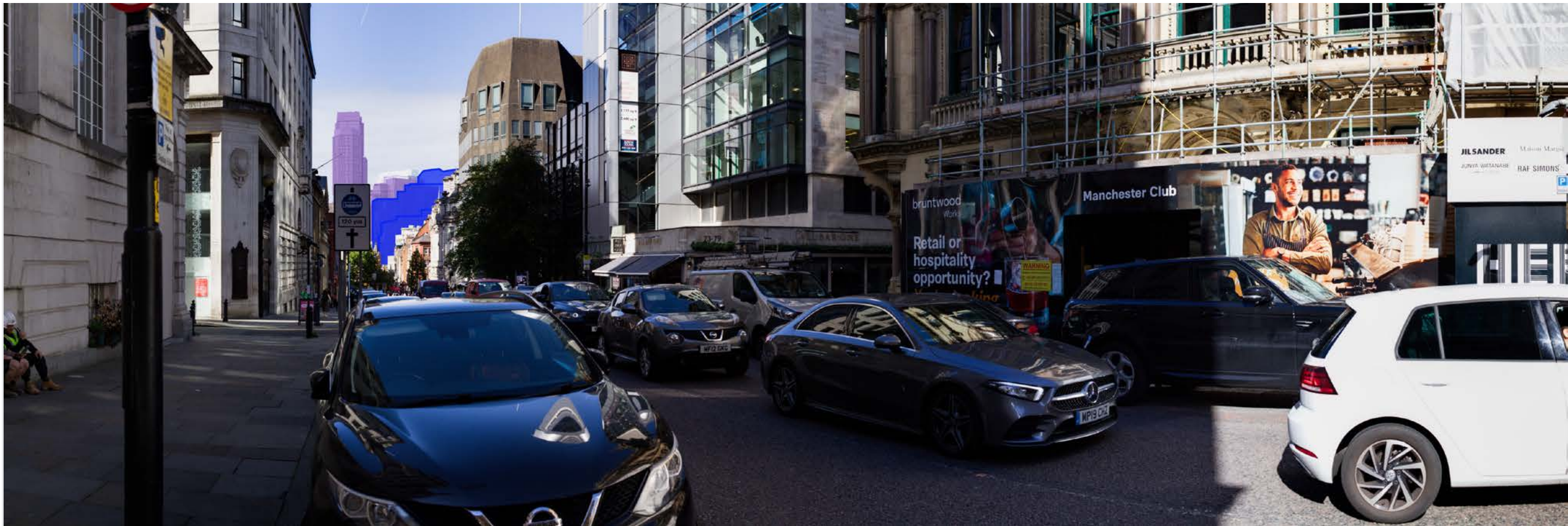
Verified View - Viewpoint 28 Junction of Spring Gardens and King Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 28 Junction of Spring Gardens and King Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 29 Peter Street / St Peter's Square - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 29 Peter Street / St Peter's Square - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 29 Peter Street / St Peter's Square - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 30 Junction of Chapel Street and Great George's Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 30 Junction of Chapel Street and Great George's Street - Proposed - RAD Wireframe, AVR Level 1

KEY

 Not Visible

7.6 PHOTOMONTAGES



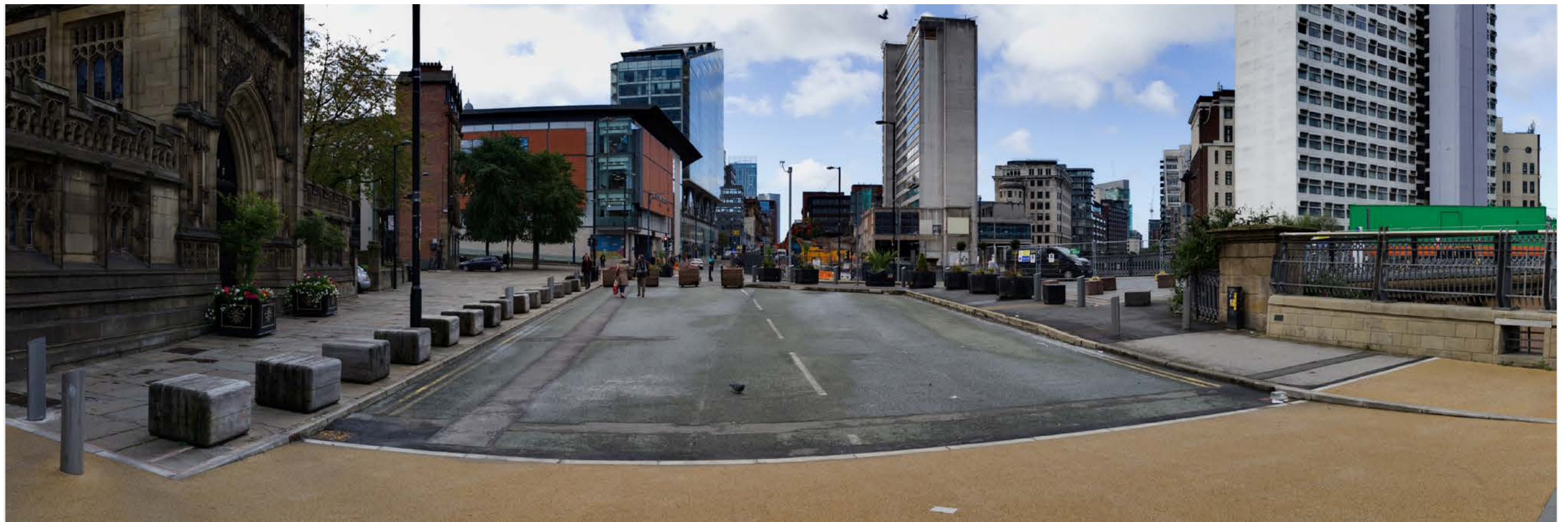
Verified View - Viewpoint 30 Junction of Chapel Street and Great George's Street - Proposed with Committed Developments - RAD Wireframe, AVR Level 1

KEY

Not Visible

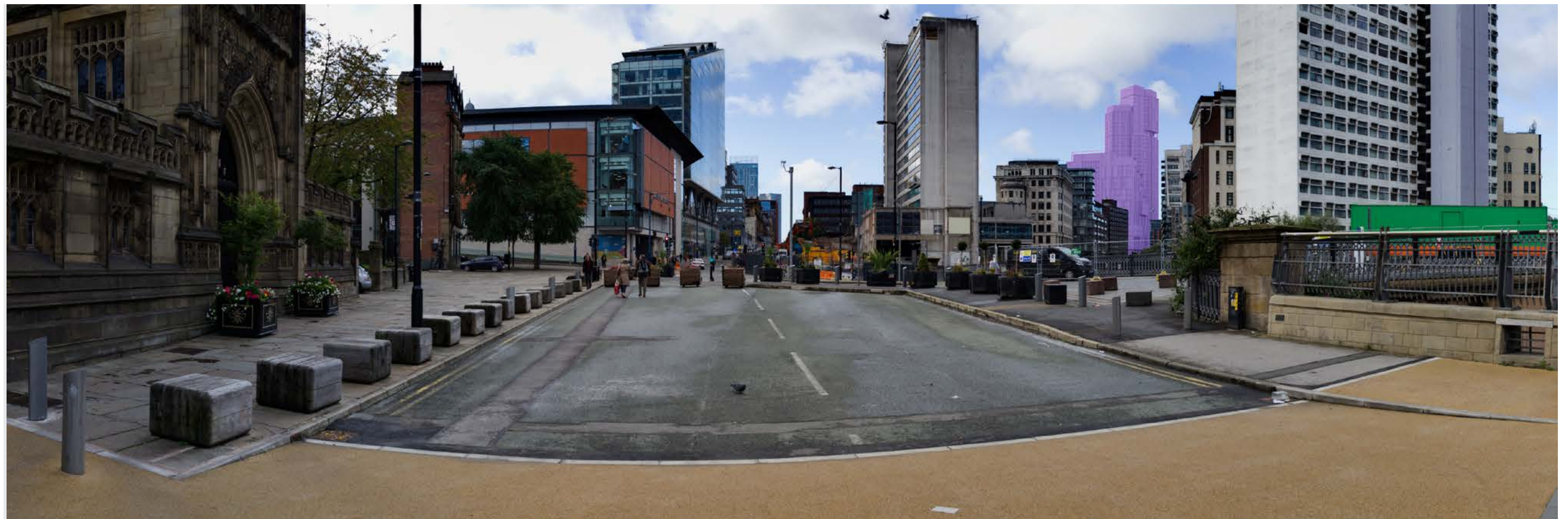
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 31 Victoria Street - Existing - RAD

7.6 PHOTOMONTAGES



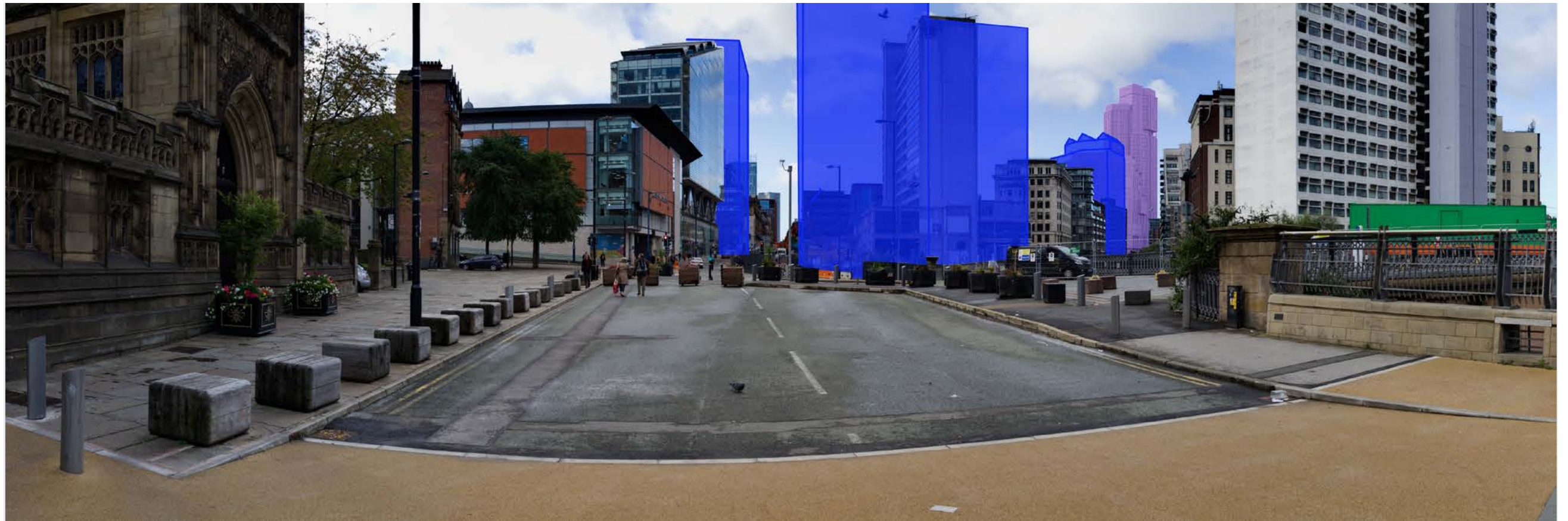
Verified View - Viewpoint 31 Victoria Street - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 31 Victoria Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY



Visible



Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 32 St Ann's Square - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 32 St Ann's Square - Proposed - RAD
Block massing, AVR Level 1

KEY

 Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 32 St Ann's Square - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

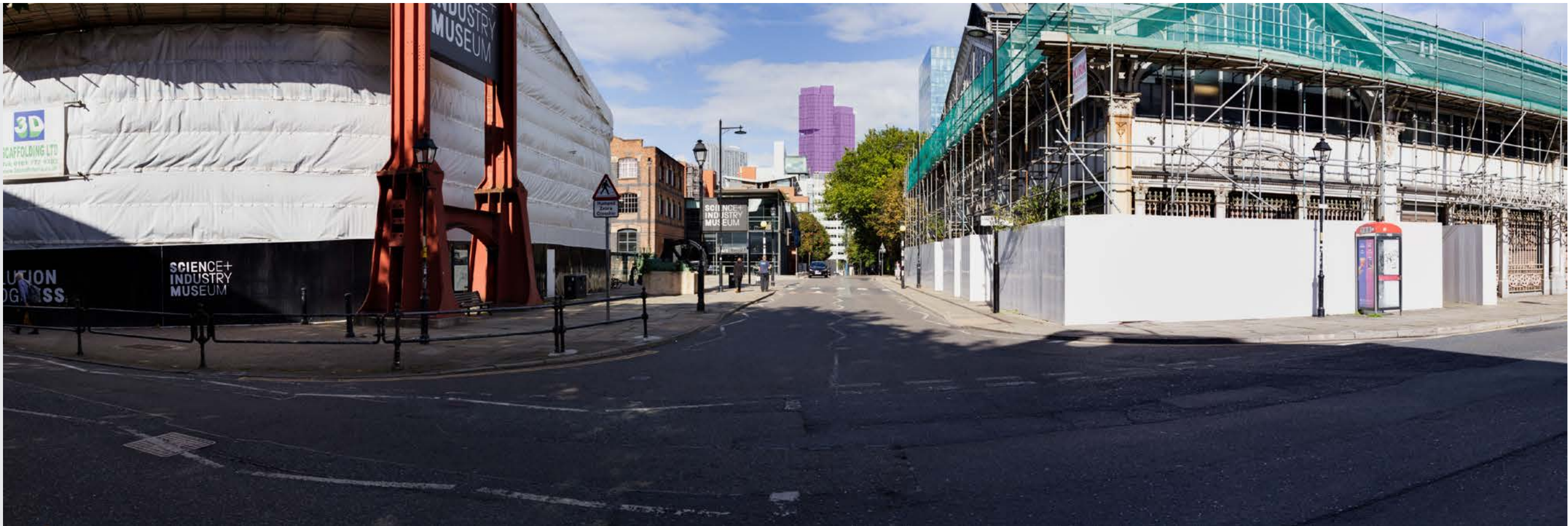
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 33 Junction of Liverpool Road and Lower Byrom Street - Existing - RAD

7.6 PHOTOMONTAGES

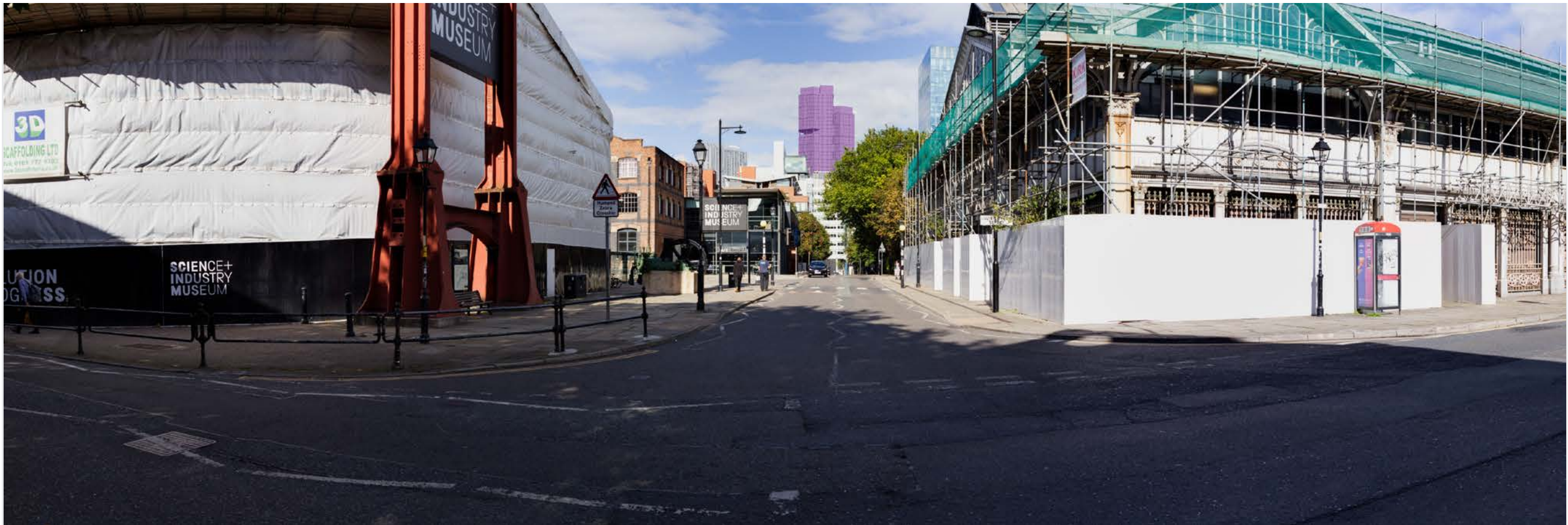


Verified View - Viewpoint 33 Junction of Liverpool Road and Lower Byrom Street - Proposed - RAD
Block massing, AVR Level 1

KEY

Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 33 Junction of Liverpool Road and Lower Byrom Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 34 Junction of Deansgate and Brazennose Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 34 Junction of Deansgate and Brazenrose Street - Proposed - RAD
Wireframe, AVR Level 1

KEY



Not Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 34 Junction of Deansgate and Brazenrose Street - Proposed with Committed Developments - RAD
Wireframe, AVR Level 1

KEY



Not Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 35 Junction of King Street and Deansgate - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 35 Junction of King Street and Deansgate - Proposed - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



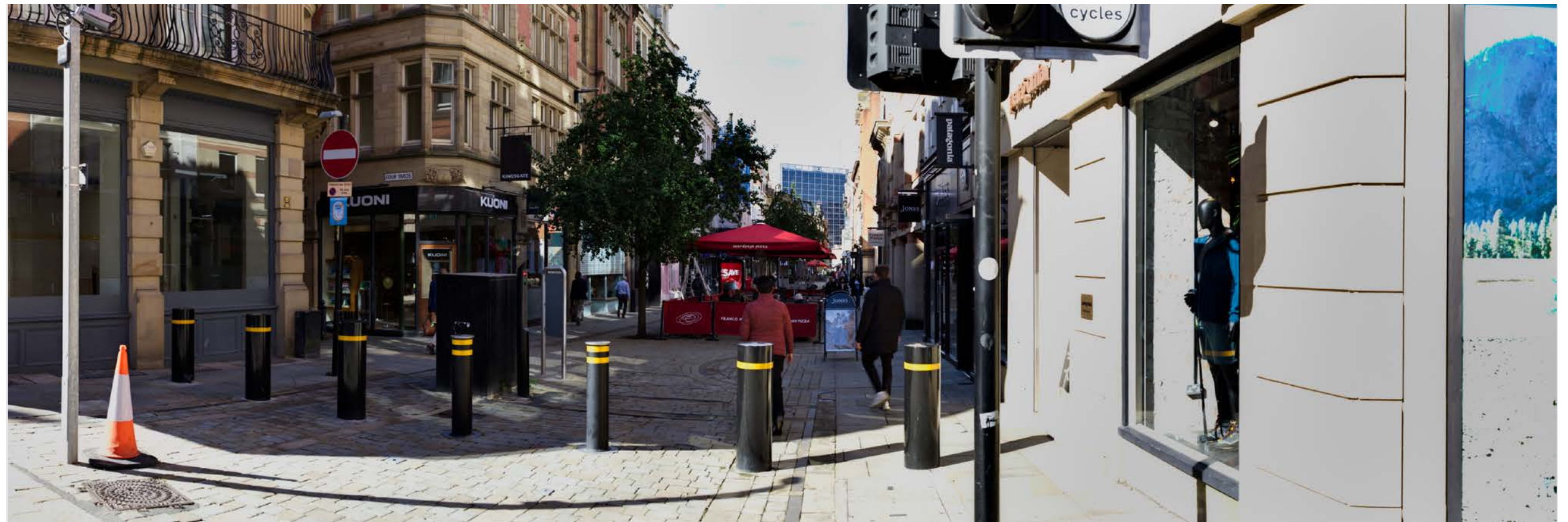
Verified View - Viewpoint 35 Junction of King Street and Deansgate - Proposed with Committed Developments - RAD
Rendered CGI, AVR Level 3

KEY



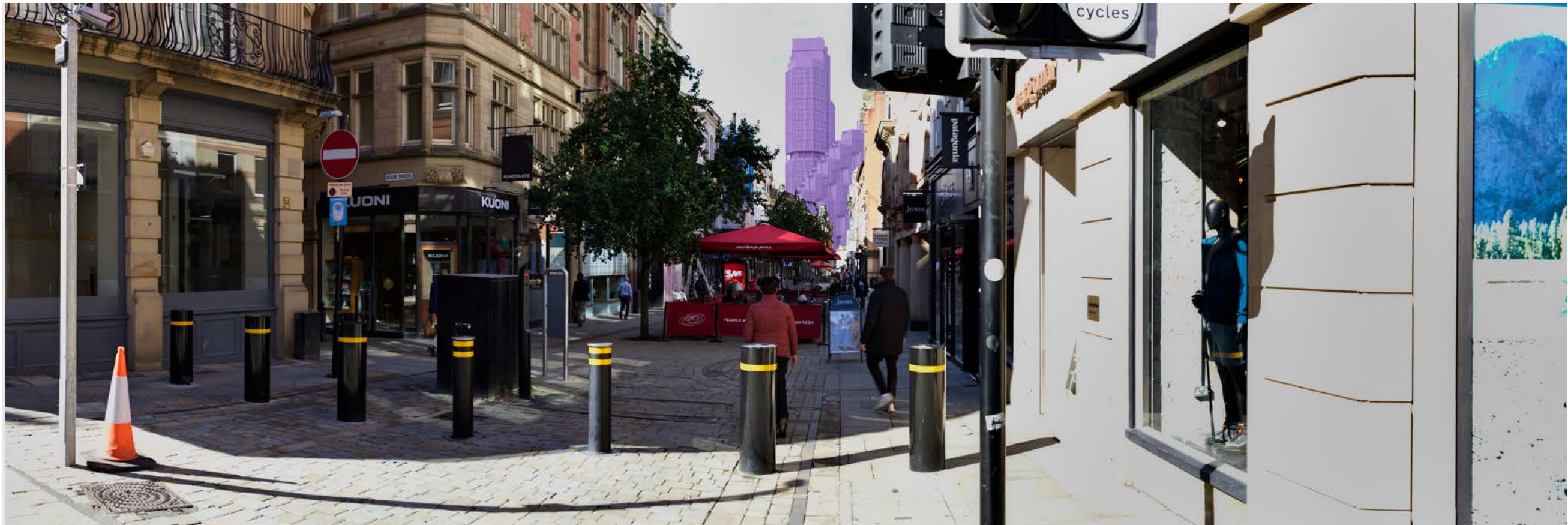
Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 36 Junction of King Street and Cross Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 36 Junction of King Street and Cross Street - Proposed - RAD
Block massing, AVR Level 1

KEY

 Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 36 Junction of King Street and Cross Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 37 Junction of King Street and Cheapside - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 37 Junction of King Street and Cheapside - Proposed - RAD
Block massing, AVR Level 1

KEY



Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 37 Junction of King Street and Cheapside - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 38 Junction of King Street and Brown Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 38 Junction of King Street and Brown Street - Proposed - RAD
Block massing, AVR Level 1

KEY

Visible

7.6 PHOTOMONTAGES



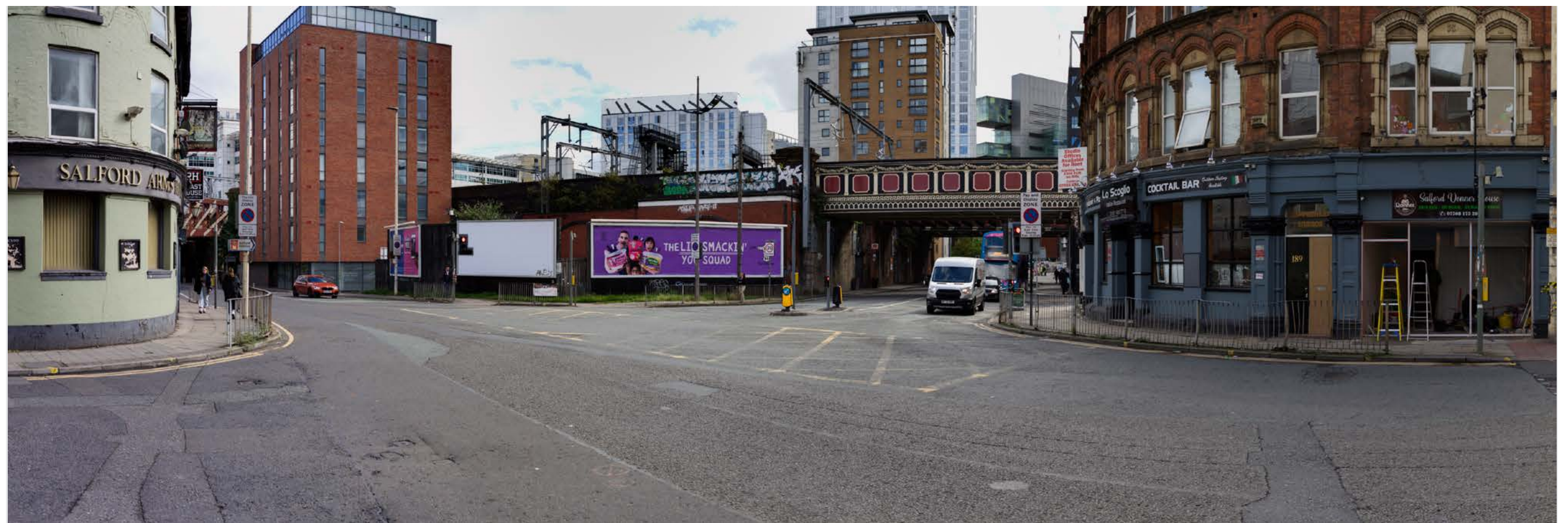
Verified View - Viewpoint 38 Junction of King Street and Brown Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 39 Junction of New Bailey Street and Chapel Street - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 39 Junction of New Bailey Street and Chapel Street - Proposed - RAD
Block massing, AVR Level 1

KEY

 Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 39 Junction of New Bailey Street and Chapel Street - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 40 Adelphi Street near Adelphi Wharf - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 40 Adelphi Street near Adelphi Wharf - Proposed - RAD
Block massing, AVR Level 1

KEY

Visible

7.6 PHOTOMONTAGES



Verified View - Viewpoint 40 Adelphi Street near Adelphi Wharf - Proposed with Committed Developments - RAD
Block massing, AVR Level 1

KEY

Visible

Committed Developments

7.6 PHOTOMONTAGES



Verified View - Viewpoint 41 St Mary's Parsonage - Existing - RAD

7.6 PHOTOMONTAGES



Verified View - Viewpoint 41 St Mary's Parsonage - Proposed - RAD
Rendered CGI, AVR Level 3

7.6 PHOTOMONTAGES



Verified View - Viewpoint 41 St Mary's Parsonage - Proposed with Committed Developments - RAD
Rendered CGI, AVR Level 3

KEY

Committed Developments

7.7

ASSESSMENT OF
TOWNSCAPE EFFECTS

Table 7.7.1 - Impact on Townscape Character Areas								
Character area / feature / designation	Description / rationale for judgement	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
					Size/ scale, extent, duration	Overall magnitude		
National Landscape Character - National Character Areas (NCA)								
NCA: 55 Manchester Conurbation	Changes would directly and permanently alter the character and appearance of the Site at a local level, due to removal of built form and vegetation and the creation of additional built development; in turn altering the appearance of a small part of the settlement context. However, the Site is currently developed and development would enable removal of poorer quality buildings / structures. Effects are limited to a very small part of NCA 55 in an area already subject to a large number of urbanising influences.	Low	Low	Low	Local / Site level/ Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Regional Townscape Character Areas								
Retail Core MN	Changes would directly and permanently alter the character and appearance of the Site at a local level, due to removal of built form and vegetation and the creation of additional built development; in turn altering the appearance of a small part of the settlement context. However, the Site is currently developed and development would enable removal of poorer quality buildings / structures. Effects are limited to a very small part of neighbourhood in an area already subject to a large number of urbanising influences.	Medium	Low	Medium-Low	Local / Site level/ Long term/ Permanent	Medium to large	Construction	Minor adverse
							Operation	Minor to Moderate adverse
Spinningfields MN	There are not anticipated to be any direct changes to the Spinningfields MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Chapel Wharf SCCA	There are not anticipated to be any direct changes to the Chapel Wharf SCCA as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
CBD MN	There are not anticipated to be any direct changes to the CBD MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse

7.7

ASSESSMENT OF
TOWNSCAPE EFFECTS

Table 7.7.1 - Impact on Townscape Character Areas								
Character area / feature / designation	Description / rationale for judgement	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
					Size/ scale, extent, duration	Overall magnitude		
Regional Townscape Character Areas								
Civic Quarter MN	There are not anticipated to be any direct changes to the Civic Quarter MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Petersfield MN	There are not anticipated to be any direct changes to the Petersfield MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
St Johns MN	There are not anticipated to be any direct changes to the St Johns MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Castlefield MN	There are not anticipated to be any direct changes to the Castlefield MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
New Bailey West SCCA	There are not anticipated to be any direct changes to the New Bailey West SCCA as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
New Bailey SCCA	There are not anticipated to be any direct changes to the New Bailey SCCA as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse

7.7

ASSESSMENT OF
TOWNSCAPE EFFECTS

Table 7.7.1 - Impact on Townscape Character Areas								
Character area / feature / designation	Description / rationale for judgement	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
					Size/ scale, extent, duration	Overall magnitude		
Regional Townscape Character Areas								
Chapel Street & Islington SCCA	There are not anticipated to be any direct changes to the Chapel Street & Islington SCCA as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Middlewood, Adelphi SCCA	There are not anticipated to be any direct changes to the Middlewood, Adelphi SCCA as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Crescent SCCA	There are not anticipated to be any direct changes to the Crescent SCCA as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Meadow SCCA	There are not anticipated to be any direct changes to the Meadow SCCA as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Greengate SCCA	There are not anticipated to be any direct changes to the Greengate MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Medieval Quarter MN	There are not anticipated to be any direct changes to the Medieval Quarter MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse

7.7 ASSESSMENT OF TOWNSCAPE EFFECTS

Table 7.7.1 - Impact on Townscape Character Areas								
Character area / feature / designation	Description / rationale for judgement	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
					Size/ scale, extent, duration	Overall magnitude		
Regional Townscape Character Areas								
Great Jackson Street MN	There are not anticipated to be any direct changes to the Great Jackson Street MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Wilburn Basin SCCA	There are not anticipated to be any direct changes to the Wilburn Basin SCCA as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Water Street MN	There are not anticipated to be any direct changes to the Water Street MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Former Boddington’s Brewery MN	There are not anticipated to be any direct changes to the Former Boddington’s Brewery MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
Green Quarter MN	There are not anticipated to be any direct changes to the Green Quarter MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse
NOMA MN	There are not anticipated to be any direct changes to the NOMA MN as a result of the development of the Site.	Medium	Low	Medium-Low	Local / Long term/ Permanent	Negligible	Construction	Negligible adverse
							Operation	Negligible adverse

7.7

ASSESSMENT OF
TOWNSCAPE EFFECTS

Table 7.7.2 - Impact on Townscape Character and Features								
Character area / feature / designation	Description / rationale for judgement	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
					Size/ scale, extent, duration	Overall magnitude		
Townscape Character and Features								
Existing Land Use	Change from commercial buildings, hardstanding and mature vegetation to high density commercial and residential development including new built form and recreational open space land uses, similar to nearby settlement land uses to the north and south west.	Low	Medium	Medium-Low	Site level / Long term / Permanent	Small	Construction	Negligible
							Operation	Minor beneficial
Topography	The development proposals will result in a series of minor topographic change to selected areas of the Site, however, the overall profile will largely remain.	Low	Low	Low	Site level / Long term / Permanent	Small	Construction	Negligible
							Operation	Minor beneficial
Vegetation	Removal of existing trees and vegetation to enable development. Mature trees, adjacent to Site boundaries would be protected during construction and retained. New tree, shrub and other planting proposed throughout the built area and open spaces, supplementing and complementing the existing tree resource and creating a new structure of vegetation to open and built elements.	Medium	Medium	Medium	Site level / Long term / Permanent	Small	Construction	Negligible
							Operation	Minor beneficial
Open Space	In terms of open space, the Site is currently largely not accessible to the public apart from the surface car park and entrance public realm to the west. The proposed green infrastructure, open space and public realm meets and exceeds the open space policy requirement to serve the proposed scheme. Therefore the effects on open space are anticipated to be moderate beneficial in the long term.	Medium	Medium	Medium	Site level / Long term / Permanent	Medium	Construction	Negligible
							Operation	Moderate beneficial
Night Time Character	As typical of commercial office developments, the built form and parking areas within the Site are currently lit during periods of the evening and the Site is also influenced by the lit built form surrounding the Site particularly at street level along Bridge Street and St Mary’s Parsonage and the built form within Spinningfields and lining New Bailey Street beyond. The proposed scheme will introduce an additional quantum of lighting in to the Site, commensurate with the scale of the development.	Low	Low	Low	Site level / Local / Long term / Permanent	Small	Construction	Negligible
							Operation	Minor adverse

7.7 ASSESSMENT OF TOWNSCAPE EFFECTS

Table 7.7.2 - Impact on Townscape Character and Features								
Character area / feature / designation	Description / rationale for judgement	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
					Size/ scale, extent, duration	Overall magnitude		
Townscape Character and Features								
Building Heights	Building height within the Site currently range from the ~60m to ~5m. The existing buildings will be demolished and replaced with the new buildings with element heights that range from 113.49m AOD of Building B in the north of the Site, stepping down from the 177.56m AOD of Building A in the Site’s south-west corner, adjacent to the tower of the Affinity Living Complex and the Manchester Civil Justice Centre on Bridge Street. Effects are extenuated by the Site’s proximity to the city centre, the adjacent building heights to the south and west and through the design quality of the proposed built form and public realm. Building heights within the wider Study Area will remain unchanged.	Low	Low	Low	Site level / Long term / Permanent	Large	Construction	Negligible
							Operation	Minor to Moderate beneficial
Urban Grain	The existing office buildings will be demolished and will be replaced with the emerging built form of the proposed development continuing the existing urban grain’s relationship with the surrounding area and introduces improved connectivity to the area surrounding the Site. The urban grain within the wider Study Area will remain unchanged.	Medium	Low	Medium-Low	Site level / Long term / Permanent	Small	Construction	Negligible
							Operation	Negligible

7.8

ASSESSMENT OF
VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
1	Adjacent to Clermont-Ferrand Square	There are open and partial views to the proposed scheme for a number of receptors within and in close proximity to Clermont-Ferrand Square, in close proximity to the Site. The character and amenity of the view is formed by the linear River Irwell in the foreground, and the built form lining the river beyond. Vertical elements of Spinningfields form portions of the existing more distant visual horizon beyond the development to the right of the view. The built form of the proposed scheme will truncate views to these elements. Views of the proposed scheme are seen in the context of the existing built form lining the river and in the wider, surrounding townscape. The magnitude of change is considered to be small (there is considered to be a medium magnitude of change to the view as a result of the massing of the additional built form within the view, this is considered to be mitigated through the design quality and materiality of the building elevations and the improved design response of the Proposed Scheme to the river frontage).	Residents of dwellings	Medium	High	High-Medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor adverse
			Users of public open space	Medium	High	High-Medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor adverse
2	St Mary's Parsonage	There are open and partial views to the proposed scheme for a number of employees at their place of work and users of St Mary's Parsonage, in close proximity to the Site. The character and amenity of the view is formed by the built form lining St Mary's Parsonage and Tower 12 within Spinningfields at the head of the junction of St Mary's Parsonage and Bridge Street. Views out are limited from this location due to the density of the surrounding urban grain, however, further elements within Spinningfields form a part of the distant skyline. The proposed scheme will bring built form forward within the Site in views from this location and will largely truncate views across Spinningfields. Views of the proposed scheme are seen in the context of the existing built form of St Mary's Parsonage and more distant elements within Spinningfields beyond the Site.	Road users	Medium	Low	Medium-Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium-Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
3	Bridge Street	There are open and partial views to the proposed scheme for a number of receptors in dwellings, employees at their place of work and users of Bridge Street and Motor Square, in close proximity to the Site. The character and amenity of the view is formed by the built form of the listed Freemasons Hall lining Bridge Street and the built form of the Affinity Living Riverview complex and the emerging built form within New Bailey, Salford which form elements of the skyline beyond the Site. The proposed scheme will bring built form forward within the Site in views from this location and will truncate views to the more distant elements of the skyline locally. Views of the proposed scheme are seen in the context of the existing built form lining Bridge Street, St Mary’s Parsonage and the vertical elements within New Bailey beyond the Site. The magnitude of change is considered to be small (there is considered to be a medium magnitude of change to the view as a result of the massing of the additional built form within the view, this is considered to be mitigated through the design quality of the new built form, the improvements to the streetscape along St Mary’s Parsonage and the improved design response of the Proposed Scheme to St Mary’s Parsonage and Motor Square).	Residents of dwellings	Medium	High	High-Medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor adverse
			Road users	Medium	Low	Medium-Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium-Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Users of public open space	Medium	High	High-Medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor adverse
4	Dolefield / Wood Street	There are open, partial and obtuse views to the proposed scheme for a number of receptors using Dolefield / Wood Street and employees at their place of work. The character and amenity of the view is formed by the built form lining Dolefield and the proposed scheme at the head of the junction of Dolefield and Bridge Street. Views out are limited from this location due to the density of the urban grain. As a result of the proposed scheme, views out from this location will continue to be limited and are seen in the context of the existing built form lining Dolefield.	Road users	Low	Low	Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Low	Low	Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Negligible

7.8

ASSESSMENT OF
VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
5	Gartside Street	There are open, partial and obtuse views to the proposed scheme for a number of receptors using Gartside Street and employees at their place of work. The character and amenity of this view is formed by the built form lining Gartside Street, built form and existing trees within the proposed scheme and built form within Affinity Living Riverview complex beyond the Site. The proposed scheme will bring built form forward in the view which is seen in the context of the existing built form of Gartside Street and the Affinity Living Riverview complex.	Road users	Low	Low	Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Low	Low	Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
6	Left Bank	There are open, partial and obtuse views to the development for a number of receptors in dwellings, users of Left Bank and employees at their place of work. The character and amenity of this view is formed by the built form lining Left Bank, built form and existing trees within the proposed scheme and built form within the committed Alberton Bruntwood Development beyond the Site. The proposed scheme will bring built form forward within the view and truncate views to the north east to the committed Alberton Bruntwood development beyond the Site. Views of the proposed scheme are seen in the context of the existing built form of Left Bank. The magnitude of change is considered to be small (there is considered to be a small magnitude of change to the view as a result of views being limited to obtuse views, the design quality of the new built form, the improvements to the streetscape and due to views currently being influenced by the built form within and surrounding the Site).	Residents of dwellings	Medium	High	High-Medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor Adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
7	Albert Bridge / New Bailey Street	There are open and partial views to the proposed scheme for a number of receptors in dwellings, employees at their place of work and users of Albert Bridge / New Bailey Street, in close proximity to the Site. The character and amenity of the view is formed by Albert Bridge, the mature vegetation and built form lining the River Irwell. Vertical elements of Spinningfields and the city centre form portions of the more distant visual horizon beyond the development to the left and right of the view. The proposed scheme will truncate a central portion of this view towards the city centre. Views of the proposed scheme are seen in the context of the existing built form adjacent to the Site and in the wider, surrounding townscape beyond. The magnitude of change is considered to be small (there is considered to be a medium magnitude of change to the view as a result of the massing of the additional built form within the view, this is considered to be mitigated through the design quality and materiality of the building elevations and the improved design response of the Proposed Scheme to the river frontage).	Residents of dwellings	Medium	High	High - Medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
8	New Bailey Street	Views of the proposed scheme are truncated from this location due to the intervening built form.	Residents of dwellings	Medium	High	High - Medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
9	Quay Street	There are partial views to limited portions of the proposed scheme for a number of receptors at their place of work and users of Quay Street. The character and amenity of the view is formed by the built form and surface car parking lining Quay Street, vertical elements within the Affinity Living Riverview complex and emerging built form within New Bailey to the south. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form a portion of the skyline at the termination of Quay Street. Views of the proposed scheme are seen in the context of the existing built form in the vicinity.	Road users	Low	Low	Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Low	Low	Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
10	Blackfriars Road / Chapel Street / Church of the Sacred Trinity	Views of the proposed scheme are truncated from this location due to the intervening built form.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
11	Black Friar's Bridge	There are open, partial and obtuse views to the proposed scheme for a number of receptors in dwellings, users of Black Friar's Bridge and employees at their place of work. The character and amenity of this view is formed by the view over the River Irwell within the central portion of the view and the built form lining the river. The proposed scheme will bring built form forward and will truncate a portion of the view towards Spinningfields from this location. Views to the proposed scheme are seen in the context of the existing built form lining the river.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
12	St. Mary's Parsonage / Blackfriars Street	There are open and partial views to the proposed scheme for a number of receptors in dwellings, employees at their place of work and users of St. Mary's Parsonage / Blackfriars Street. The character and amenity of the view is formed by the built form lining St Mary's Parsonage. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form a portion of the skyline at the point where St Mary's Parsonage turns to the south towards Bridge Street. Views of the proposed scheme are seen in the context of the existing built form lining St Mary's Parsonage. The magnitude of change is considered to be small (there is considered to be a small magnitude of change to the view as a result of views being limited to obtuse views, the design quality of the new built form and due to views currently being influenced by the built form within and adjacent to the Site).	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor Adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
13	St. Mary's Parsonage	There are open and partial views to the proposed scheme for a number employees at their place of work, users of St. Mary's Parsonage and Parsonage Gardens, in close proximity to the Site. The character and amenity of the view is formed by the built form lining St Mary's Parsonage including the listed National Buildings and Arkwright House and mature vegetation within Parsonage Gardens. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form a portion of the skyline at the point where St Mary's Parsonage turns to the south towards Bridge Street. Views of the proposed scheme are seen in the context of the existing built form lining St Mary's Parsonage. The magnitude of change is considered to be small (there is considered to be a small magnitude of change to the view as a result of views being limited to a small portion of the open space near the northern boundary, the design quality of the new built form and due to views currently being influenced by the built form within and adjacent to the Site).	Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Users of public open space	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor Adverse

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
14	King Street West	There are open and partial views to the proposed scheme for a number of receptors in dwellings, employees at their place of work and users of King Street West, in close proximity to the Site. The character and amenity of the view is formed by the built form lining King Street West including the listed 31 and 33, King Street West. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will bring built form forward in the view at the termination of King Street West from this location. Views of the proposed scheme are seen in the context of the existing built form lining King Street West. The magnitude of change is considered to be small (there is considered to be a small magnitude of change to the view as a result of views being limited to obtuse views, the design quality of the new built form, the improvements to the streetscape and due to views currently being influenced by the built form within and surrounding the Site).	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Minor adverse
									Operation	Minor adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Adverse
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Adverse
15	John Dalton Street	There are open and partial views to the proposed scheme for a number of employees at their place of work and users of John Dalton Street, in close proximity to the Site. The character and amenity of the view is formed by the road junction of John Dalton Street, Deansgate and Bridge Street and their associated built form. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form a portion of the skyline above the built form on Bridge Street. Views of the proposed scheme are seen in the context of the existing built form.	Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
16	King Street	There are open partial views to the development for a number of receptors in dwellings, employees at their place of work and users of King Street. The character and amenity of the view is formed by the built form lining King Street including the listed Warehouse Shop and 19 King Street. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form new vertical element on the skyline at the termination of King Street West, replacing the existing built form. Views of the proposed scheme are seen in the context of the existing built form lining King Street and will truncate views of the Affinity Living Riverview complex to the north west of the Site.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Minor Adverse
									Operation	Minor Adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
17	Princess Street / Albert Square	There are partial views to the upper portion of the proposed scheme for a number of employees at their place of work and users of Princess Street / Albert Square. The character and amenity of the view is formed by the built form lining Princess Street including the listed Northern Assurance Building. The proposed scheme will form a new vertical element on the skyline from this location. Views of the proposed scheme are seen in the context of the existing built form lining Princess Street.	Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
18	Great Northern Square	There are partial views to the upper portion of the proposed scheme for a number of residents, employees at their place of work and users of Great Northern Square. The character and amenity of the view is formed by the built form lining Deansgate and Peter Street. The proposed scheme will form a small portion of the skyline from this location. Views of the proposed scheme are seen in the context of the existing built form within Spinningfields and lining Deansgate and Peter Street.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Users of open space	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
19	Junction of Quay Street and Byrom Street	There are partial views to the upper portion of the proposed scheme for a number of employees at their place of work and users of Quay Street and Byrom Street. The character and amenity of the view is formed by the built form lining Quay Street and within Spinningfields. The proposed scheme will form a small portion of the skyline from this location. Views of the proposed scheme are seen in the context of the existing built form within Spinningfields and lining Quay Street.	Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
20	Gartside Street	There are open, partial and obtuse views to the proposed scheme for a number of receptors using Gartside Street and employees at their place of work. The character and amenity of the view is formed by the built form lining Gartside Street and the proposed scheme at the head of the junction of Gartside Street and Bridge Street. Views out are limited from this location due to the density of the urban grain. The proposed scheme will form a portion of the skyline at the termination of Gartside Street, seen in the context of the existing built form lining Gartside Street.	Road users	Low	Low	Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Low	Low	Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
21	Lower Byrom Street	There are partial views to the upper portion of the proposed scheme for a number of residents of dwellings, employees at their place of work and users of Lower Byrom Street. The character and amenity of the view is formed by the built form lining Lower Byrom Street and within Spinningfields. The proposed scheme will form a small portion of the skyline from this location. Views of the proposed scheme are seen in the context of the existing built form within Spinningfields and lining Lower Byrom Street.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
22	Junction of New Quay Street and Water Street	There are partial views to the proposed scheme for a number of employees at their place of work and users of New Quay Street. The character and amenity of the view is formed by the built form lining New Quay Street, Water Street and within Spinningfields. The proposed scheme will form terminate the view along New Quay Street from this location. Views of the proposed scheme are seen in the context of the existing built form within Spinningfields and lining New Quay Street.	Road users	Low	Low	Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Low	Low	Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
23	Irwell Street Bridge	There are partial views to the proposed scheme for a number of residents, employees at their place of work and users of Irwell Street Bridge. The character and amenity of the view is formed by the Irwell Street Bridge, and built form lining the river. Views of the proposed scheme will form a portion of the skyline, continuing the built form lining the river and are seen in this context of the existing built form.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
24	Junction of Liverpool Road and Old Medlock Street	There are partial views to the upper portion of the proposed scheme for a number of residents, employees at their place of work and users of Liverpool Road. The character and amenity of the view is formed by the built form lining Liverpool Road including parts of the listed Former Liverpool Road Railway Station. The proposed scheme will form a small portion of the skyline from this location. Views of the proposed scheme are seen in the context of the existing built form within Spinningfields and lining Liverpool Road.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
25	Trinity Way near Frederick Street	There are partial views to the upper portion of the proposed scheme for a number of residents, and users of Trinity Way. The character and amenity of the view is formed by the built form and mature trees lining Trinity Way and the vertical elements of the built form beyond. The proposed scheme will form a portion of the skyline from this location. Views of the proposed scheme are seen in the context of the existing built form within the Affinity Living Riverview complex and wider townscape context.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
26	Black Friar's Road	There are partial views to the upper portion of the proposed scheme for a number of residents, employees at their place of work and users of Black Friar's Road. The character and amenity of the view is formed by the built form lining Black Friar's Road including parts of the listed Manchester Tennis and Racquet Club. The proposed scheme will form a new vertical element on the skyline from this location. Views of the proposed scheme are seen in the context of the existing built form within Chapel Wharf and lining Black Friar's Road.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible

7.8

ASSESSMENT OF
VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
27	Pedestrian footway north of Victoria Bridge	There are partial and obtuse views to the upper portions of the proposed scheme for a number of receptors in dwellings, users of the pedestrian footway and employees at their place of work. The character and amenity of this view is formed by the views along the River Irwell, the built form lining the river and within the city centre. The proposed scheme will form a portion of the skyline in views along the river. Views to the proposed scheme are seen in the context of the existing built form lining the river and within the wider surrounding townscape.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
28	Junction of Spring Gardens and King Street	There are partial views to the upper portions of the proposed scheme for a number of receptors in dwellings, employees at their place of work and users of King Street. The character and amenity of the view is formed by the built form lining King Street including the listed Midland Bank Building. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form a portion of the skyline at the termination of King Street West. Views of the proposed scheme are seen in the context of the existing built form lining King Street West and the Affinity Living Riverview complex to the north west of the Site.	Residents of dwellings			High	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Adverse
			Road users			Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
29	Peter Street / St. Peter's Square	Views of the proposed scheme are largely truncated from this location due to the intervening built form. A partial glimpsed view of the proposed development is seen below the existing canopy. View are seen in the context of the existing built form lining Peter Street and St. Peter's Square.	Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
30	Junction of Chapel Street and Great George's Street	Views of the proposed scheme are truncated from this location due to the intervening built form.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
31	Victoria Street	There are partial views to the upper portions of the proposed scheme for a number of receptors in dwellings, road users and employees at their place of work. The character and amenity of this view is formed by the built form lining the river and within the city centre. The proposed scheme will form a portion of the skyline in views along the river. Views to the proposed scheme are seen in the context of the existing built form lining the river and within the wider surrounding townscape.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
32	St. Ann's Square	There are partial glimpsed views to the upper portions of the proposed scheme for a number of receptors in dwellings, road users and employees at their place of work. The character and amenity of this view is formed by the built form and mature trees lining St. Ann's Street and St. Ann's Square. The proposed scheme will form a glimpsed portion of the skyline in views across the existing built form. Views to the proposed scheme are seen in the context of the existing built form lining the St. Ann's Street, St. Ann's Square and within the wider surrounding townscape.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
33	Junction of Liverpool Road and Lower Byrom Street	There are partial views to the upper portions of the proposed scheme for a number of receptors in dwellings, road users and employees at their place of work. The character and amenity of this view is formed by the built form lining Lower Byrom Street and within Spinningfields. The proposed scheme will form a portion of the skyline in views across the existing built form within Spinningfields. Views to the proposed scheme are seen in the context of the existing built form lining the Lower Byrom Street and within the wider surrounding townscape.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
34	Junction of Deansgate and Brazennose Street	Views of the proposed scheme are truncated from this location due to the intervening built form.	Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
35	Junction of King Street and Deansgate	There are open and partial views to the proposed scheme for a number of receptors in dwellings, employees at their place of work and users of King Street. The character and amenity of the view is formed by the built form lining King Street West and Deansgate including the listed Kendals Building. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form a portion of the skyline at the termination of King Street West. Views of the proposed scheme are seen in the context of the existing built form lining King Street West and the Affinity Living Riverview complex to the north west of the Site.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
36	Junction of King Street and Cross Street	There are partial views to the proposed scheme for a number of receptors in dwellings, employees at their place of work and users of King Street. The character and amenity of the view is formed by the built form lining King Street and Cross Street including the listed Eagle House. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form a portion of the skyline at the termination of King Street West. Views of the proposed scheme are seen in the context of the existing built form lining King Street, Cross Street and the Affinity Living Riverview complex to the north west of the Site.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
37	Junction of King Street and Cheapside	There are partial views to the upper portions of the proposed scheme for a number of receptors in dwellings, employees at their place of work and users of King Street. The character and amenity of the view is formed by the built form lining King Street including the listed Lloyds Bank building. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form a portion of the skyline at the termination of King Street West. Views of the proposed scheme are seen in the context of the existing built form lining King Street and the Affinity Living Riverview complex to the north west of the Site.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
38	Junction of King Street and Brown Street	There are partial views to the upper portions of the proposed scheme for a number of receptors in dwellings, employees at their place of work and users of King Street. The character and amenity of the view is formed by the built form lining King Street including the listed Atlas Chambers building. Views out are limited from this location due to the density of the surrounding urban grain. The proposed scheme will form a portion of the skyline at the termination of King Street West. Views of the proposed scheme are seen in the context of the existing built form lining King Street and the Affinity Living Riverview complex to the north west of the Site.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Minor Adverse
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
									Operation	Negligible

7.8 ASSESSMENT OF VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
39	Junction of New Bailey Street and Chapel Street	There are partial views to the upper portions of the proposed scheme for a number of receptors in dwellings, road users and employees at their place of work. The character and amenity of this view is formed by the built form lining New Bailey Street and Chapel Street and within Spinningfields. The proposed scheme will form a portion of the skyline in views across Spinningfields. Views to the proposed scheme are seen in the context of the existing built form lining the Lower Byrom Street and within the wider surrounding townscape.	Residents of dwellings	Low	High	Medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Low	Low	Low - Negligible	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Low	Low	Low - Negligible	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
40	Adelphi Street near Adelphi Wharf	There are partial views to the upper portions of the proposed scheme for a number of receptors in dwellings, road users and employees at their place of work. The character and amenity of this view is formed by the surface level car parking, the built form in the surrounding townscape and within the city centre beyond. The proposed scheme will form a small portion of the skyline in views across city centre. Views to the proposed scheme are seen in the context of the existing Affinity Living Riverview complex and the built form within the surrounding townscape.	Residents of dwellings	Medium	High	High - medium	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Negligible	Construction	Negligible
									Operation	Negligible

7.8

ASSESSMENT OF
VISUAL EFFECTS

Table 7.8.1 - Assessment of Visual Receptors										
Viewpoint	Location	Description of visual effect	Receptors	Value	Susceptibility	Sensitivity of receptor to change	Magnitude of change		Overall significance of effect	
							Size/ scale, extent, duration	Overall magnitude		
41	St. Mary's Parsonage	There are open and partial views to the proposed scheme for a number of employees at their place of work and users of St. Mary's Parsonage, in close proximity to the Site. The character and amenity of the view is formed by the built form lining St Mary's Parsonage including the listed St. Mary's Parsonage building and Tower 12 within Spinningfields at the head of the junction of St Mary's Parsonage and Bridge Street. Views out are limited from this location due to the density of the surrounding urban grain. Views of the proposed scheme are seen in the context of the existing built form of St Mary's Parsonage and more distant elements within Spinningfields beyond the Site.	Road users	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Construction	Negligible
			Employees at their place of work	Medium	Low	Medium - Low	Local / Long term/ Permanent	Small	Operation	Negligible
									Construction	Negligible
									Operation	Negligible

7.9 COMMITTED DEVELOPMENTS

The following application for development have been recently approved in close proximity to the Site:

- 1. 129251/FO/2021 (MCC) Kendals & Fraser
- 2. 131314/FO/2021 (MCC) Speakers House, 39 Deansgate
- 3. 20/75571/FUL (SCC) Plot B7, Salford Central
- 4. 130446/FO/2021 (MCC) Treehouse Hotel
- 5. 132088/FO/2021 (MCC) Ramada, Renaissance Hotel
- 6. 21/77363/FUL (SCC) Audacious Church Extension
- 7. 19/74205/FULEIA (SCC) Waterloo Place/One Heritage Tower
- 8. 118568/FO/2017 (MCC) Great Northern Warehouse Redevelopment
- 9. 126648/FO/2020 (MCC) Union T2, St Johns
- 10. 14/65793/OUT (SCC) Middlewood Locks Plot N
- 11. 125804/FO/2019 (MCC) 325-327 Deansgate
- 12. 115107/FO/2017 (MCC) Trinity Islands, Land Bounded by the River Irwell to the North and West, Water Street to the east and the A6402 & A57 to the South
- 13. 113617/FO/2016 (SCC) Slate Wharf
- 14. 134287/FO/2022 (MCC) Alberton House
- 15. 21/78277/FUL (SCC) Ralli Quays
- 16. 132199/FO/2021 (MCC) Plot F, Great Jackson Street
- 17. 19/73607/FUL (SCC) Park View, 275 – 283 Chapel Street

The locations of each approved project is illustrated in Figure 7.9.1. Table 7.91 below, provides an assessment of each approved project in combination with the Proposed Scheme.

7.9 COMMITTED DEVELOPMENTS

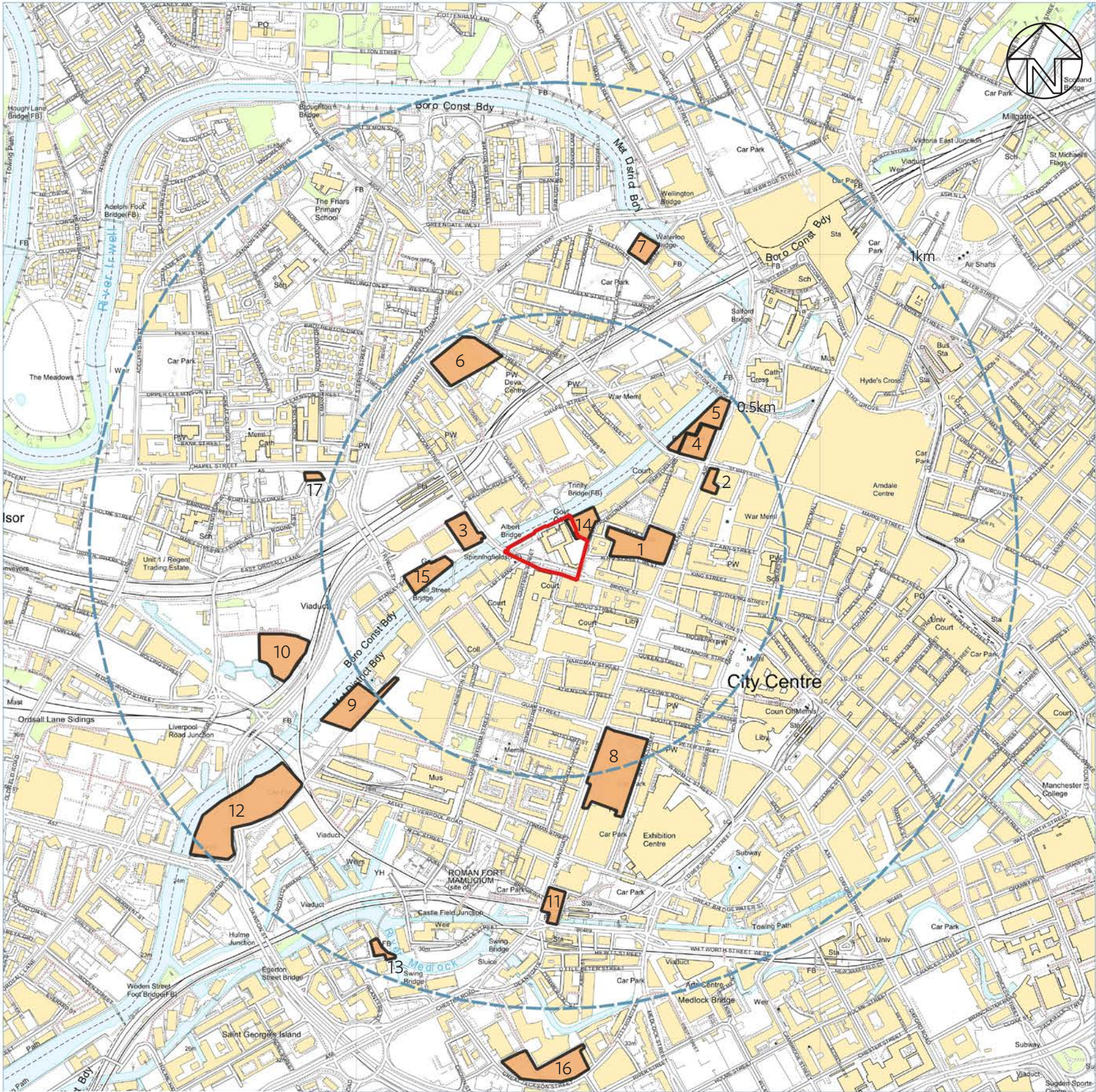


Figure 7.9.1 - Committed Developments

7.9 COMMITTED DEVELOPMENTS

Table 7.9.1 - Townscape and Visual In-Combination Assessment			
Approved Project Ref	Identified Common Receptor (s)	In-combination Assessment Text	Is the In-combination Effect identified Significant (Yes/No)
1	Yes	There is anticipated to be a degree of intervisibility between elements of the Approved Project and the Site. Similarly, there are anticipated to be locations where the Site is visible in the same view with this development. The cumulative effects of the developments in-combination are anticipated to be direct, permanent, long-term and are considered to be negligible to minor adverse on a small number of receptors.	No
2	No	There are not anticipated to be any common receptors.	No
3	Yes	There is anticipated to be a degree of intervisibility between elements of the Approved Project and the Site. Similarly, there are anticipated to be locations where the Site is visible in the same view with this development. The cumulative effects of the developments in-combination are anticipated to be direct, permanent, long-term and are considered to be minor adverse on a small number of receptors.	No
4	Yes	There is anticipated to be a degree of intervisibility between elements of the Approved Project and the Site. Similarly, there are anticipated to be locations where the Site is visible in the same view with this development. The cumulative effects of the developments in-combination are anticipated to be direct, permanent, long-term and are considered to be minor adverse.	No
5	Yes	There is anticipated to be a degree of intervisibility between elements of the Approved Project and the Site. Similarly, there are anticipated to be locations where the Site is visible in the same view with this development. The cumulative effects of the developments in-combination are anticipated to be direct, permanent, long-term and are considered to be negligible to minor adverse on a small number of receptors.	No
6	Yes	There is anticipated to be a degree of intervisibility between elements of the Approved Project and the Site. Similarly, there are anticipated to be locations where the Site is visible in the same view with this development. The cumulative effects of the developments in-combination are anticipated to be direct, permanent, long-term and are considered to be minor adverse on a small number of receptors.	No
7	No	There are not anticipated to be any common receptors.	No
8	No	There are not anticipated to be any common receptors.	No
9	No	There are not anticipated to be any common receptors.	No
10	No	There are not anticipated to be any common receptors.	No
11	No	There are not anticipated to be any common receptors.	No
12	No	There are not anticipated to be any common receptors.	No

7.9 COMMITTED DEVELOPMENTS

Table 7.9.1 - Townscape and Visual In-Combination Assessment			
Approved Project Ref	Identified Common Receptor (s)	In-combination Assessment Text	Is the In-combination Effect identified Significant (Yes/No)
13	No	There are not anticipated to be any common receptors.	No
14	Yes	The Approved Project is located immediately adjacent to the north east of the Site. There is anticipated to be intervisibility between elements of the Approved Project and the Site. Similarly, there are anticipated to be a number locations where the Site is visible in the same view with this development. The cumulative effects of the developments in-combination are anticipated to be direct, permanent, long-term and are considered to be Moderate adverse .	No
15	No	There are not anticipated to be any common receptors.	No
16	No	There are not anticipated to be any common receptors.	No
17	No	There are not anticipated to be any common receptors.	No
All Approved Projects	Yes	Cumulatively it is assumed that the above schemes will seek to retain a large percentage of any existing vegetation structure and townscape features within and on the boundaries of each Site. However, it is anticipated that any loss of trees and vegetation due to construction will be fully mitigated with the implementation of new tree and shrub planting throughout the Sites. Mitigation proposed as part of each development is anticipated to maintain key elements of the townscape character at the Site level. There is considered to be a degree of intervisibility between and locations where the Site is visible in the same view with Approved Projects 1, 3, 4, 5 and 14. The cumulative effects of the developments in-combination are anticipated to be direct, permanent, long-term and are considered to range from negligible and minor to moderate adverse.	No

7.10 POLICY COMPLIANCE

The detailed proposals have evolved in consideration of the NPPF, Manchester City Council local planning policies, local design guidance and in consultation with the local authority.

There are no national or local townscape, landscape, ecological or heritage designations within the Site. There are, however, a number of heritage designations in the contextual townscape beyond, including Conservation Areas and Listed Buildings. The relationship of the proposed scheme to each of these assets has been carefully considered through the iterative design process. Compliance on policy relative to heritage matters is set out in the Built Heritage Statement.

The landscape masterplan and development plans have been prepared in consideration of Policy SP 1, Policy CC6, Policy CC 9 and Policy EN 3 through the quality of design and materiality of the building elevations, inclusion of areas of quality public realm, new pedestrian routes through the Site and the consideration of the surrounding heritage assets.

In terms of Policy EN 2, a detailed analysis of the existing townscape has been carried out and the design rationale is explained in the suite of documents accompanying the application. The proposed development meets the requirements of this policy through the proposals for a high quality, landmark development. The siting of the taller built elements within the Site, which step down from west to east, has been developed in relation to the surrounding built context to the west and the heritage assets to the south. The siting of the vertical elements within the Site also creates the opportunity to form a cluster of tall buildings at this location, in association with the neighbouring Manchester Civil Justice Centre and the Affinity Living Riverside complex to the north, forming a key gateway and nodal point to the city centre from the north along Bridge Street. This TVIA has been prepared in accordance with recognised methodologies (namely GLVIA 3) and has analysed the character and amenity of the views relative to the range of visual receptors experiencing the particular representative view. The assessment has set out both positive and negative effects. In accordance with the methodology employed, negative effects occur principally as a result of the introduction of new, taller elements which are an existing characteristic of the Site, and are present locally within the Manchester Civil Justice Centre and the Affinity Living Riverside complex to the west and north and the wider townscape of the city centre. These negative effects are moderated through the architectural quality of the proposed the elevational treatments and the new public realm.

Policy EN 9 is considered through the inclusion of new street tree planting and the protection of the existing green infrastructure within the Site. At the national level the requirements of the National Planning Policy Framework (NPPF) Sections 12, Section 15 and Section 16 are considered through the positive inclusion of green infrastructure, public open space, new public realm and the retention of key townscape character features within the proposals.

Whilst the building elevations and landscape masterplan are set out in this document, the Design and Access Statement also sets out the further design elements for the development and landscape proposals for consideration.

7.11 CONCLUSIONS

This Townscape and Visual Impact Assessment (TVIA) has been prepared on the Third Edition of the Guidelines for Landscape and Visual Impact Assessment by the Landscape Institute and the Institute of Environmental Management and Assessment (Routledge, 2013). The assessment of the Site at Albert Bridge House, Manchester has been carried out to inform the townscape and landscape design response to the development proposals in consideration of townscape and visual issues, current planning policy and emerging guidance.

A portion of the south east corner of the Site extends in to the Deansgate Conservation Area. There are no further national or local townscape, landscape, ecological or heritage designations within the Site. There are a considerable number of heritage designations in the local townscape beyond the Site within the Study Area in close proximity to the Site. These include the grade II listed 31 and 33, King Street West and the St Mary's Parsonage within Parsonage Square Conservation Area to the immediate east of the Site, the Grade II Masonic Temple within Deansgate Conservation area to the south of the Site, the grade II Former Hydraulic Power Station in the grounds of City College and the grade II Albert Bridge to the south west of the Site.

The Site is bound by the River Irwell to the north west beyond the Site, Alberton House to the north east, 31 and 33, King Street West and Motor Square to the south east and Spinningfields to the south west.

The Site lies on a relatively flat plain on the immediate east bank of the River Irwell valley. Landform within the Site falls broadly from east to west across the Site towards the River Irwell. The Site consists of four office buildings each connected by covered ground level walkways. There are areas of hardstanding used for car parking to the south west and south east of the Site and a pedestrian walkway connecting to Trinity Bridge to the east of the Site. Scattered mature trees line Bridge Street to the south west, the bank of the River Irwell to the north west and the pedestrian walkway to the east.

Vegetation within the Site is limited to the northern boundary with the River Irwell and western boundary lining Bridge Street. A tree survey has been carried out and concludes that there are 10 category 'B' trees, 3 category 'C' trees, 2 category 'U' trees, 5 category 'B' groups and 1 category 'C' group within and in close proximity to the Site boundaries. Tree species include elder, Italian alder, cherry, lime, Norway maple, willow and laurel.

Currently, views of the Site are limited to portions of Clermont Ferrand Square, St Mary's Parsonage, Bridge Street, Dolefield / Wood Street, Left Bank, New

Bailey Street, King Street West and King Street (where there are a range of open and partial views); and to the local townscape to the north, east and west where partial and partial glimpsed views of the Site are experienced in the context of the existing urban setting of Manchester city centre.

The proposed development comprises residential and commercial development (up to 177.56m AOD in height), associated public realm, tree and shrub planting and roof terraces. The layout and design of the proposed development has been subject to iterative design process and has considered the physical Site constraints and opportunities; the townscape and visual sensitivities; the retention of the inherent local townscape characteristics; discussions with Manchester City Council officers; and to comply with local planning policy and guidance. Mitigation measures have been designed into the scheme and include the proposed areas of public realm, improved pedestrian links and communal courtyards within the Site, new tree planting to St Mary's Parsonage and Bridge Street and new boundary planting to the north of the Site. The arrangement of taller elements in the Site also presents an opportunity to form a cluster of towers at this location and the creation of a key gateway to the city centre.

The proposed development will see the expansion of built form within this city centre location. There will be a change in the character and amenity of the views from a number of visual receptors to the Site, where the development will either form a new element in the view or will bring built form forward in the view. It is considered that this will result in some Minor adverse effects, but on a limited number of receptors, largely in the immediate setting of the Site. The proposed development is not considered to significantly increase the existing visual envelope associated with this portion of the city.

As with any tall building development, a number of impacts will arise from the proposals. These range from Negligible adverse through to Minor to Moderate adverse on the contextual townscape receptors; Moderate beneficial to Minor to Moderate adverse on the Site townscape receptors; and negligible through to Minor adverse on a number of visual receptors as a result of the change in the character and amenity of the view (where the development will form a new element within the view within the existing urban character or bring built form forward in the view) and are not unusual for a development of this nature given the urban setting of the development.

In summary, it is considered that the Site has an existing relationship with the surrounding areas of Manchester and Salford which contain a number of existing and emerging vertical elements, and that on balance the proposed development

will, whilst wholly replacing portions of the townscape character at the Site level, sit within the existing townscape character at the regional and district level. Whilst as with any new tall building, some negative townscape and visual effects will arise from the proposed development as it emerges, the development of this land forms a logical addition to this portion of the city. Furthermore, the townscape and visual effects are limited to the Site and local level receptors only as identified in this assessment. The provision of areas public realm within the development will be of benefit to the existing local and new community. New tree planting will help to integrate the Site and provide visual amenity at the street level.

7.12 ASSESSMENT METHODOLOGY

Guidance and Publications

This assessment has been carried out in light of the latest relevant guidance as set out in 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013), and 'Landscape Character Assessment: Guidance for England and Scotland' published by the Countryside Agency and Scottish National Heritage (2002). These documents do not set out a prescriptive approach to how assessments or assessments should be undertaken, but rather identify key principles and good practice. Further guidance on townscape assessment is given at page 74 of GLVIA3 (2013).

The following guidelines and publications have also been considered when producing this assessment:

- 'Seeing the History in the View: A Method for Assessing Heritage Significance within Views' (English Heritage; 2011);
- 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)' (Historic England; 2017);
- 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (Landscape Institute; 2019);

The assessment comprises the following stages:

- A summary of the relevant aspects of extant and emergent Townscape planning policies;
- A definition the scope of the assessment, Site reconnaissance and desktop background research;
- A description of the existing conditions in respect of the townscape baseline (dealing with matters of current townscape character and existing townscape resources), and the visual baseline (dealing with matters relating to the visibility of the Site);
- Summary of key townscape and visual sensitivities relating to the Site and surrounding land;
- A description of the development proposed on the Site;
- An assessment of townscape effects; and

- An assessment of visual effects.

Baseline Assessment Methodology

The following specific desk-based tasks have been undertaken:

- A review of the planning policy relevant to the Site;
- A review of any existing townscape character assessments relating to the study area;
- A review of townscape designations from the Historic England database and local authority sources; and
- Identification of townscape character and key townscape elements.

The baseline description in this assessment comprises two separate elements:

- a. Townscape Baseline; and
- b. Visual Baseline.

In this assessment, a distinction has been drawn between the study area and the Site. The Site is the area proposed for development whilst the study area takes in the wider surrounds of the Site. The determination of the study area has been informed by desk top studies of maps and aerial photographs to assess how topography, vegetation and built form in the area surrounding the Site were likely to control views towards the Site.

This work was followed by Site visits to determine the potential visibility of the Site. The study area boundaries were then set to ensure that all relevant areas of potential visibility were assessed. In general terms, it is assumed that the extent of visibility of the Site (and ultimately of proposed scheme upon it) will not exceed a 2km radius.

The Townscape Baseline

The Townscape Baseline comprises two elements; the existing Townscape Character and the existing Townscape Resource. Townscape Character Assessment is the process of identifying variation and change in the townscape and using that information to assist in managing future townscape change (arising from development or other factors). Townscape Character

Assessments – at differing scales – have typically been prepared by, or on behalf of, national and local government or agencies, and provide a starting point for the consideration of townscape character. As a generality, the more detailed the existing Townscape Character Assessment, the more relevant it will be to the specific Site and/ or the development proposal. There are four main levels at which townscape character assessment has been, or may be carried out, as follows:

- a. National Level (the National Character Area Profiles prepared by Natural England);
- b. Regional Level (typically produced for Natural England or a regional grouping of local authorities);
- c. Local Authority Level (normally at a County, or District level, or for a number of Districts (or specific parts thereof)); and
- d. Local Level (typically of a settlement or a group of settlements within a local authority).

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In addition to referencing these published documents, a local level character assessment of the Site and its surrounding has been undertaken which describes, in summary, the following elements:

- a. Existing Land Use;
- b. Adjoining Land Uses;
- c. Topography;
- d. Vegetation;
- e. Water Features; and
- f. Public Rights of Way.

The following criteria have been used to categorise the townscape value of the Site and surrounding area. The category High is informed directly by reference to development plan documents; the other categories entail a judgement in respect of the attributes of the area / locality or may be informed by published townscape character assessments.

Table 7.12.1: Townscape Value			
Value	Typical Criteria	Typical Scale	Typical Example
High	High Importance (or Quality) and Rarity. Limited potential for substitution.	International, National, Regional, Local	World Heritage Site, National Park or AONB.
Medium	Medium Importance (or Quality) and Rarity. Limited potential for substitution.	Regional, Local	Conservation Area / value perhaps expressed through non-official publications or demonstrable use.
Low	Low Importance (or Quality) and Rarity.	Local	Areas identified as having few redeeming features and lots of scope for improvement.

The Visual Baseline

The extent of visibility of the Site, and of the proposed scheme, is determined by the buildings/development surrounding the Site, as well as by existing vegetation and topography. An initial assessment was made, using OS mapping and aerial photographs of potential locations from where the Site might be seen by visual receptors - defined as individuals or groups who have the potential to be affected by the proposal. Potential locations that are identified include residential and commercial properties, roads, PRoW, and areas of public open space/ recreational land.

A field visit was carried out during April to September 2022. The Site was viewed from the surrounding area from a range of locations, including those identified through the desk study and other locations that became apparent from the field assessment. In the assessment the potential visual receptors are identified on plan and described in tabular form, which categorizes the receptor by type (i.e. residential property etc.) and distance from the edge of the Site (using the terms set out in Table 7.12.2).

Table 7.12.2: Distance of Views	
Distance of Views	Definition
Adjoining	On the edge of the Site
Close	Less than 250m from the edge of the Site
Middle	From 250m to 500m from the edge of the Site
Long	500m or greater from the edge of the Site

From the field assessment, a number of viewpoints have been identified which are representative of visual receptors in proximity. The viewpoints selected essentially cover three types of views:

- Representative viewpoints: typical of a particular type of visual receptor, e.g. certain points along a PRoW;
- Specific Viewpoints: a key or promoted viewpoint within the townscape possibly related to local visitor attractions or associated with a designated townscape or a cultural townscape; and
- Illustrative Viewpoints: where a particular effect may only be available from certain locations.

Not all of these types of viewpoints will necessarily be present or need to be considered in all assessments. Generally, but not exclusively, the majority of viewpoints identified will be representative viewpoints. All of the viewpoints identified are public viewpoints. Whilst private locations, such as houses, were not visited during the field assessment, an assessment of the likely views from these properties and their visual context was made from nearby locations.

Viewpoint locations are shown in plan form and the views available from the selected viewpoints shown as photographs in the assessment.

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Assessment of Townscape and Visual Effects – General Approach

As defined in GLVIA3, townscape effects are those effects on the townscape as a resource in its own right, and visual effects are those effects on specific views and on the general amenity as experienced by people. The judgement made in respect of both townscape and visual effects is a combination of an assessment of the sensitivity of the receptor against the magnitude of the townscape or visual effect.

The judgement to be made in respect of sensitivity is a combination of the susceptibility of those receptors to the specific change occasioned by the proposed scheme (for both townscape and visual receptors) along with the value attached to that receptor (again for both townscape and visual receptors). Similarly, the judgement to be made in respect of the magnitude of townscape and / or visual effects is derived from a combination of the size or scale of the effect(s); the duration of the effect(s); and whether such effect(s) is / are reversible (or not). The assessment of townscape and visual effects give rise to separate considerations and these are set out in more detail below.

Assessment of Townscape Effects

In respect of the judgment to be made of the sensitivity of townscape receptors, the susceptibility to specific change for each townscape receptor is categorized as set out in the following table.

Table 7.12.3: Susceptibility of Townscape Receptors to Change			
Receptor	Susceptibility of Receptor to Change		
	High	Medium	Low
Townscape Character	A highly distinctive and coherent townscape character, with an absence of detracting or intrusive elements. Low or no capacity to accept change.	Distinctive character, with a general consistency, notwithstanding the presence of some detracting or intrusive elements. Some capacity to accept change.	Mixed character, where there is a lack of coherence and detracting or intrusive elements have become dominant or have eclipsed original character. Significant capacity to accept change.
Designated Areas	National designated townscape	Local townscape designations	Not designated
Townscape Features	Largely or completely intact, in good condition	Largely in moderate condition – may be in process of improvement	Undesignated but value perhaps expressed through non-official publications or demonstrable use.
Aesthetic / Perceptual Aspects	Recognised formally as a coherent area/ feature of aesthetic attraction	Some areas/ features of aesthetic attraction	Not noted for aesthetic qualities

considerations of scale, geographic extent, duration.

The value for each townscape receptor is taken from Table 7.12.1 above. The overall sensitivity of each receptor is then categorised on a High / Medium / Low / Negligible basis using the following matrix.

Table 7.12.4: Townscape Sensitivity				
		Townscape Receptor Susceptibility		
		High	Medium	Low
Townscape Value	High	High	High-Medium	Medium
	Medium	High-Medium	Medium	Medium-Low
	Low	Medium	Medium-Low	Low-Negligible

In respect of the magnitude of townscape effects, Table 7.12.6 sets out the judgements to be made, and the categories adopted in respect of the separate

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Table 7.12.5: Magnitude of Townscape Effects				
Type of Effect	Magnitude of Effects			
Size/Scale	Large	Medium	Small	Negligible
	Total loss of, or major alteration to key elements/ features/ characteristics of the Site and/ or the introduction of elements totally uncharacteristic to the receiving townscape	Partial loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements that would be evident, but not necessarily uncharacteristic to the receiving townscape	Limited loss of or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic with the receiving townscape.	Very minor or no loss or alteration to one or more key elements/ features/ characteristics of the Site and/ or introduction of elements characteristic within the surrounding townscape – approximating to a “no change” situation.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would be experienced over many townscape character types or area	Effects would extend over the major part of the townscape character type or area	Effects would be confined to the immediate setting of the Site	Effects would not extend beyond the Site
Duration	Long	Medium	Short	Construction Stage
	Over 15 years after completion of construction works	5-15 years after completion of construction works	0-5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)

The overall magnitude of townscape effects is then described on the basis of professional judgement on a Large / Medium / Small / Negligible. The separate assessments in respect of sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of townscape change – the likely significant townscape effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 7.12.6, showing the interrelationship between sensitivity of the townscape receptor and the magnitude of townscape effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

Table 7.12.6: Townscape Effects				
		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate
	Medium	Moderate to Major	Moderate	Minor
	Small	Minor to Moderate	Minor	Negligible to Minor
	Negligible	Negligible	Negligible	Negligible

- In Table 7.12.6 the terms used to describe overall townscape effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:
- Major: Would fundamentally change the existing townscape and would thus constitute a significant environmental effect.
 - Major to Moderate: Would substantially change the existing townscape and would thus constitute a significant environmental effect.
 - Moderate: Would bring about some change to the existing townscape but would not constitute a significant environmental effect.
 - Minor: Would entail only limited change to the existing townscape and would not constitute a significant environmental effect.
 - Negligible: Would entail negligible change to the existing townscape and would not constitute a significant environmental effect.

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Assessment of Visual Effects

In respect of the judgment to be made of the sensitivity of visual receptors, the susceptibility to specific change for each visual receptor is categorised as set out below.

Table 7.12.7: Susceptibility of Visual Receptors to Change		
Type of Visual Receptor	Susceptibility of Specific Change	Notes
Residential Property	High	Residential properties are considered the most sensitive of potential visual receptors and are thus accorded a High susceptibility. It is an established tenet that the planning system does not serve to protect private interests; the issue is not whether owners and occupiers of neighbouring properties would experience financial or other loss (including visual effect) from a particular development but whether such development would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest. Thus, in seeking to assess the visual effects of development account should be taken of the effects on residential property, but it is pertinent to note that purely private interests may carry less weight than public interests.
Commercial Property / Places of Employment	Low to Medium	Indoor workers are likely to have a Low susceptibility; outdoor workers (e.g. in agriculture) a Medium susceptibility.
Public Roads	Low to Medium	The degree of susceptibility will vary according to the nature of the road and its primary purpose for users. Motorways and trunk roads are taken to have a Low susceptibility; A class roads a Low to Medium susceptibility, and all other roads a medium susceptibility.
Public Rights of Way / Cycleways	High	The degree of susceptibility will vary according to the nature of the PRoW and its primary purpose for users. Bridleways and PRoW designated locally as specific routes are taken to have a High susceptibility.

Informal Paths	Medium to High	Informal paths have been taken to have a Medium to High susceptibility.
Public Open Space	High	Users of areas of POS are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Cultural Heritage Sites	High	Users of areas of cultural heritage sites are likely to be at leisure, and thus such areas are taken to have a High susceptibility.
Recreational Land	Medium	Users of recreational land are likely to be at leisure but are taken to be focussed primarily on the recreational activity, and thus such areas are taken to have a Medium susceptibility.

In respect of the magnitude of visual effects, Table 7.12.10 below sets out the judgements to be made, and the categories adopted in respect of the separate considerations of scale, geographic extent, duration, and reversibility.

The value of views is categorized as set out below:

Table 7.12.8: Criteria for Value of Views	
Magnitude	Criteria
High	A unique or identified view (e.g. shown as such on OS map or marked on a tourist map) or one noted in literature
Medium	A typical and/ or representative view from a particular receptor type
Low	Undistinguished or unprepossessing view

The sensitivity of visual receptors in views is based on the professional judgement combining the value and susceptibility to change on that visual receptor.

Table 7.12.9: Visual Sensitivity			
Value of Visual Receptor	Visual Receptor Susceptibility		
	High	Medium	Low
	High	High-Medium	Medium
	Medium	High-Medium	Medium
Low	High-Medium	Medium	Medium-Low
	Medium	Medium-Low	Low-Negligible

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Table 7.12.10: Criteria for Determination of Visual Effect				
Type of Effect	Magnitude of Effects			
Size/Scale	Large	Medium	Small	Negligible
	The proposals form a significant and immediately apparent part of the view that will change its overall character.	The proposals will form a visible and recognisable new element within the overall view and will be readily noticed by the observer.	The proposals constitute only a minor component of the wider view, which might be overlooked by the casual observer. Awareness of the proposals will not have a marked effect on the overall quality of the view.	Only a very small Part (or no part) of the proposal will be discernible and / or it will be at such a distance that it will be scarcely appreciated, and consequently it will have very little/ no effect on the view.
Geographic Extent	Extensive	Major	Localised	Restricted
	Effects would affect all the visual receptor/ and/ or would be seen at close distance.	Effects would extend over the major parts of the visual receptor and/ or would be seen at medium distance.	Effects would be confined to part/s of the visual receptor and/ or would be seen at long distance.	Effects would be confined to edges of/ glimpse views from the visual receptor and/ or would be seen at long distance.
Duration	Long	Medium	Short	Construction Stage
	The visual effect, even considering mitigation works, will still obtain 15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for between 5-15 years after completion of construction works	The visual effect, taking into account mitigation works, will obtain for up to 5 years after completion of construction works	Restricted to construction stage (explain likely length of construction and any key stages)
Reversibility	Irreversible		Reversible	
	The development will entail a permanent effect on the view.		If the development was de-constructed/ demolished the existing view (i.e. without development) would be returned.	

Table 7.12.11: Visual Effects				
		Sensitivity of Receptor		
		High	Medium	Low
Magnitude of Change	Large	Major	Moderate to Major	Minor to Moderate
	Medium	Moderate to Major	Moderate	Minor
	Small	Minor to Moderate	Minor	Negligible to Minor
	Negligible	Negligible	Negligible	Negligible

The overall magnitude of visual effects is then described on the basis of professional judgement on a Large / Medium / Small / Negligible basis. The separate assessments in respect of visual sensitivity and magnitude have been drawn together in the assessment in a single tabular form. An overall conclusion in respect of visual change – the likely significant visual effects - is set out in the assessment text. That overall conclusion is expressed by reference to the terms set out in the matrix at Table 7.12.11, showing the interrelationship between sensitivity of the visual receptor and the magnitude of visual effect. The principal conclusions deriving from the tabular presentation are then summarised in the assessment text.

In Table 7.12.11 the terms used to describe overall visual effects are taken to have the following meanings, particularly in respect of the purpose of the Assessment to identify likely significant environmental effects:

- Major: Would fundamentally change the existing view and would thus constitute a significant environmental effect.
- Moderate to Major: Would substantially change the existing view and would thus constitute a significant environmental effect.
- Moderate: Would bring about some change to the existing view but would not constitute a significant environmental effect.
- Minor: Would entail only limited change to the existing view and would not constitute a significant environmental effect.
- Negligible: Would entail negligible change to the existing view and would not constitute a significant environmental effect.

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Overall Assessment of Townscape and Visual Effects

The separate conclusions in respect of likely significant townscape and visual (as described above) are set out in the assessment text.

Visual Baseline Conditions

The following specific desk-based tasks have been undertaken:

- Identification and field assessment of potential receptors within the visual envelope and an assessment of their sensitivity.
- Appreciation of the nature and importance of existing views experienced by the identified receptors.

The visual assessment involved an initial desk-based review of OS mapping to establish the wider context within which views initially appear to be set, followed by Site surveys to establish the form and nature of specific views and the role of the proposed scheme area in such views. The Site survey was informed by the computer generated ZTV mapping which indicates where the development may be visible from.

Methodology for Preparation of Photographs

The Site survey includes a photographic record of the viewpoints. At each of the viewpoints the following details are recorded;

- The grid reference (of the viewpoint);
- The viewer height (measured to the lens of the camera);
- The date (of survey);
- The distance to the development (from the viewpoint).

The photographs have been taken using a digital SLR camera with a 50mm fixed focal length lens, giving a focal length equivalent to 75mm on a 35mm film camera. The photographs were taken in accordance with guidance outlined in the document 'Visual Representation of Development Proposals - Technical Guidance Note 06/19' (Landscape Institute; 2019);

Accurate Visual Representation Methodology

Photomontage views produced by Robert Aspray Digital follows the guidance of Visual Representation of development Proposals by the Landscape Institute, Technical Guidance Note 06/19 17 September 2019. Please refer to these documents for detailed information.

The following equipment was used on site to carry out the photography.

Photographic Equipment

- Digital SLR Camera with full frame sensor: Canon EOS 5D Mk II
- Fixed focal length prime Lens: Canon EF 50mm - f/1.4 USM Lens
- Hoya 58mm Pro-1 Digital UV Screw in Filter
- Remote Shutter release
- Panoramic Head: Nodal Ninja 6
- Leveller: Nodal Ninja EZ Levelling Base
- Tripod: Manfrotto 190XDB/496RC2 Tripod

Other Equipment

- GPS locator
- Digital compact camera
- Tape measure
- Plumb Line
- Line spray and survey nails

Software

- PTGui

- 3DS Max
- Corona Renderer
- Affinity Photo
- Affinity Publisher

Site Photography

At each receptor survey station, the following procedure was carried out in sequence, during suitable day light hours:

- Set up the camera time and date and ensure setup to capture images in RAW format.
- Determine the best position for camera location in relation to the type of receptor (specific or representative).
- Determine the approximate angle of view to the nearest visible feature of the proposed new scheme using detailed scheme proposals overlaid on a detailed OS plan.
- Setup the tripod with a camera height of 1.6m above ground, using a tape measure.
- Level the camera on the horizontal plane using the tripod mounted levelling base and check level through 360 degrees.
- Set up first camera shot, centred on the nearest visible feature (as determined above) and set the fixed increments on the panoramic head to 10 degrees.
- Manually focus the camera to infinity and ensure all setting are set to manual mode.
- Take a full panoramic sequence of 36 shots (clockwise) at 10 degree fixed intervals, to give a full 360 degree sweep, using the remote shutter release to avoid accidental adjustment of the camera settings.
- Record GPS location of the camera.

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- Mark the centre location of camera using a line spray. Take a photo of the camera setup and location using a compact camera to allow for reproduction.

Panoramic Stitching

- Composite 360 degree panoramic images were created by stitching and blending using cylindrical projection, all using the automated PT GUI photo-merge application.
- After stitching, the composite image was cropped top and bottom to maintain a fixed vertical field of view.
- Using Affinity Photo the resulting 360 degree panoramic images were proportionally resized and cropped to produce a accurate 120 degree field of view.

Photomerge Methodology

- The camera view points, reference points from the Survey and a 3D model of the proposed structures were created in 3DS Max and digital wireframe ‘snapshots’ of each view were saved using a virtual 120 degree lens selected from within the software.
- The digital wireframe ‘snapshots’ for each viewpoint were then superimposed on top of the existing viewpoint panoramas in Affinity Photo and positioned accurately over the reference points.
- A rendered image using corona renderer plugin for each view was then created.
- The rendered images were then superimposed onto the photo using the previous correctly located wireframe. The rendered images were then masked out where existing topography or vegetation would appear in front of the proposals.

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