

Appendix 12.1: Townscape Baseline and Sensitivity				
Townscape Elements	Baseline Description	Townscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
Townscape Character	Townscape character areas are presented in Figure 12.3 in Appendix 12.3. Oxford Road into the city centre and encompassing a unique range of education, business and cultural institutions. Corridor Manchester’s Strategic Vision for 2025 sets out the ambition for this area to be “Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities.” The Site is located within the First Street Area, as defined in the First Street Development Framework, specifically located within the ‘First Street Central’ section of the framework area. The overarching vision for the First Street Development Framework Area is “creating a neighbourhood of choice, with the core First Street area forming the cultural and commercial hub which would stimulate regeneration within the wider area”. With regards to that, First Street Central comprises the central east-west core of the First Street area, immediately south of First Street North and incorporating the sites on the western side of Medlock Street. First Street Central is the commercial heart of First Street, focused around large-floorplate Grade A office buildings. The First Street Development Framework (2018) outlines the following urban design criteria for the Plot 10 site: • The need to deliver robust low capital cost commercial office buildings that are flexible in nature, capable of easy sub-division or expansion, with generous floorplates. • Delivery of contemporary well designed medium height buildings (up to 17 storeys) which are naturally ventilated and where car parking provision is by way of shared use of on-site multi-storey options rather than bespoke, and expensive, basement car park solutions unless deemed necessary for operational purposes. • The encouragement of active ground floors where possible for all buildings, with an emphasis on strong north/south and east/west pedestrian links with First Street, Medlock Street and Wilmott Street in particular. • Attention to maximising sun path activity and noise mitigation measures in all individual building design. • The promotion of interaction within and between buildings through effective use of roof terraces and shared ground floor foyers where practical. • Flexible commercial, retail and leisure uses along Wilmott Street frontage that interacts positively with generous and high quality public realm along this route. The Plot 10b Site historically was part of the Gaythorn Gas Works constructed in 1825. Gas production continued until 1929, by which time the plant was regarded as outdated. The Gaythorn site was converted into a gas distribution point with a number of storage gasometers. Plot 10b was occupied by a warehouse building until 2000, when the Site became vacant and has been used as a surface car parking lot up until present. The Site is surrounded by mid-rise office buildings to the north. There is a Grade II Listed building of the Mackintosh Mill to the east of the Site. To the west and south it is surrounded by the future development site of 10a, and construction sites of Plot 9a and First Street South developments. The Site in its current form detracts from the high-quality, modern townscape character being established within the First Street Framework Area, and the First Street Central and South areas are yet to be developed. First Street as a townscape character area is therefore considered to be ‘medium’ in terms of townscape value, with a ‘medium’ potential to accommodate change without harm. The overall sensitivity of the townscape character as a receptor is ‘medium’.	Medium	Medium	Medium
Urban Grain	Urban grain on the Site and in the surrounding area is shown in Figure 12.5a of Appendix 12.3. The wider study area presents a fairly coarse urban grain to the north, east and west reflecting the city centre location, with the Site and a number of plots to the south and and west currently vacant or covered by temporary surface car parking or construction works, which detracts from the First Street character and city centre location. More recent infill development within the First Street Development Framework area has successfully begun to repair the urban grain of the area. New, large footprint commercial buildings line a newly established grid of streets, punctuated by a variety of public spaces ranging in size. The more fine-grained residential development to the south of the Site is separated from the Site and surrounding First Street area by Mancunian Way motorway, which creates a significant north-south barrier between those two areas. The urban grain within the First Street character area has therefore been assessed as ‘medium’ in terms of value, with a ‘medium’ susceptibility’ to change. The overall sensitivity of the urban grain as a townscape receptor is therefore ‘medium’.	Medium	Medium	Medium

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Land Use	Land use on the Site and in the surrounding area is shown in Figure 12.6a in Appendix 12.3. The predominant land use within the First Street area is residential use with commercial and retail use to the north. Mixed commercial, retail and leisure uses intensify to the north, within the heart of the city centre, and residential use is scattered throughout but intensifies to the south on the city fringes. The area to the west of the Site contains predominantly student residential uses, including private residential buildings. The area to the south-east of the site contains a number of higher education buildings belonging to Manchester Metropolitan University. The First Street Development Framework identifies the First Street Central area as becoming a predominantly commercial district, with a specific focus on delivering high-quality office space. Within the Framework it also outlines Manchester’s on-going economic and population growth which will continue to drive the need for new high quality student residential accommodation. There is currently no defined land uses within the Site and immediate context to the south and west, which detracts from the immediate surroundings and wider city centre context. However, the land uses to the north within First Street are clearly defined however, and contribute significantly to defining the townscape character. In June 2022, it was announced that the Government Property Agency (GPA) will take the development being built at Plot 9a of the First Street Masterplan. The land use within the First Street character area has therefore been assessed as ‘medium’ in terms of value, with a ‘medium’ susceptibility to change. The overall sensitivity of land use as a townscape receptor is therefore ‘medium’.	Medium	Medium	Medium
Building Heights	Building heights on the Site and in the surrounding area are shown in Figure 12.7a in Appendix 12.3. The area to the east of the Site is broadly characterized by a 6-10 storey height datum, with a handful of buildings reaching 15 storeys or higher. To the west and south of the Site, high-rise student and private residential towers are increasing the height datum of the wider area. The collection of buildings that comprise Deansgate Square to the east are all above 30 storeys. Buildings heights to the north west of the Site range from 4-7 storeys. River Street Tower is a student residential block to the west of the Premier Inn Site and sits above 30 storeys high. Buildings within the First Street character area to the north of the site are largely 7-10 storeys and height and contribute to defining the character of First Street. The First Street Development Framework states that buildings of up to 12 storeys on plot 10b is considered sustainable and deliverable. The site and areas to the immediate west and south are currently devoid of built development, with the construction of Plot 9 to the west and Plot 11 to the south at the early stages of construction. This currently detracts from the character of First Street, which is located at a key city centre location. The building heights within the First Street character area has therefore been assessed as ‘medium’ in terms of value, with a ‘medium’ susceptibility to change. The overall sensitivity of land use as a townscape receptor is therefore ‘medium’.	Medium	Medium	Medium
Movement and Linkages	Key movement routes surrounding the Site are shown in Figure 12.8 in Appendix 12.3. The Site is bound by River Street to the north and east, Hulme Street to the south and Newcastle Street to the west beyond Plot 10a. To the west of the Site is Medlock Street, a primary route that merges into Princess Road to the south. Princess Road is a key arterial route, connecting the City Centre with several suburbs to the south. Hulme Street connects the Site all the way to the Oxford Road and the Circle Square development. There are several Beeways as well as National Cycle Route 6 passing adjacent to the Site, and embed First Street into the wider city context. The Site is within easy walking distance of both Deansgate and Oxford Road Stations. Medlock Street to the west forms a barrier to east-west pedestrian movement, however it forms a key linkage into the city centre for vehicular traffic. The Mancunian to the south forms a major barrier to movement and effectively defines the southern extents of the city centre. The site and adjacent Plots 9 and Pot 10a to the west and Plot 11 to the south currently form voids in the movement network, and act as a barrier to north-south and east-west connectivity due to their nature as unused sites fenced off for construction. The building heights within the First Street character area has therefore been assessed as ‘medium’ in terms of value, with a ‘medium’ susceptibility to change. The overall sensitivity of land use as a townscape receptor is therefore ‘medium’.	Medium	Medium	Medium
Public Open Space & Public Realm	Public open space and public realm surrounding the Site are shown in Figure 12.9a in Appendix 12.3. The Site and immediately surrounding plots of 9, 10a and 11 do not currently contribute positively to the surrounding public open space network due to their under-use and nature as fenced off sites for construction/future development. To the north of the Site, First Street provides public realm, including several pedestrian streets, incidental green spaces and two public squares. The Site in its current form detracts from the emerging character and quality of public realm within First Street. James Grigor Square is located to the north west of the site and provides an attractive outdoor space. The interface between the site and James Grigor Square is currently poor. The public open space and public realm within the First Street character area has therefore been assessed as ‘medium’ in terms of value, with a ‘medium’ susceptibility to change. The overall sensitivity of land use as a townscape receptor is therefore ‘medium’.	Medium	Medium	Medium

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Site Analysis	Figure 12.19 in Appendix 12.3. The Site is currently vacant, and therefore fails to activate surrounding streets and public realm, provide enclosure to streets, contribute to defining character through land use and building heights, or contribute to the public realm and public open space network. The Site currently lacks permeability, preventing connections through the First Street development area. At present the Site does not contribute positively to its surroundings or the vision for the area outlined within the First Street Development Framework. The value of the Site Character as a townscape receptor has been assessed as ‘low’, with ‘low’ susceptibility to change. The overall sensitivity is therefore ‘low’.	Low	Low	Low
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Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Appendix 12.1: Townscape Effects Table: Description of Change, Magnitude and Significance

Plot 10a											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Townscape Character	<u>Construction Phase:</u> The Plot 10a Site has a limited role in defining and/or reinforcing the townscape character of First Street, and is therefore unlikely to have a detrimental impact on the character	Site hoarding will provide visual screening of construction activity at street level.	The Proposed Development will have a temporary adverse effect on townscape character within First Street. However, the existing site and immediate context is characterised by construction works which signify the ongoing redevelopment of the First Street area.	Medium	Negligible	Neighbourhood	Short-medium term Temporary	Negligible	Neutral Direct	Not Significant	High
	<u>Operational Phase</u> The Proposed Development will result in a minor, positive addition to the First Street Character area.	New active street frontages providing activation at street level. The height and massing are in keeping with the existing and evolving townscape. New high quality landscape and street tree planting to reinforce the key north-south route to the western edge. The architectural detailing creates a high quality new built element which responds to the existing surrounding built character.	The Proposed Development within Plot 10a will contribute to achieving the vision for both the Site, First Street Central and wider First Street Neighbourhood as defined in the First Street Development Framework, and Addendum (2020).		Minor	Neighbourhood	Long Term Irreversible	Small	Beneficial Direct	Minor Significance	High
Urban Grain	<u>Construction Phase:</u> The construction phase will see the gradual infilling of the urban grain in a key location within the city.	Site hoarding will provide visual screening of construction activity within Plot 10a at street level.	There is currently no development within the site. There are therefore not predicted to be any adverse effects on urban grain during the construction phase.	Medium	Negligible	Neighbourhood	Short-medium term Temporary	Negligible	Neutral Direct	Not Significant	High
	<u>Operational Phase</u> The Proposed Development will establish a new grain on the site which will be in keeping with the massing, orientation and placing of buildings within plots established within First Street to the north.	North-south orientation reinforces the strategic north-south First Street route by providing enclosure to the route and reinforcing sight lines between First Street North and South.	The Proposed Development will form a minor, positive contribution to the wider urban grain, and be consistent with the grain already established within First Street.		Minor	Neighbourhood	Long Term Irreversible	Small	Beneficial Direct	Minor Significance	High
Land Use	<u>Construction Phase:</u> The construction phase will see the gradual creation of a new land use in a key location within the city.	Site hoarding will provide visual screening of construction activity within Plot 10a at street level.	The site is currently underused. There are therefore not predicted to be any adverse effects on land use during the construction phase.	Medium	Negligible	Neighbourhood	Short-medium term Temporary	Negligible	Neutral Direct	Not Significant	High
	<u>Operational Phase</u> The Proposed Development will establish a new use within the site of commercial office space.	Active uses at ground floor will animate the streetscene and provide overlooking.	Proposed uses on the Site accord with the vision set out in the First Street Development Framework, and will be cohesive with existing established uses to reinforce to the First Street neighbourhood character.		Minor	Neighbourhood	Long Term Irreversible	Small	Beneficial Direct	Minor Significance	High

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Building Heights	Construction Phase: The construction phase will see the gradual creation of a new height datum within the site, in what is a key location within the city.	Site hoarding will provide visual screening of construction activity within Plot 10a at street level.	There is currently no development within the site. There are therefore not predicted to be any adverse effects on building heights during the construction phase.	Medium	Negligible	Neighbourhood	Short-medium term Temporary	Negligible	Neutral Direct	Not Significant	High
	Operational Phase A new height datum will be established on the site of ground floor plus 12 storeys.	Building height within the parameters set within the First Street Development Framework.	The proposed building height will be cohesive with the wider built context to the north, and will reinforce the emerging First Street character.		Minor	Neighbourhood	Long Term Irreversible	Small	Beneficial Direct	Minor Significance	High
Movement & Linkages	Construction Phase: The construction phase will see the gradual enclosure of the key north-south First Street linkage along the western site edge.	Site hoarding will provide visual screening of construction activity within Plot 10a at street level.	The site does not currently incorporate any movement routes. There are therefore not predicted to be any adverse effects on movement and linkages during the construction phase.	Medium	No change	Neighbourhood	Short-medium term Temporary	No change	N/A	Not Significant	High
	Operational Phase Proposed public realm improvements around Plot 10a will contribute positively towards an improved pedestrian environment around the site edges.	Accords with the key principles relating to movement and linkages as set out in the First Street Development Framework.	Plot 10a will enclose existing routes and enhance legibility.		Minor	Local	Long Term Irreversible	Small	Beneficial Direct	Moderate Significance	High
Public Open Space	Construction Phase: The construction phase will see the gradual enclosure of James Grigor Square to the north, which will positively enhance the space.	Site hoarding will provide visual screening of construction activity within Plot 10a at street level.	The site does not currently incorporate any public open space. There are therefore not predicted to be any adverse effects on movement and linkages during the construction phase.	Medium	No change	Neighbourhood	Short-medium term Temporary	No change	N/A	Not Significant	High
	Operational Phase Opportunities to incorporate public space and new tree planting are limited within the Plot 10a boundary, however the Proposed Development will establish an area of high-quality public realm along the edges of the Site with opportunities to dwell. The proposals will provide a high quality edge to James Grigor Square to the north, and the key north-south First Street linkage along the site's western edge.	High quality materials and planting which responds to the existing and proposed wider landscape masterplan.	Landscape proposals will enhance the public realm around the edges of Plot 10a, and the proposals respond to the wider landscape masterplan to create a cohesive whole		Minor	Site	Long Term Irreversible	Small	Beneficial Indirect	Moderate Significance	High
Site Character	Construction Phase Construction works will see the development of the Plot 10a building and public realm works developing over time.	Screening of development at street level with site hoarding.	The Plot 10a site is currently underused and therefore construction works are not predicted to result in any adverse effects on site character. Works will symbolise the ongoing regeneration of the First Street neighbourhood.	Low	Minor	Site	Short-medium term Temporary	Small	Neutral	Not Significant	Medium
	Operational Phase The development within Plot 10a will transform the site from an underused plot to a fully developed plot which forms a cohesive element within the wider First Street neighbourhood.	Scale, massing and architectural style in keeping with First Street and the envisioned character outlined in the First Street Development Framework Active frontages address key site edges and interfaces High-quality public realm and new pedestrian connections establish a more permeable Site.	The Development will have a substantial positive effect on the character of the Site due to the poor existing character of the site, and the quality and appropriateness of the Proposed Development.		Major	Neighbourhood	Long Term Irreversible	Large	Beneficial Direct	Moderately Significant	High

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Appendix 12.1: Townscape Effects Table: Description of Change, Magnitude and Significance

Plot 10b											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Townscape Character	<u>Construction Phase:</u> The Plot 10b Site has a limited role in defining and/or reinforcing the townscape character of First Street, and is therefore unlikely to have a detrimental impact on the character	Site hoarding will provide visual screening of construction activity at street level.	The Proposed Development will have a temporary adverse effect on townscape character within First Street. However, the existing site and immediate context is characterised by construction works which signify the ongoing redevelopment of the First Street area.	Medium	Negligible	Neighbourhood	Short-medium term Temporary	Negligible	Neutral Direct	Not Significant	High
	<u>Operational Phase</u> The Proposed Development will result in a minor, positive addition to the First Street Character area.	New active street frontages providing animation at street level. The height and massing are in keeping with the existing and evolving townscape.	The Proposed Development within Plot 10a will contribute to achieving the vision for both the Site, First Street Central and wider First Street Neighbourhood as defined in the First Street Development Framework, and Addendum (2020).		Minor	Neighbourhood	Long Term Irreversible	Small	Beneficial Direct	Minor Significance	High

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Urban Grain	Construction Phase: The construction phase will see the gradual infilling of the urban grain in a key location within the city.	Site hoarding will provide visual screening of construction activity within Plot 10a at street level.	There is currently no development within the site. There are therefore not predicted to be any adverse effects on urban grain during the construction phase.	Medium	Negligible	Neighbourhood	Short-medium term Temporary	Negligible	Neutral Direct	Not Significant	High
	Operational Phase The Proposed Development will establish a new grain on the site which will be in keeping with the massing, orientation and placing of buildings within plots established within First Street to the north.	North-south orientation responds to the existing street pattern, and reflects the adjacent Plot 10a proposals.	The Proposed Development will form a minor, positive contribution to the wider urban grain, and will be consistent with the grain already established within First Street.		Minor	Neighbourhood	Long Term Irreversible	Small	Beneficial Direct	Minor Significance	High
Land Use	Construction Phase: The construction phase will see the gradual creation of a new land use in a key location within the city.	Site hoarding will provide visual screening of construction activity within Plot 10a at street level.	The site is currently underused. There are therefore not predicted to be any adverse effects on land use during the construction phase.	Medium	Negligible	Neighbourhood	Short-medium term Temporary	Negligible	Neutral Direct	Not Significant	High
	Operational Phase The Proposed Development will establish a new use within the site of student residential development with a food hall at ground level.	Active and social uses at ground floor will animate the streetscene and provide overlooking.	Proposed uses on the Site accord with the vision set out in the First Street Development Framework, and will be cohesive with existing established uses to reinforce to the First Street neighbourhood character.		Minor	Neighbourhood	Long Term Irreversible	Small	Beneficial Direct	Minor Significance	High
Building Heights	Construction Phase: The construction phase will see the gradual creation of a new height datum within the site, in what is a key location within the city.	Site hoarding will provide visual screening of construction activity within Plot 10b at street level.	There is currently no development within the site. There are therefore not predicted to be any adverse effects on building heights during the construction phase.	Medium	Negligible	Neighbourhood	Short-medium term Temporary	Negligible	Neutral Direct	Not Significant	High
	Operational Phase A new height datum will be established on the site of ground floor, mezzanine plus 14 storeys.	Building height within the parameters set within the First Street Development Framework.	The proposed building height will be cohesive with the wider built context to the north, and will reinforce the emerging First Street character.		Minor	Neighbourhood	Long Term Irreversible	Small	Beneficial Direct	Minor Significance	High
Movement & Linkages	Construction Phase: The construction phase will see the gradual enclosure of the River Street/James Grigor Square to the north Wilson Street to the east, and Hulme Street to the south.	Site hoarding will provide visual screening of construction activity within Plot 10a at street level.	The site does not currently incorporate any movement routes. There are therefore not predicted to be any adverse effects on movement and linkages during the construction phase.	Medium	No change	Neighbourhood	Short-medium term Temporary	No change	N/A	Not Significant	High
	Operational Phase Proposed public realm improvements around Plot 10b will contribute positively towards an improved pedestrian environment around the building's edge to the north, east and south.	Accords with the key principles relating to movement and linkages as set out in the First Street Development Framework.	Plot 10b will enclose existing routes and enhance legibility.		Minor	Local	Long Term Irreversible	Small	Beneficial Direct	Minor Significance	High
Public Open Space	Construction Phase: The construction phase will see the gradual enclosure of James Grigor Square to the north, which will positively enhance the space.	Site hoarding will provide visual screening of construction activity within Plot 10b at street level.	The site does not currently incorporate any public open space. There are therefore not predicted to be any adverse effects on movement and linkages during the construction phase.	Medium	No change	Neighbourhood	Short-medium term Temporary	No change	N/A	Not Significant	High
	Operational Phase Opportunities to incorporate public space and new tree planting are limited within the Plot 10b boundary, however the Proposed Development will establish an area of high-quality public realm along the edges of the Site with opportunities to dwell and spill out space from the food hall. The proposals will provide a high quality edge to James Grigor Square to the north, and the north-south route along Wilson Street to the east.	High quality materials and planting which responds to the existing and proposed wider landscape masterplan.	Landscape proposals will enhance the public realm around the edges of Plot 10b, and the proposals respond to the wider landscape masterplan to create a cohesive whole.		Minor	Site	Long Term Irreversible	Small	Beneficial Indirect	Minor Significance	High

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Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Site Character	Construction Phase Construction works will see the development of the Plot 10b building and public realm works developing over time.	Screening of development at street level with site hoarding.	The Plot 10b site is currently underused and therefore construction works are not predicted to result in any adverse effects on site character. Construction works are not atypical of the wider context. Works will symbolise the ongoing regeneration of the First Street neighbourhood.	Low	Minor	Site	Short-medium term Temporary	Small	Neutral	Not Significant	Medium
	Operational Phase The development within Plot 10b will transform the site from an underused plot to a fully developed plot which forms a cohesive element within the wider First Street neighbourhood.	Scale, massing and architectural style in keeping with First Street and the envisioned character outlined in the First Street Development Framework Active frontages address key site edges and interfaces High-quality public realm and new pedestrian connections establish a more permeable Site.	The Development will have a substantial positive effect on the character of the Site due to the poor existing character of the site, and the quality and appropriateness of the Proposed Development.		Major	Neighbourhood	Long Term Irreversible	Large	Beneficial Direct	Moderately Significant	High

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Plots 10a and 10b											
Townscape Resources	Description of Change	Embedded Mitigation	Summary of Effect	Overall Sensitivity of Receptor	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
Townscape Character	<u>Construction Phase:</u> The Plot 10a and 10b sites have a limited role in defining and/or reinforcing the townscape character of First Street, and are therefore unlikely to have a detrimental impact on the character	Site hoarding will provide visual screening of construction activity at street level.	The Proposed Development will have a temporary adverse effect on townscape character within First Street. However, the existing plots and immediate context are characterised by construction works which signify the ongoing redevelopment of the First Street area.	Medium	Minor	Neighbourhood	Short-medium term Temporary	Small	Neutral Indirect	Minor Significance	High
	<u>Operational Phase</u> The Proposed Development will result in a positive addition to the First Street Character area.	New active street frontages providing activation at street level. The height and massing of both plots are in keeping with the existing and evolving townscape. New high quality landscape and street tree planting to reinforce the key north-south route to the western edge.	The Proposed Development within Plots 10a and 10b will contribute to achieving the vision for both Plot 10, First Street Central and wider First Street Neighbourhood as defined in the First Street Development Framework, and Addendum (2020).		Minor	Neighbourhood	Long Term Irreversible	Medium	Beneficial Direct	Moderately Significant	High
Urban Grain	<u>Construction Phase:</u> The construction phase will see the gradual infilling of the urban grain in a key location within the city.	Site hoarding will provide visual screening of construction activity within Plots 10a and 10b at street level.	There is currently no development within the site. There are therefore not predicted to be any adverse effects on urban grain during the construction phase.	Medium	Minor	Neighbourhood	Short-medium term Temporary	Small	Neutral Indirect	Minor Significance	High
	<u>Operational Phase</u> The Proposed Development will establish a new grain on the site which will be in keeping with the massing, orientation and placing of buildings within plots established within First Street to the north.	North-south orientation reinforces the strategic north-south First Street route by providing enclosure to the route and reinforcing sight lines between First Street North and South. Plot 10b will reinforce the north-south route along Wilson Street to the east. The two buildings will define and enclose the service area between the two buildings.	The Proposed Development will form a positive contribution to the wider urban grain, and be consistent with the grain already established within First Street.		Moderate	Neighbourhood	Long Term Irreversible	Medium	Beneficial Direct	Moderately Significant	High
Land Use	<u>Construction Phase:</u> The construction phase will see the gradual creation of new, complementary land uses in a key location within the city.	Site hoarding will provide visual screening of construction activity within Plot 10a and 10b at street level.	The sites are currently underused. There are therefore not predicted to be any adverse effects on land use during the construction phase.	Medium	Minor	Neighbourhood	Short-medium term Temporary	Small	Neutral Indirect	Minor Significance	High
	<u>Operational Phase</u> The Proposed Development will establish a new use within the site of commercial office space, student residential living and social/active ground floor uses.	Active uses at ground floor will animate the streetscene and provide overlooking.	Proposed uses on the Site accord with the vision set out in the First Street Development Framework, and will be cohesive with existing established uses to reinforce to the First Street neighbourhood character.		Moderate	Neighbourhood	Long Term Irreversible	Medium Medium	Beneficial Direct	Moderately Significant	High

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Building Heights	Construction Phase: The construction phase will see the gradual creation of a new height datum within the sites, in what is a key location within the city.	Site hoarding will provide visual screening of construction activity within Plot 10a and 10b at street level.	There is currently no development within the sites. There are therefore not predicted to be any adverse effects on building heights during the construction phase.	Medium	Minor	Neighbourhood	Short-medium term Temporary	Small	Neutral Indirect	Minor Significance	High
	Operational Phase A new height datum will be established on the site of ground floor plus 12 storeys for Plot 10a and ground, mezzanine plus 14 storeys for Plot 10b.	Building height within the parameters set within the First Street Development Framework.	The proposed building heights will be cohesive with the wider built context to the north, and will reinforce the emerging First Street character.		Moderate	Neighbourhood	Long Term Irreversible	Medium	Beneficial Direct	Moderately Significant	High
Movement & Linkages	Construction Phase: The construction phase will see the gradual enclosure of the key north-south First Street linkage along the western site edge, Wilson Street to the east, River Street/James Grigor Square to the north, and Hulme Street to the south.	Site hoarding will provide visual screening of construction activity within Plot 10a and Plot 10b at street level.	The sites do not currently incorporate any movement routes. There are therefore not predicted to be any adverse effects on movement and linkages during the construction phase.	Medium	No change	Neighbourhood	Short-medium term Temporary	No change	N/A	Not Significant	High
	Operational Phase Proposed public realm improvements around Plot 10a and Plot 10b will contribute positively towards an improved pedestrian environment around the site edges.	Accords with the key principles relating to movement and linkages as set out in the First Street Development Framework.	Plot 10a and 10b will enclose existing routes and enhance legibility.		Moderate	Local	Long Term Irreversible	Medium	Beneficial Direct	Moderately Significant	High
Public Open Space	Construction Phase: The construction phase will see the gradual enclosure of James Grigor Square to the north, which will positively enhance the space.	Site hoarding will provide visual screening of construction activity within Plot 10a and Plot 10b at street level.	The site do not currently incorporate any public open space. There are therefore not predicted to be any adverse effects on movement and linkages during the construction phase.	Medium	No change	Neighbourhood	Short-medium term Temporary	No change	N/A	Not Significant	High
	Operational Phase Opportunities to incorporate public space and new tree planting are limited within the Plot 10a and 10b boundary, however the Proposed Development will establish an area of high-quality public realm along the edges of the Site with opportunities to dwell/spill-out from the food hall. The proposals will provide a high quality edge to James Grigor Square to the north, and the key north-south First Street linkage along the site's western and eastern edges, and Hulme Street to the south.	High quality materials and planting which responds to the existing and proposed wider landscape masterplan.	Landscape proposals will enhance the public realm around the edges of Plot 10a and 10b, and the proposals respond to the wider landscape masterplan to create a cohesive whole		Moderate	Site	Long Term Irreversible	Medium	Beneficial Direct	Moderately Significant	High
Site Character	Construction Phase Construction works will see the development of the Plot 10a and Plot 10b buildings and public realm works developing over time.	Screening of development at street level with site hoarding.	The Plot 10a and 10b sites are currently underused and therefore construction works are not predicted to result in any adverse effects on site character. Works will symbolise the ongoing regeneration of the First Street neighbourhood.	Low	Minor	Site	Short-medium term Temporary	Small	Beneficial Direct	Not Significant	Medium
	Operational Phase The development within Plot 10a and 10b will transform the site from an underused plot to a fully developed plot which forms a cohesive element within the wider First Street neighbourhood.	Scale, massing and architectural style in keeping with First Street and the envisioned character outlined in the First Street Development Framework Active frontages address key site edges and interfaces High-quality public realm and new pedestrian connections establish a more permeable Site.	The Development will have a substantial positive effect on the character of the Site as a whole due to the poor existing character of the site, and the quality and appropriateness of the Proposed Development.		Major	Neighbourhood	Long Term Irreversible	Large	Beneficial Direct	Moderately Significant	High

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Effect:	Large, Medium, Small, Negligible, No Change
Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant

Terminology for Townscape Effect:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Temporary/ Irreversible
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Size/Scale of Effect:	Major, Moderate, Minor, Negligible, No Change	Nature of Effect:	Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect
Geographical Extent of Effect:	Site, Local, Neighbourhood, City	Significance:	Significant, Moderate Significance, Minor Significance, Not Significant