

Appendix 12.2 Visual Effects Table: Baseline and Sensitivity						
Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: View from cycle / footway on Princess Road roundabout looking north west, north from Mancunian Way	<u>Designation:</u> Grade II listed Mackintosh Mill and attached chimney, Grade II listed chimney stack of Chorlton New Mill, Grade II listed Chorlton Old Mill visible beyond the site. <u>Distance to Site:</u> 100m	Open view from the footway next to Premier Inn looking over Medlock Street, a major roadway, towards the high rise contemporary towers in the background. In front of them there are mid rise historical brick buildings of Grade II listed mills. Ongoing construction works and future development plots for First Street development are prominent in the view. The value of the view has been assessed as ‘medium’ because it has some importance as a viewpoint, and it does form a key gateway into the city centre from the south. The susceptibility to change has been assessed as ‘low’ because the view is largely experienced by people travelling along Medlock street, and the view is incidental to the journey. The overall sensitivity of the receptor is therefore ‘medium/low’.	Open High number of viewers	Medium	Low	Medium/low
2: View from footpath on Cambridge Street looking west to site and wider First Street development.	<u>Designation:</u> N/A <u>Distance to Site:</u> 160m	The high rise towers of Great Jackson Street and River Street form the background of the view. Ongoing construction is prominent within the view and indicates the ongoing transformation of the area. An area of surface parking is behind a tree lined footpath on the right. The view is framed by a student accommodation building on the left. The value of the view has been assessed as ‘low’ because it is not particularly important as a viewpoint. The susceptibility to change has been assessed as ‘low’ because the view is largely experienced by people travelling along Medlock street, and the view is incidental to the journey. The overall sensitivity of the receptor is therefore ‘low’.	Open High number of viewers	Low	Low	Low
3: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.	<u>Designation:</u> Grade II Listed Chorlton New Mill and attached Chimney, and Chorlton Old Mill. View in distance of Grade II Listed Mill Chimney Stack of west side of junction with Cambridge Street <u>Distance to Site:</u> 140m	Framed view west towards Site, looking across First Street Development area from Hulme Street. View includes mix of listed heritage buildings in the foreground and midground, and contemporary buildings in the distance. Distinctive Grade II Listed Mill Chimney Stack is visible. The value of the view is ‘medium’ due to the important cultural context and views to the chimney stack. Susceptibility to change is assessed as ‘medium’ because the view is moderately important to the quality of the journey along Hulme Street due to the listed mill. Overall sensitivity is therefore ‘medium’.	Framed Moderate number of viewers	Medium	Medium	Medium
4: View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.	<u>Designation:</u> Grade II listed Mackintosh Mill <u>Distance to Site:</u> 150m	The foreground and mid-ground of the view is defined by buildings and structures of heritage value In the background there are visible cranes of ongoing First Street South construction. On the right side the brick building of Hotspur House is framing the view. Tree cover screens more contemporary development to the right within the view, however this is likely to be more visible when the trees are not in leaf. The value of the view has been assessed as ‘low’ because it is not particularly important as a viewpoint. The susceptibility to change has been assessed as ‘high’ because the viewpoint is located on the National Cycle Route, and viewers are likely to be focussed on the townscape and sensitive to change. The overall sensitivity of the receptor is therefore ‘medium’.	Framed High number of viewers	Low	High	Medium

Terminology for Visual Effect:

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

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5: View from public square within First Street setting and gateway out of the city centre	<u>Designation:</u> View in the distance of Grade II listed Mackintosh Mill and attached chimney <u>Distance to Site:</u> 30m	View from public square within the First Street development area towards the Mackintosh Mill in the background. Mix of built form – with more contemporary medium rise buildings and listed chimney stack/ mill buildings to backdrop of view. The view is currently very open in character due to a lack of built form. The value of the view has been assessed as ‘medium’ because the public square creates a point where users will dwell and appreciate the views. The susceptibility to change has been assessed as ‘high’ because users of the public space are likely to be focussed on the view. The overall sensitivity of the receptor is therefore ‘medium/high’.	Open High number of viewers	Medium	High	High/medium
6: View from Medlock Street adjacent to River Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.	<u>Designation:</u> N/A <u>Distance to Site:</u> 170m	Open view from the pedestrian footpath over river Medlock, looking across Medlock Street towards the existing First Street office development. No.8 First Street development building sits in the middle of the view. The value of the view has been assessed as ‘low’ because it is not particularly important as a viewpoint. Susceptibility to change has been assessed as ‘medium’ as the view is moderately important to the quality of the journey. The viewpoint forms a minor gateway/orientation point. Overall sensitivity is assessed as medium/low.	Open Moderate number of viewers	Low	Medium	Medium/low
7: View from Whitworth Street West looking south through Listed viaduct arch to First Street development / Listed Macintosh Mills	<u>Designation:</u> Context of Grade II listed Railway Viaduct <u>Distance to Site:</u> 170m	Framed view from the pedestrian footway along Whitworth Street West looking towards the brick arches of the Grade II listed railway Viaduct. There is a car park building with active ground floor and pedestrian public space with spill out cafes in the background. Views beyond the viaduct are restricted by the bridge structure in the foreground. Development within First Street North features prominently beyond the viaduct and indicates the new neighbourhood to the south. The value of the view is ‘medium’ due to the important cultural context. Susceptibility to change is assessed as ‘high’ because the view is moderately important to the quality of the journey along Hulme Street due to the National Cycle Route and strategic importance of Whitworth Street. Overall sensitivity is therefore ‘high/medium’.	Framed, oblique view. High number of viewers	Medium	High	High/medium
8: Elevated view south from platform of Deansgate Tram Stop – over city skyline	<u>Designation:</u> Context of Listed Railway Viaduct <u>Distance to Site:</u> 430m	Elevated view across city skyline. Mix of traditional and contemporary built form. In the background are cranes of the First Street development construction. The value is ‘medium’ with some importance as a visitor viewpoint at a key gateway/arrival point into the city. Susceptibility to change is ‘medium’ as the open city skyline will be moderately important to travellers arriving at Deansgate tram stop. The overall sensitivity is assessed as ‘medium’.	Open Moderate number of viewers	Medium	Medium	Medium
9: View from steps of Station Forecourt looking west over Grade II Listed Station buildings to city skyline	<u>Designation:</u> Grade II Listed Manchester Oxford Road Station (including platform structures) <u>Distance to Site:</u> 315m	The viewpoint forms a key arrival/orientation point for people arriving into the city by train. Residential blocks to the left and right of the view. Mix of contemporary built form – with First Street development in distance. The value is ‘medium’ with some importance as a visitor viewpoint at a key gateway/arrival point into the city. Susceptibility to change is ‘medium’ as the open city skyline will be moderately important to travellers arriving at into the city by train. The overall sensitivity is assessed as ‘medium’.	Framed Moderate number of viewers	Medium	Medium	Medium

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10: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond	<u>Designation:</u> N/A <u>Distance to Site:</u> 480m	Open view from pedestrian bridge. The landmark Hulme Bridge forms a prominent landmark in the foreground of the view. Beyond the bridge contemporary development is visible in the background above the tree line. The bridge forms a popular route linking Hulme to the University Campus and Oxford Road. The value is ‘medium’ with some importance as a viewpoint. Susceptibility to change is ‘medium’ as the open city skyline is moderately important to the quality of the view. The overall sensitivity is assessed as ‘medium’.	Open Moderate number of viewers	Medium	Medium	Medium
11. View from River Street looking east over Medlock Street.	<u>Designation:</u> N/A <u>Distance to Site:</u> 410m	Contemporary vertical towers form the backdrop to the view, and include No. 1 Cambridge Street, the Unite Student Residential tower and Circle Square. Macintosh Mill and Chorlton Mill form lower, historic elements in the mid-ground of the view. The site appears as a construction site in the foreground of the view, with hoarding fronting onto the street. The value of the view has been assessed as ‘low’ because it is not particularly important as a viewpoint. The susceptibility to change has been assessed as ‘low’ because the view is largely experienced by people travelling along River street, and the view is incidental to the journey. The overall sensitivity of the receptor is therefore ‘low’.	Framed Moderate number of viewers.	Low	Low	Low

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Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Plot 10a											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
1: View from cycle/ footway on Princess Road roundabout looking north west, north from Mancunian Way	<u>Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view.	Hoarding at street level will reduce visual impact of construction works at street level.	Construction works will be within close proximity to the viewpoint.	Medium/low	Moderate	Neighbourhood	Temporary. Reversible.	Medium	Adverse	Moderately significant	High
	<u>Operational Phase:</u> Plot 10a will feature prominently in the view until Plot 9 in the foreground of the view is constructed.	No additional mitigation required.	The close proximity will allow the viewer to appreciate the high quality design and architectural detailing of the building, which will symbolise the continuing regeneration of the First Street site and creation of First Street Central.		Moderate	Neighbourhood	Permanent. Irreversible.	Medium	Beneficial	Moderately significant	High
2: View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.	<u>Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be obscured/ screened by existing trees.	Hoarding at street level will reduce visual impact of construction works at street level.	Construction works will form a subtle addition to the view. Construction works are not atypical of the existing view, with substantial construction works ongoing.	Low	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Adverse	Not significant	High
	<u>Operational Phase:</u> Very minor glimpsed views of the upper corner of Plot 10a will be visible above the treeline.	No additional mitigation required.	The very minor glimpsed view of Plot 10a will not change the overall character of the view, but will indicate ongoing development of the First Street vision.		Negligible	Neighbourhood	Permanent. Irreversible.	Negligible	Beneficial	Not significant	High
3: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter to the backdrop of the listed mill buildings. Low level construction will be partially obscured by existing townscape built form and trees.	Site hoarding at street level will help to minimise the visual impact of construction works.	Construction works will temporarily detract from the listed mill and heritage buildings in the foreground of the view.	Medium	Minor	Neighbourhood	Temporary. Reversible.	Small	Adverse	Minor significance	High

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	<u>Operational Phase:</u> The proposed development will form a new contemporary built element within the view, in addition to existing contemporary development in the backdrop of the view. The chimney of the listed mill will remain visually prominent above the roofline of Plot 10a.	Plot 10a buildings and design contrasts with listed mill to ensure the mill remains a focal element in the view. The development respects the existing building line and street frontage and building form.	The development will signal the development of First Street Central and the ongoing regeneration of the First Street area.		Minor	Neighbourhood	Permanent. Irreversible.	Small	Beneficial	Minor significance	High
4: View from Cambridge Street footway/ national cycle route looking south west to First Street development / Listed Macintosh Mills	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter to the backdrop of the listed mill buildings. Low level construction will be almost fully obscured by existing townscape built form and trees, and will provide screening of proposed welfare facilities. Potential for views of construction traffic entering the site from Cambridge Street.	No additional mitigation required.	Minor indication of ongoing regeneration in the First Street area. Construction work is not uncharacteristic within the existing view.	Medium	Minor	Neighbourhood	Temporary. Reversible.	Small	Neutral	Minor significance	High
	<u>Operational Phase:</u> Partial views will be available above the treeline. Views to the historic mill will be retained.	No additional mitigation required.	The partial views will signpost the new First Street Central neighbourhood and add a contemporary built element to the view.		Minor	Neighbourhood	Permanent. Irreversible.	Small	Beneficial	Minor significance	High
5: View from public square within First Street development looking south east	<u>Construction Phase:</u> The construction works will be highly visible due to the close proximity of the works to the viewpoint location.	Site hoarding at street level will help to minimise the visual impact of construction works.	The proximity of the construction works will result in a temporary adverse effect on the character and quality of James Grigor Square.	High/medium	Moderate	Neighbourhood	Temporary. Reversible.	Medium	Adverse	Moderately significant	High
	<u>Operational Phase:</u> Close-range views of the development will be available to users of the square.	Active uses at ground level and high quality landscape treatment will embed the development into the context.	The addition of Plot 10a will infill an existing void within the First Street neighbourhood, and enclose and activate the square.		Moderate	Neighbourhood	Permanent. Irreversible.	Medium	Beneficial	Moderately significant	High

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6: View from Medlock Street adjacent to River Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.	<u>Construction Phase:</u> Minor potential for tower cranes above the existing roofline.	No additional mitigation required.	Tower cranes not uncharacteristic within the existing view.	Medium/low	No change	Neighbourhood	Temporary. Reversible.	No change	N/A	Not significant	High
	<u>Operational Phase:</u> No view	N/A	No change		No change	Neighbourhood	Permanent. Irreversible.	No change	N/A	Not significant	High
7: View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mill.	<u>Construction Phase:</u> No view	N/A	No change	High/medium	No change	Neighbourhood	Temporary. Reversible.	No change	N/A	Not significant	High
	<u>Operational Phase:</u> No view	N/A	No change		No change	Neighbourhood	Permanent. Irreversible.	No change	N/A	Not significant	High
8: Elevated view south from platform of Deansgate Tram Stop – over city skyline	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be entirely screened by existing buildings.	No additional mitigation required.	Very minor glimpsed views of construction works, which are not atypical within the existing view.	Medium	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Neutral	Not significant	High
	<u>Operational Phase:</u> Very minor glimpsed views of the uppermost portions of the building.	No additional mitigation required.	The development will fit into the existing contemporary skyline.		Negligible	Neighbourhood	Permanent. Irreversible.	Negligible	Neutral	Not significant	High
9: View from steps of Station Forecourt looking west over Grade II Listed station buildings to city skyline	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be entirely screened by existing buildings.	No additional mitigation required.	Very minor glimpsed views of construction works, which are not atypical within the existing view.	Medium	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Neutral	Not significant	High

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	<u>Operational Phase:</u> Very minor glimpsed views of the uppermost portions of the building.	No additional mitigation required.	The development will fit subtly into the existing backdrop behind the station.		Negligible	Neighbourhood	Permanent. Irreversible.	Negligible	Neutral	Not significant	High
10: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be entirely screened by existing buildings.	No additional mitigation required.	Very minor glimpsed views of construction works, which are not atypical within the existing view.	Medium	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Neutral	Not significant	High
	<u>Operational Phase:</u> Very minor glimpsed views of the uppermost portions of the building.	No additional mitigation required.	The development will form an additional high quality element within the existing skyline. The existing character of the view will be retained.		Negligible	Neighbourhood	Permanent. Irreversible.	Negligible	Neutral	Not significant	High
11: View from River Street looking east over Medlock Street.	<u>Construction Phase:</u> The construction works will be highly visible due to the close proximity of the works to the viewpoint location.	Site hoarding at street level will help to minimise the visual impact of construction works.	The proximity of the construction works will result in a temporary adverse effect on the view along the street.	Low	Moderate	Neighbourhood	Temporary. Reversible.	Medium	Adverse	Minor significance	High
	<u>Operational Phase:</u> Close-range views of the development will be available to people travelling east along River Street.	Active uses at ground level and high quality landscape treatment will embed the development into the context.	The addition of Plot 10a will infill an existing void within the First Street neighbourhood.		Moderate	Neighbourhood	Permanent. Irreversible.	Medium	Beneficial	Minor significance	High

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Plot 10b											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
1: View from cycle/ footway on Princess Road roundabout looking north west, north from Mancunian Way	<u>Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view.	Hoarding at street level will reduce visual impact of construction works at street level.	Construction works will be within close proximity to the viewpoint.	Medium/low	Moderate	Neighbourhood	Temporary. Reversible.	Medium	Adverse	Moderately significant	High
	<u>Operational Phase:</u> Plot 10b will feature prominently in the view until Plot 9 and 10a in the foreground of the view are constructed.	No additional mitigation required.	The close proximity will allow the viewer to appreciate the high quality design and architectural detailing of the building, which will symbolise the continuing regeneration of the First Street site and creation of First Street Central.		Moderate	Neighbourhood	Permanent. Irreversible.	Medium	Beneficial	Moderately significant	High
2: View from footpath/local centre on Cambridge Street looking west to site and wider First Street development	<u>Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be obscured/ screened by existing trees.	Hoarding at street level will reduce visual impact of construction works at street level.	Construction works will form a subtle addition to the view. Construction works are not atypical of the existing view, with substantial construction works ongoing.	Low	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Adverse	Not significant	High
	<u>Operational Phase:</u> Very minor glimpsed views of the upper corner of Plot 10b will be visible above the treeline.	No additional mitigation required.	The very minor glimpsed view of Plot 10b will not change the overall character of the view, but will indicate ongoing development of the First Street vision.		Negligible	Neighbourhood	Permanent. Irreversible.	Negligible	Beneficial	Not significant	High
3: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter to the backdrop of the listed mill buildings. Low level construction will be partially obscured by existing townscape built form and trees.	Site hoarding at street level will help to minimise the visual impact of construction works.	Construction works will temporarily detract from the listed mill and heritage buildings in the foreground of the view.	Medium	Minor	Neighbourhood	Temporary. Reversible.	Small	Adverse	Minor significance	High

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Plot 10b											
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	<u>Operational Phase:</u> The proposed development will form a new contemporary built element within the view, in addition to existing contemporary development in the backdrop of the view. The chimney of the listed mill will remain visually prominent above the roofline of Plot 10a.	The development respects the existing building line and street frontage and building form.	The development will signal the development of First Street Central and the ongoing regeneration of the First Street area.		Minor	Neighbourhood	Permanent. Irreversible.	Small	Beneficial	Minor significance	High
4: View from Cambridge Street footway/ national cycle route looking south west to First Street development / Listed Macintosh Mills	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter to the backdrop of the listed mill buildings. Low level construction will be almost fully obscured by existing townscape built form and trees, and will provide screening of proposed welfare facilities. Potential for views of construction traffic entering the site from Cambridge Street.	No additional mitigation required.	Minor indication of ongoing regeneration in the First Street area. Construction work is not uncharacteristic within the existing view.	Medium	Minor	Neighbourhood	Temporary. Reversible.	Small	Neutral	Minor significance	High
	<u>Operational Phase:</u> Partial views will be available above the treeline. Views to the historic mill will be retained.	No additional mitigation required.	The partial views will signpost the new First Street Central neighbourhood and add a contemporary built element to the view.		Minor	Neighbourhood	Permanent. Irreversible.	Small	Beneficial	Minor significance	High
5: View from public square within First Street development looking south east	<u>Construction Phase:</u> The construction works will be highly visible due to the close proximity of the works to the viewpoint location.	Site hoarding at street level will help to minimise the visual impact of construction works.	The proximity of the construction works will result in a temporary adverse effect on the character and quality of James Grigor Square.	High/medium	Moderate	Neighbourhood	Temporary. Reversible.	Medium	Adverse	Moderately significant	High
	<u>Operational Phase:</u> Close-range views of the development will be available to users of the square.	Active uses at ground level and high quality landscape treatment will embed the development into the context.	The addition of Plot 10b will infill an existing void within the First Street neighbourhood, and enclose and activate the square.		Moderate	Neighbourhood	Permanent. Irreversible.	Medium	Beneficial	Moderately significant	High

Terminology for Visual Effect:

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

Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Plot 10b											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
6: View from Medlock Street adjacent to River Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.	<u>Construction Phase:</u> No view	N/A	No change	Medium/low	No change	Neighbourhood	Temporary. Reversible.	No change	N/A	Not significant	High
	<u>Operational Phase:</u> No view	N/A	No change		No change	Neighbourhood	Permanent. Irreversible.	No change	N/A	Not significant	High
7: View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mill.	<u>Construction Phase:</u> No view	N/A	No change	High/medium	No change	Neighbourhood	Temporary. Reversible.	No change	N/A	Not significant	High
	<u>Operational Phase:</u> No view	N/A	No change		No change	Neighbourhood	Permanent. Irreversible.	No change	N/A	Not significant	High
8: Elevated view south from platform of Deansgate Tram Stop – over city skyline.	<u>Construction Phase:</u> No view	N/A	No change	Medium	No change	Neighbourhood	Temporary. Reversible.	No change	N/A	Not significant	High
	<u>Construction Phase:</u> No view	N/A	No change		No change	Neighbourhood	Permanent. Irreversible.	No change	N/A	Not significant	High
9: View from steps of Station Forecourt looking west over Grade II Listed station buildings to city skyline	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be entirely screened by existing buildings.	No additional mitigation required.	Very minor glimpsed views of construction works, which are not atypical within the existing view.	Medium	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Neutral	Not significant	High
	<u>Operational Phase:</u> Very minor glimpsed views of the uppermost portions of the building.	No additional mitigation required.	The development will fit subtly into the existing backdrop behind the station.		Negligible	Neighbourhood	Permanent. Irreversible.	Negligible	Neutral	Not significant	High

Terminology for Visual Effect:

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

Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Plot 10b											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
10: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be entirely screened by existing buildings.	No additional mitigation required.	Very minor glimpsed views of construction works, which are not atypical within the existing view.	Medium	Negligible	Neighbourhood	Temporary. Reversible.	No Change/ negligible	Neutral	Not significant	High
	<u>Operational Phase:</u> No view/very minor glimpsed views of the uppermost portions of the building.	No additional mitigation required.	The development will form a very minor additional high quality element within the existing skyline. The existing character of the view will be retained.		Negligible	Neighbourhood	Permanent. Irreversible.	No Change/ negligible	Neutral	Not significant	High
11: View from River Street looking east over Medlock Street.	<u>Construction Phase:</u> The construction works will be highly visible due to the close proximity of the works to the viewpoint location.	Site hoarding at street level will help to minimise the visual impact of construction works.	The proximity of the construction works will result in a temporary adverse effect on the view along the street.	Low	Moderate	Neighbourhood	Temporary. Reversible.	Medium	Adverse	Minor significance	High
	<u>Operational Phase:</u> Close-range views of the development will be available to people travelling east along River Street.	Active uses at ground level and high quality landscape treatment will embed the development into the context.	The addition of Plot 10b will infill an existing void within the First Street neighbourhood.		Moderate	Neighbourhood	Permanent. Irreversible.	Medium	Beneficial	Minor significance	High

Terminology for Visual Effect:

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

Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Plot 10a and 10b											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
1: View from cycle/ footway on Princess Road roundabout looking north west, north from Mancunian Way	<u>Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view.	Hoarding at street level will reduce visual impact of construction works at street level.	Construction works will be within close proximity to the viewpoint.	Medium/low	Moderate	Neighbourhood	Temporary. Reversible.	Medium	Adverse	Moderately significant	High
	<u>Operational Phase:</u> Plot 10a will feature prominently in the view until Plot 9 in the foreground of the view are constructed. Plot 10b will be largely screened behind Plot 10a.	No additional mitigation required.	Due to the angle of the view and screening of Plot 10b by Plot 10a, the visual effects are not predicted to be greater than predicted for Plot 10a alone.		Moderate	Neighbourhood	Permanent. Irreversible.	Medium	Beneficial	Moderately significant	High
2: View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.	<u>Construction Phase:</u> Tower cranes will be visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be obscured/ screened by existing trees.	Hoarding at street level will reduce visual impact of construction works at street level.	Construction works will form a subtle addition to the view. Construction works are not atypical of the existing view, with substantial construction works ongoing.	Low	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Adverse	Not significant	High
	<u>Operational Phase:</u> Very minor glimpsed views of the upper corners of both Plot 10a and Plot 10b will be visible above the treeline.	No additional mitigation required.	The very minor glimpsed views of Plots 10a and 10b will indicate ongoing development of the First Street vision.		Negligible	Neighbourhood	Permanent. Irreversible.	Small	Beneficial	Not significant	High
3: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter to the backdrop of the listed mill buildings. Low level construction will be partially obscured by existing townscape built form and trees.	Site hoarding at street level will help to minimise the visual impact of construction works.	Construction works will temporarily detract from the listed mill and heritage buildings in the foreground of the view. Due to the angle of the view, the visual effects are not predicted to be greater than predicted for Plot 10a or 10b alone.	Medium	Minor	Neighbourhood	Temporary. Reversible.	Small	Adverse	Minor significance	High

Terminology for Visual Effect:

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

Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Plot 10a and 10b											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> The proposed development will form a new contemporary built element within the view, in addition to existing contemporary development in the backdrop of the view. The chimney of the listed mill will remain visually prominent above the roofline of Plots 10a and 10b.	The development respects the existing building line and street frontage and building form.	The development will signal the development of First Street Central and the ongoing regeneration of the First Street area. Due to the angle of the view, the visual effects are not predicted to be greater than predicted for Plot 10a or 10b alone.		Minor	Neighbourhood	Permanent. Irreversible.	Small	Beneficial	Minor significance	High
4: View from Cambridge Street footway/ national cycle route looking south west to First Street development / Listed Macintosh Mills	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter to the backdrop of the listed mill buildings. Low level construction will be almost fully obscured by existing townscape built form and trees, and will provide screening of proposed welfare facilities. Potential for views of construction traffic entering the site from Cambridge Street.	No additional mitigation required.	Minor indication of ongoing regeneration in the First Street area. Construction work is not uncharacteristic within the existing view. Due to the angle of the view, the visual effects are not predicted to be greater than predicted for Plot 10a or 10b alone.	Medium	Minor	Neighbourhood	Temporary. Reversible.	Small	Neutral	Minor significance	High
	<u>Operational Phase:</u> Partial views will be available above the treeline. Views to the historic mill will be retained.	No additional mitigation required.	The partial views will signpost the new First Street Central neighbourhood and add a contemporary built element to the view. Due to the angle of the view, the visual effects are not predicted to be greater than predicted for Plot 10a or 10b alone.		Minor	Neighbourhood	Permanent. Irreversible.	Small	Beneficial	Minor significance	High
5: View from public square within First Street development looking south east	<u>Construction Phase:</u> The construction works will be highly visible due to the close proximity of the works to the viewpoint location.	Site hoarding at street level will help to minimise the visual impact of construction works.	The proximity of the construction works will result in a temporary adverse effect on the character and quality of James Grigor Square.	High/medium	Moderate	Neighbourhood	Temporary. Reversible.	Medium	Adverse	Moderately significant	High

Terminology for Visual Effect:

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

Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Plot 10a and 10b											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> Close-range views of the development will be available to users of the square.	Active uses at ground level and high quality landscape treatment will embed the development into the context. High quality spill out space and public realm will activate the streetscene.	The addition of Plots 10a and 10b will infill an existing void within the First Street neighbourhood, enclose and activate the square, and create the character of First Street Central.		Moderate	Neighbourhood	Permanent. Irreversible.	Medium	Beneficial	Moderately significant	High
6: View from Medlock Street adjacent to River Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.	<u>Construction Phase:</u> No view	N/A	No change	Medium/low	No change	Neighbourhood	Temporary. Reversible.	No change	N/A	Not significant	High
	<u>Operational Phase:</u> No view	N/A	No change		No change	Neighbourhood	Permanent. Irreversible.	No change	N/A	Not significant	High
7: View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills	<u>Construction Phase:</u> No view	N/A	No change	Medium/low	No change	Neighbourhood	Temporary. Reversible.	No change	N/A	Not significant	High
	<u>Operational Phase:</u> No view	N/A	No change		No change	Neighbourhood	Permanent. Irreversible.	No change	N/A	Not significant	High
8: Elevated view south from platform of Deansgate Tram Stop – over city skyline	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be entirely screened by existing buildings.	No additional mitigation required.	Very minor glimpsed views of construction works, which are not atypical within the existing view. Due to the screening of Plot 10b by existing built form, the visual effects are not predicted to be greater than for Plot 10a alone.	Medium	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Neutral	Not significant	High
	<u>Operational Phase:</u> Very minor glimpsed views of the uppermost portions of the building.	No additional mitigation required.	The development will fit into the existing contemporary skyline. Due to the screening of Plot 10b by existing built form, the visual effects are not predicted to be greater than for Plot 10a alone.		Negligible	Neighbourhood	Permanent. Irreversible.	Negligible	Neutral	Not significant	High

Terminology for Visual Effect:

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

Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance											
Plot 10a and 10b											
Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
9: View from steps of Station Forecourt looking west over Grade II Listed station buildings to city skyline	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be entirely screened by existing buildings.	No additional mitigation required.	Very minor glimpsed views of construction works, which are not atypical within the existing view. Due to the angle of the view, the visual effects are not predicted to be greater than predicted for Plot 10a or 10b alone.	Medium	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Neutral	Not significant	High
	<u>Operational Phase:</u> Very minor glimpsed views of the uppermost portions of the building.	No additional mitigation required.	The development will fit subtly into the existing backdrop behind the station. Due to the angle of the view, the visual effects are not predicted to be greater than predicted for Plot 10a or 10b alone.		Negligible	Neighbourhood	Permanent. Irreversible.	Negligible	Neutral	Not significant	High
10: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond	<u>Construction Phase:</u> Tower cranes will be partially visible during the construction phase, which will add some visual clutter within the centre of the view. Construction works at lower-levels and street level will be entirely screened by existing buildings.	No additional mitigation required.	Very minor glimpsed views of construction works, which are not atypical within the existing view. Due to the very limited glimpsed views of Plot 10b, the visual effects are not predicted to be greater for Plot 10a alone.	Medium	Negligible	Neighbourhood	Temporary. Reversible.	Negligible	Neutral	Not significant	High
	<u>Operational Phase:</u> Very minor glimpsed views of the uppermost portions of the building.	No additional mitigation required.	The development will form an additional high quality element within the existing skyline. The existing character of the view will be retained. Due to the very limited glimpsed views of Plot 10b, the visual effects are not predicted to be greater for Plot 10a alone.		Negligible	Neighbourhood	Permanent. Irreversible.	Negligible	Neutral	Not significant	High
11: View from River Street looking east over Medlock Street.	<u>Construction Phase:</u> The construction works will be highly visible due to the close proximity of the works to the viewpoint location.	Site hoarding at street level will help to minimise the visual impact of construction works.	The proximity of the construction works will result in a temporary adverse effect on the view along the street.	Low	Moderate	Neighbourhood	Temporary. Reversible.	Medium	Adverse	Minor significance	High

Terminology for Visual Effect:

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

Appendix 12.2 Visual Effects Table: Description of Change, Magnitude and Significance

Plot 10a and 10b

Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
	<u>Operational Phase:</u> Close-range views of the development will be available to people travelling east along River Street. Plot 10b will be screened behind Plot 10a from this viewpoint.	Active uses at ground level and high quality landscape treatment will embed the development into the context.	The addition of Plot 10a will infill an existing void within the First Street neighbourhood. Plot 10b will be screened behind Plot 10a from this viewpoint.		Moderate	Neighbourhood	Permanent. Irreversible.	Medium	Beneficial	Minor significance	High

Terminology for Visual Effect:

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

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