Plot 10a First Street, Manchester

Townscape and Visual Impact Assessment

Document Control

File Name	Prepared by	Checked by
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Introduction

1.1. This report has been prepared by Planit-IE and assesses the likely townscape and visual impacts of the proposals upon the site and surrounding area. The report also describes the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any negative impacts and the likely residual impacts after these methods have been adopted.

1.2. The report is accompanied by four technical appendices, Townscape and Landscape Baseline and Assessment Table (Appendix 1), Visual Baseline and Assessment Table (Appendix 2), Figures (Appendix 3), and Viewpoints and Photomontages (Appendix 4).

1.3. The author of this report is a fully qualified member of the Landscape Institute with over 15 years experience in preparing townscape and visual assessments for EIA developments.

Assumptions and Limitations

1.4. The following methodology for assessment is proposed:

- The methodology is drawn from the GLVIA, 3rd Edition. The detail of the methodology is to be agreed with the landscape officer on behalf of the MCC; and
- The photography and preparation of any Visually Verified Montages (VVMs) will be prepared in accordance with the Landscape Institutes Technical Guidance Note 06/19 entitle 'Visual Representation of Development Proposals'. The location and number of the views has been agreed with the Local Planning Authority.
- The photography has been carried out by a professional photographer with substantial experience in this field of work. In accordance with the Technical Guidance Note, the photography was carried out with a 50mm Focal Length prime lens, unless there were exceptional conditions where wider-angle lenses are required to fully capture the scene. In this case, an appropriate lens was used to ensure the full potential height of new development could be captured at close-range.
- A plumb line was used to ensure that the centre of the camera lens was directly over the surveyed viewing position at a height of 1.64 metres. The metadata of each image records the exact time and date of each image allowing accurate lighting conditions to be recreated in the computer model as required. Further information is also recorded such as the camera, lens, and exposure and aperture settings. All camera data is recorded in a spreadsheet for reference. The aim with the photography is to create an image similar to that perceived by the human eye.
- In order to give a robust assessment of impacts, where a scheme is consented and under construction consideration was given to the extent to which the consented development was visibly present on the site. Where the basic structure and massing of a consented scheme is present, the scheme was included in the baseline analysis. Where a consented scheme was under construction but in the early stages, and the ultimate scale and massing was not visible on site, the scheme was included within the cumulative assessment. This is because the presence or absence of the building form will have a noticeable effect on townscape receptors and views.

Legislative and Policy Context, Guidance

Legislation

1.5. The European Landscape Convention (ELC, 2000) provides a foundation for closer co-operation on landscape issues across Europe and was ratified in the UK on the 21 November 2006, and became binding on 1 March 2007. The convention identifies the need to recognise landscape in law, to develop and promote landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the evolution and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.

1.6. The ELC defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. It recognises that landscape has important cultural, ecological, environmental and social dimensions and is a key element of achieving sustainable development. In this context the use of the word 'landscape' is more appropriately termed 'townscape' though the constituent factors remain consistent.

National Planning Policy

1.7. The National Planning Policy Framework was updated in July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

1.8. The purpose of the planning system is to contribute to the achievement of sustainable development through three overarching objectives:

- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and,
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

1.9. The environmental objective is of particular relevance to the purpose of townscape and visual impact assessment.

1.10. Section 12 of the NPPF deals with the requirements of good design. The overarching principle is set out in paragraph 126, which state, "the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

1.11. Paragraph 130 of the NPPF sets out a number of principals of good design. In order to accord with these principles, it should be ensured that new developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

1.12. Section 16 of the NPPF concerns conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are, "an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

1.13. Whilst the site is not located in a Conservation Area and does not contain listed buildings, heritage is an intrinsic part of townscape assessment and potential views from Conservation Areas listed buildings have been considered as part of the assessment. There is also an overarching desirability set out within the NPPF for new development to contribute positively to local character and distinctiveness.

Local Planning Policy - Manchester's Local Development Framework, Core Strategy Development Plan Document (2012)

1.14. Manchester's Core Strategy was adopted in July 2012. Relevant policies from the Strategy for the purposes of this report are outlined below.

Policy EN1 Design Principles and Strategic Character Areas

1.15. All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes.

Policy EN3 Heritage

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

1.17. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

1.18. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy EN9 Green Infrastructure

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

1.20. The continued development of a network of green spaces, water bodies, canals, paths and cycleways, with priority given to those parts of the City where there is an identified existing lack of open space. The Council will seek to protect existing street trees and promote new planting, particularly where this can enhance green links in the urban area.

1.21. The provision of new, and improvements to the quality and accessibility of existing green infrastructure assets, to mitigate for any loss of green infrastructure.

1.22. The encouragement of green roofs, green walls, tree planting and other forms of green infrastructure to allow for the adaption to climate change in heavily urbanised areas. New green infrastructure provision should be an exemplar of best practice and innovation in terms of both its design and management.

Place Making and Design

1.23. In accordance with NPPF development in Manchester will be expected to follow the seven design principles set out below:

- Character: a place with its own identity.
- Continuity and enclosure: a place where public and private places are clearly distinguished.
- Quality of the public realm: a place with attractive, and successful outdoor areas.

- Ease of movement: a place that is easy to get to and move through.
- Legibility: a place that has a clear image and is easy to understand.
- Adaptability: a place that can change easily.
- Diversity: a place with variety and choice.

1.24. The protection and enhancement of local environmental quality, however, involves understanding and respecting the character and distinctiveness of place and townscape. A Character Study was prepared which considered Manchester's historical development and topography and identified eleven strategic character areas. New development in Manchester will be expected to take into consideration its location within the specific character areas and reinforce the sense of place and local distinctiveness of the City. This is considered an important element in increasing the sense of local ownership of and respect for a neighbourhood.

First Street Strategic Development Framework

1.25. The principles for development within First Street were established within the First Street Development Framework, which was endorsed in 2005, and was subsequently updated in 2012, 2018 and 2020 in response to changing market conditions, the ongoing success of First Street, the emerging development context and the transition to a low carbon economy.

1.26. Plot 10 was first outlined in the 2012 update as part of the Central Development Zone. The vision for this area, the 'commercial heart' of First Street, has been further refined in subsequent updates. The SDF 2018 update allows for commercial office development on Plot 10 of up to 17 storeys in height.

Guidance

1.27. The following guidance has been used in the assessment:

- Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, 2013 (hereafter referred to as the Guidelines);
- Planning Practice Guidance; and
- IEMA Environmental Impact Assessment Guide to Shaping Quality Development, 2015.

Assessment Methodology

Scenarios Tested

1.28. As a result of the proposed phasing, it will be necessary to test a number of scenarios within the Townscape and Impact Assessment to ensure robustness. The TVIA scenarios to be assessed are:

- Scenario 1: Baseline;
- Scenario 2: Baseline + Plot 10a;
- Scenario 3: Baseline + Plot 10a + cumulative;

1.29. A series of wireline and fully rendered photomontages were produced to represent scenarios 2 and 3, and are provided in Appendix 4. The photomontages were produced in accordance with Landscape Institute Technical Guidance 06/19 Visual Representation of Development Proposals.

The Study Area

1.30. The study area for the assessment is approximately 500m from the centre of the Site, in order to encompass the full extents of the Site, the wider First Street area as defined within the SDF, and also takes into consideration the immediately adjacent townscape character areas which the Proposed Development may influence. The study area also takes encompasses the visual envelope for the Proposed Development. The study area has been defined through a process of desktop and on-site survey and assessment, combined with professional judgement, in accordance with the Guidelines for Landscape and Visual Impact. The 500m study area was agreed with the Local Planning Authority as part of the scoping process.

1.31. This assessment has been carried out with reference to the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013 (referred to hereafter as "the Guidelines") by Planit-IE Ltd, a registered practice of the Landscape Institute with considerable experience in landscape and visual assessment.

1.32. A two-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) has been assessed, and secondly, the nature of effects (magnitude) likely to result from the proposed development has been assessed

1.33. The methodology is collated into a tabulated format where possible to provide structure for a consistent and methodical approach. Criteria and justifications are recorded in Appendix 1 and 2 for transparency.

1.34. The assessment of impacts is supplemented by a cumulative assessment of committed developments, in order to understand if any further potential notable environmental effects are likely to arise. Cumulative effects are defined as impacts that result from additional changes to the townscape or visual amenity caused by the Proposed Development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.

1.35. Desk based studies were carried out to collate and map baseline townscape information and carry out a review of policy and guidance to inform the assessment.

1.36. Potential viewpoints were initially identified through a process of desktop and onsite survey before being checked on site. Viewpoints were excluded where there was likely to be no notable impact beyond that which was already identified within the selected views. The viewpoints were agreed with the Local Planning Authority. An additional view, viewpoint 11, was added following consultation with the LPA.

1.37. Photographs for the selected viewpoints were taken by a professional photographer in October 2022.

1.38. In order to provide the most comprehensive, rounded and objective view of the Townscape and Visual Impacts of the Proposed Development, assessed effects have been agreed following round-table review by a team of individual assessors within Planit-IE.

Baseline Townscape Value

1.39. Townscapes may be valued at community, local, national level or above. Existing townscape designations have been taken as the starting point for this assessment, as shown in Table 1 below. However, the value attached to undesignated townscapes also needs to be assessed and this is considered in Table 2.

1.40. Table 1 sets out the relative importance of generic townscape designations and descriptions.

Table 1: Value of Designated Townscapes

Value	Description
High	Sites, features or areas of national or international importance with settings of high quality such as World Heritage Site, AONB, National Parks, Grade I and Grade II* Listed buildings or Registered Parks and Gardens.
Medium	Sites, features or areas of local or regional importance with intact character such as Grade II* and Grade II Listed Buildings or Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, local nature site, long distance recreational routes. Tree Preservation Orders (TPO) and local designations that exhibit wider geographic, cultural or townscape importance.
Low	Areas or features of local importance such as Tree Preservation Orders (TPO), Public Right of Way (PROW) and locally listed buildings.

1.41. Whilst the assessment of value is partly based on the Planning Policy importance of the townscape, other criteria used to assess townscape value in more detail, including that of undesignated townscape, are set out in Table 2 below. The criteria are taken from the Planning Practice Guidance that supports the National Planning Policy Framework.

Table 2: Criteria for Assessing the Value of Non-Designated Townscapes

Attribute	Criteria
Functional	A building or place should be fit for purpose, designed and delivered in a way that delivers the intended function and achieves value for money in terms of lifetime costs.
Mix of uses	Mix of uses to ensure easy access to facilities and encourage a healthier environment, reducing the need to travel.
Well-designed public space	Functional and attractive hard and soft landscape elements, well orientated and designed routes, inclusion of facilities such as seats and play equipment and public art.
Buildings designed to be adaptable	Flexibility to be able to respond to a range of future needs – how easily buildings change be adapted for change of use, places that are easy and practical to manage with good access, natural surveillance and hard wearing materials that are easy to repair.
Distinctive character	Consideration of the local pattern of street blocks and plots; building forms; details and materials; style and vernacular.
Attractive spaces	Consideration of streetscapes, townscapes, buildings and elements within them all, microclimates and views should all be considered. This is also affected by the way a townscape is perceived using the senses and the effect of transient elements such as the presence of human activity and resulting tranquillity or vibrancy.
Promotes ease of movement	All users should be able to move safely, conveniently and efficiently to and within a place, appropriate number of legible routes to and through it, good connections with each other and other destinations.

1.42. An overall assessment of value has been made for each townscape receptors (refer to **Appendix 1**), based on an overview of the assessments made using each of the above criteria, in terms of high, medium and low value. The assessment of the value of a non-designated townscape is based on professional judgement. The assessment of a 'high' value would be given where a non-designated townscape is assessed as clearly displaying the criteria described above. A 'medium' assessment would be given where a non-designated townscape displays the criteria to a moderate extent, and an assessment of 'low' would be given where a non-designated townscape displays the above criteria to only a minor or negligible extent.

Baseline Susceptibility of Townscape Receptors to Change

1.43. Susceptibility of townscape receptors to change has been assessed using the criteria identified in **Table 3,** with reference to the baseline conditions.

Table 3: Townscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	Little ability to accommodate the proposed development without undue harm.
Medium	Some ability to accommodate the proposed development without undue harm.
Low	Substantial ability to accommodate the proposed development without undue harm.

Overall Sensitivity of Townscape Receptors

1.44. The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor, as detailed within **Appendix 1**.

Criteria for Determining Sensitivity of Visual Receptors

Type of View and Number of Viewers

1.45. In terms of assessing the baseline visual sensitivity, key factors to consider are the type of view and the likely numbers of viewers (the visual receptors). The type of view and the number of viewers are described in the following terms:

- Glimpsed (i.e. in passing)/Filtered/Oblique/Framed/Open Views; and
- Few/Moderate/Many Viewers.

Value of Views

1.46. The value attached to views has regard to a number of factors, including:

- recognition through planning designations or heritage assets; and
- the popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

1.47. The assessment of the value of views is summarised in **Table 4** below, in terms of High, Medium and Low value. These criteria are provided for guidance only and are not intended to be absolute.

Table 4: Value Attached to Views

Value	Criteria
High	Views from townscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.
Medium	Views from townscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.
Low	Views from townscapes/viewpoints with limited designations, not particularly popular as a viewpoint and with minimal or no cultural associations.

Susceptibility of Visual Receptors to Change

1.48. The susceptibility of different types of visual receptor to changes in views is mainly a result of:

- The occupation or activity of the viewer at a given location; and,
- The extent to which a person's attention or interest may therefore be focussed on a view and the visual amenity experienced at a given view.

1.49. The assessment of a visual receptor to change is specific to the proposed development. However, the Guidelines for Landscape and Visual Impact Assessment offers the generic guidance identified in **Table 5** as a starting point for the assessment.

Table 5: Visual Receptor Susceptibility to Change

Susceptibility	
High	• Users of public space, including users of public rights of way, whose attention is likely to be focussed on the townscape and on particular views; • Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience;

	• Communities where views contribute to the townscape setting enjoyed by residents; and, • Travellers on scenic routes.
Medium	• Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey; and, • Users of public space, where the view is a part of the wider experience of the place.
Low	• People at their place of work, where the setting is not important to the quality of working life; • Travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey; and, • People engaged in outdoor sport or recreation, or users of a public space, which does not involve appreciation of views.

1.50. The Guidelines for Landscape and Visual Impact Assessment qualifies the above examples as follows:

"This division is not black and white and in reality, there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focussed on views and visual amenity." (page 114, paragraph 6.35).

Overall Sensitivity of Visual Receptors

1.51. The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor, as detailed in Appendix 2.

Size and Scale of Effects

1.52. The size and/or scale of effects relates to the scale of physical changes in the townscape and the scale of the visible change in views, such as the loss or addition of features. This is broadly rated along the following scale:

- No Change – change will not be perceptible.
- Negligible – change will be just discernible.
- Minor – a small change will be perceptible.
- Moderate – change will be clearly noticeable.
- Major – total change will occur.

Geographical Extent of Effects

1.53. The geographical extent of effects relates to:

- the area over which townscape effects are likely to be experienced, i.e. this could be at the site level, the immediate locality, across a neighbourhood or across a series of neighbourhoods (city-wide);
- the area over which the changes are likely to be visible, i.e. viewpoint within the site, viewpoint within the immediate locality, viewpoint across/ through a neighbourhood or a vista or vantage point across neighbourhoods or the city skyline (city-wide).

Duration/Reversibility

1.54. Effects may be experienced over a range of timescales. For this assessment, the following timescales are considered appropriate:

- Short-term: 1 year or below.
- Medium-term: Between 1 and 10 years in duration.

- Long-term: Greater than 10 years in duration.

1.55. Effects may be temporary, permanent or reversible over time. For example, visual effects arising from construction activities may be limited solely to the construction period and therefore only temporary. The assessment therefore considers the practicality of effects being reversed.

Magnitude of Townscape Effects

1.56. The magnitude of a townscape effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, its duration and degree of reversibility and the impact these are likely to have on the baseline character of the townscape element.

1.57. The magnitude of change in the townscape takes into consideration the following factors:

- the extent/proportion of townscape elements lost or added;
- the contribution of that element to townscape character and the degree to which aesthetic/perceptual aspects are altered; and,
- whether the effect is likely to change the key characteristics of the townscape, which are critical to its distinctive character.

Table 6: Magnitude of Townscape Effects

Category	Criteria
Major adverse townscape effect	The proposals will result in a total change in the key characteristics of townscape character; will introduce elements totally uncharacteristic to the attributes of the receiving townscape; and/or will result in a substantial or total loss, alteration or addition of key elements/features/characteristics.
Moderate adverse townscape effect	The proposals will result in a partial change in the key characteristics of townscape character; will introduce elements partially uncharacteristic to the attributes of the receiving townscape; and/or will result in partial loss, alteration or addition of key elements/features/characteristics.
Minor adverse townscape effect	The proposals will result in a small change in the key characteristics of townscape character; will introduce elements that are not uncharacteristic to the attributes of the receiving townscape; and/or will result in a minor loss, alteration or addition of elements/features/characteristics.
Negligible adverse townscape effect	The proposals will result in a just discernible change to townscape character/elements/features/characteristics.
Negligible townscape benefit	The proposals will result in a just discernible improvement to the townscape character/elements/features/characteristics.
Minor townscape benefit	The proposals will achieve a degree of fit with the townscape character/elements/features/characteristics and go some way towards improving the condition or character of the townscape.
Moderate townscape benefit	The proposals will achieve a good fit with the townscape character/elements/features/characteristics, or would noticeably improve the condition or character of the townscape.
Major townscape benefit	The proposals will totally accord with the townscape character/elements/features/characteristics, or would restore, recreate or permanently benefit the condition or character of the townscape.
No Change	The proposals will not cause any change to the townscape character/ elements/ features/ characteristics.

Magnitude of Visual Effects

1.58. The magnitude of a visual effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, its duration and degree of reversibility and the impact these are likely to have on the baseline character of the view.

1.59. The magnitude of change in the view relates to the degree of contrast or integration likely to result from the proposed development and is influenced by the relative time over which a view is experienced and whether it is a full, partial or glimpsed view.

1.60. The criteria identified in Table 7 are used to assess the magnitude of visual effects, based on the degree of change to the view or composition.

Table 7: Visual Effects - Magnitude

Category	Criteria

Major adverse or beneficial visual effect	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
Moderate adverse or beneficial visual effect	The proposals will cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
Minor adverse or beneficial visual effect	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible adverse or beneficial visual effect	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The proposals will cause no change to the view.

Nature of Effects

1.61. The nature of effects may be positive or negative (beneficial or adverse), or neutral. Neutral effects recognise that there will be a change to the receptors, however this change is in keeping with the existing characteristics of the receptor.

1.62. Effects may also be direct or indirect. Direct effects are those that result directly from a development itself, whereas indirect effects may arise as a consequential change resulting from development.

Source of Effect

1.63. The following potential sources of affects attributable to the Proposed Development relating to townscape and views are:

- The local townscape character and it's key components, including changes to townscape character areas, urban grain, land use, building heights, movement and linkages, public open space and environmentally designated areas.
- Site character – the Site as a townscape receptor (as defined by the red line boundary).
- Visual receptors, including; local residents, users of public open space, visitors to heritage assets, users of the strategic movement network, and employees at their place of work.

Baseline Conditions

1.64. Refer to **Appendix 1** for a full baseline analysis of baseline conditions.

Site Context

1.65. Refer to **Figures 1-3** of **Appendix 1** for an illustration of site location, historical development and context.

1.66. The Site is located within the central heart of the First Street masterplan area, which is now well established and partially complete. The Development Framework for First Street broadly focusses on a commercially led neighbourhood. First Street North which is now complete, and is centred around Tony Wilson Place. First Street North is now a cultural hub for the city. James Grigor Square is located north west of the site and provides attractive outdoor space.

1.67. To the east of the Site is the vacant Plot 10b site, and beyond which are a number of former Mills including Macintosh Mill and Chorlton New Mills which are Grade II listed and are now in residential and office uses. Both mills are is substantially proportioned and 6 storeys in height

1.68. To the immediate south is the under-construction Plot 11 Downing site, which is the construction of four co-living towers of varying heights (between 10 and 45 storeys).

1.69. Further south of the Site, beyond Parkway Gate and Medlock House student accommodation, is the Mancunian Way – a key arterial vehicle route into the City. On the opposite side of the Mancunian Way are low rise residential uses within the ward of Hulme.

1.70. Immediately west of the Site is Plot 9 of the First Street Masterplan. Planning Permission was secured for a nine storey, 'net-zero' office building being brought forward by Ask at Plot 9a (the northern segment).

1.71. The Site is not located within a Conservation Area and does not contain any designated or non-designated heritage assets. There are however, 9 designated heritage assets near to the Site with the closest being Grade II Listed Macintosh Mills located c. 14m to the east.

1.72. The Oxford Road Corridor, to the east of the Site, is an innovation district with a mix of knowledge, business and cultural businesses. It includes two of the UK's largest universities, a university NHS foundation trust, and a large cluster of digital, technology and life science businesses.

1.73. The Site is not currently in use and there are no permanent structures or features on the Site due to historic clearance.

1.74. Plot 10a is bound by River Street to the north, development Plot 10b to the east, Hulme Street to the south, and Medlock Street to the west.

Townscape Character

1.75. Refer to **Figure 4** of **Appendix 1** for an illustration of townscape character.

1.76. The 2012 and 2015 versions of the Development Framework identified three distinct development areas of First Street, incorporating four of the character zones: First Street North, First Street Central, First Street South, and the Creative Ribbon. The site falls within the 'First Street Central' character zone, a new office destination targeted at a range of commercial occupiers, particularly those seeking the benefits of a central and highly accessible city centre location, competitively priced to help distinguish the accommodation from other locations in the city centre. The Development Framework was updated in 2018 to develop the design principles for First Street Central and allowed for a greater scale and density of office accommodation to be delivered on Plot 10.

1.77. The First Street masterplan area forms an emerging townscape character area which will be characterised by high quality development set within a cohesive network of streets and spaces broadly focussed on a commercially led neighbourhood. The character of First Street to the north is already well established in accordance with the vision set out within the Development Framework.

1.78. The site in its current form does not currently contribute to the aspirations for First Street Central. The character of First Street Central is yet to be fully defined, with the area largely not yet developed/redeveloped.

1.79. The First Street area sits within the wider townscape character area of the Oxford Road Corridor, an area extending from Oxford Road into the city centre and encompassing a range of education, business and cultural institutions. Corridor Manchester's Strategic Vision for 2025 sets out an ambition for the 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."

Urban Grain

1.80. Urban grain on the Site and in the surrounding area is shown in **Figure 5a** of **Appendix 3**.

1.81. The Site currently forms a void in the urban grain in a key location within First Street and the wider city centre. The void within First Street Central is accentuated by the yet to be developed Plots 9 and 11.

1.82. 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 currently vacant or covered by temporary surface car parking or construction works, which detracts from the First Street character and city centre location.

1.83. More recent infill development within the First Street Development Framework area has create a new urban grain of the area. New, large footprint commercial buildings lined by a newly established grid of streets, punctuated by a variety of public spaces ranging in size.

1.84. 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 substantial north-south barrier between those two areas.

Land Use

1.85. Land Use on the Site and in the surrounding area is shown in **Figure 6a** of **Appendix 3**.

1.86. The Development Framework for First Street broadly focusses on a commercially led neighbourhood. First Street North is now a cultural hub for the city including HOME a contemporary art, film and theatre complex alongside a wider mix of uses including student accommodation, an MSCP and a range of carefully curated food and drink operators, as well as new public spaces. The land uses within First Street North contribute substantially to defining the townscape character within First Street.

1.87. 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.

1.88. 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.

1.89. There is currently no defined land uses within the Site and immediate context to the south and east within Plot 10b, which detracts from the First Street townscape character.

1.90. 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. However, Plot 9a is currently under construction and has no active land use.

1.91. Plot 11 to south is in the early stages of construction and once complete will include 4 buildings of co-living bedspaces and associated amenity facilities, along with ground floor commercial units. It currently has no active land use.

1.92. Once complete, Plots 9a and 11 will create a cohesive mix of land uses in conjunction with Plot 10a, that will help to define the character of First Street Central.

Building Heights

1.93. Building Heights on the site and in the surrounding area is shown in **Figure 7a** of **Appendix 3**.

1.94. The area to the east of the site, beyond Plot 10b, 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 have increased 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.

1.95. 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.

1.96. The First Street Development Framework states that buildings of up to 17 storeys on plot 10a is considered sustainable and deliverable.

1.97. 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. This currently detracts from the overall character of First Street, and in particular First Street Central.

Movement and Linkages

1.98. Movement and linkages on the Site and in the surrounding area is shown in **Figure 8a** of **Appendix 3**.

1.99. There are currently no routes through the Site. The key north-south axis through First Street is located to the western edge the Site, and forms a key movement route through the development and a focus on high quality treatment.

1.100. 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 10b. 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.

1.101. 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 Way to the south forms a major barrier to movement and effectively defines the southern extents of the city centre.

1.102. The site and adjacent Plots 9 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.

Public Realm and Public Open Space

1.103. Public Realm and public open space in the Site and in the surrounding area is shown in **Figure 9a** of **Appendix 3**.

1.104. To the north of the Site, First Street north incorporates high quality public realm, including several pedestrian streets, incidental green spaces and two public squares. The First Street masterplan area has a comprehensive vision for high quality streets and spaces to reflect the aspirations of the new neighbourhood, as defined within the Development Frameworks. The Site in its current form detracts from the emerging character and quality of public realm within First Street.

1.105. There is currently no public realm or public open space within the Site, or to the south within undeveloped areas of First Street. James Grigor Square is located to the north of the Site, and forms a key gathering space within the First Street masterplan area. The interface between the site and James Grigor Square is currently poor.

Site Character

1.106. Site Character in the surrounding area is shown in **Figure 9a** of **Appendix 3**.

1.107. The Site is currently vacant and forms a clearly defined future development parcel, in conjunction with the defined Plot 10b to the immediate east of the Site. It does not currently contribute positively to achieving the vision for First Street. The Site currently lacks permeability, and does not facilitate north-south or east-west connections. The site does not contain any public access and currently detracts from the character and quality of James Grigor Square to the north.

Site Visibility and Key Views

1.108. An overall indication of the likely visibility of the Proposed Development is illustrated in **Figure 1** of **Appendix 4**, and indicates that the site is visually well contained. Dense surrounding built form due to the city centre location limits the potential visual extents of the Proposed Development.

1.109. Key views are illustrated in **Figure 1** of **Appendix 4** for the location of key viewpoints, and are listed below. Refer to **Appendix 4** for a complete baseline analysis of the key views.

- Viewpoint 1: View from cycle/ footway on Princess Road roundabout looking north west, north from Mancunian Way.
- Viewpoint 2: View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.
- Viewpoint 3: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.

- Viewpoint 4: View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.
- Viewpoint 5: View from public square within First Street development looking south east.
- Viewpoint 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.
- Viewpoint 7: View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.
- Viewpoint 8: Elevated view south from platform of Deansgate Tram Stop - over city skyline.
- Viewpoint 9: View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.
- Viewpoint 10: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.
- Viewpoint 11: View from River Street looking east over Medlock Street.

Identification and Evaluation of Likely Effects

Potential Construction Phase Effects

1.110. A detailed assessment of the notable construction phase effects for townscape and views is set out in Appendices 1 and 2. Reasonable assumptions have been made in order to provide a basis for the assessment and represents a 'worst case' in accordance with the Guidelines.

1.111. Sources of townscape and visual construction effects include:

- Site setup and site compound (visual effects).
- Site/boundary fencing (visual effects).
- Cranes and construction machinery/equipment.
- Site clearance, removal and disposal of any existing material (landscape and visual effects).
- Ground Works including site remediation, levelling & preparation (townscape effects, and visual effects).
- Site access (movement and linkages – townscape effects).
- Contractor parking, plant and equipment (visual effects).

Potential Operational Phase Townscape Effects

1.112. The components of the townscape which may potentially be affected by the Proposed Development are known as the townscape receptors. These include the characteristics and character of the townscape, and the character and quality (or special qualities) of designated areas.

1.113. Likely townscape effects have been identified with reference to interactions between the Proposed Development and townscape receptors. Likely visual effects have been identified with reference to interactions between the proposed development and visual receptors. The likely notable effects (highlighted below) are assessed in more detail in Appendices 1 and 2.

Table 9: Potential Townscape and Visual Effects

Receptor	Effect	Potential Effect	Applicable Development Phase (C / O)
Changes to townscape character areas within the site context.	Change to the First Street Character and indirect effects on neighbouring character areas.	Potential to positively reinforce the emerging First Street character as defined in the SDF	C/O

Changes to urban grain	Change to create a new urban grain.	Potential to positively establish a new urban grain on a current void within a key part of the city.	C/O
Changes to land use	Change to establish a new land use on a currently empty site.	Potential to establish a new land use in keeping with the First Street vision as established in the SDF.	C/O
Changes to building heights	Development will establish a new height datum on the site.	Built development on a currently empty site will create the potential to reinforce the existing First Street character., which currently includes buildings of 7-10 storeys to the north.	C/O
Changes to movement and linkages as a townscape effect.	Development will fit into the existing and new route hierarchy.	New development has the potential to reinforce existing surrounding routes by providing enclosure.	C/O
Changes to public realm/public open space.	Open space will be limited to the public realm along key movement routes surrounding the development.	Potential to positively reinforce the existing character of the public realm and key movement routes within First Street and contribute positively to wider connectivity.	C/O
Changes to site character	Change from an unused site to actively used site.	Potential to positively enhance the currently underused site., reinforce the wider First Street character through reactivate the site, which in turn will promote a sense of safety and security for users.	C/O
Changes to the character and amenity of views (refer to Figure 1)	Changes to the character and quality of views.	Potential to create a new focal element which will provide legibility through the infilling of a currently empty site in a key location within the city.	C/O

Cumulative Effects

1.114. Cumulative effects are defined as impacts that result from additional changes to the townscape or visual amenity caused by the Proposed Development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.

1.115. A number of Sites within a 1km radius of the Site benefit from extant Planning Permission, or are currently under consideration by the Local Planning Authority. A 1km radius provides a generous zone within which cumulative impacts may occur, and was agreed with the LPA through the scoping process.

1.116. As the likely construction period for each of the cumulative schemes is unknown, an assessment of the likely cumulative effects during the operational phase has been provided only, in order to create a robust assessment.

1.117. A photomontage view of the cumulative development has been produced for each scenario and is included in **Appendix 4**. Where consented development is not at a stage of construction which is advanced enough to give a reasonable indication of ultimate scale and massing, it has been included within the cumulative assessment in order to provide a robust assessment of likely townscape and visual impacts.

1.118. The cumulative townscape assessment considers the cumulative impacts on the First Street character area (as defined by the red line boundary within the Development Framework), and therefore includes the following 3 schemes:

- **Plot 11 First Street**. 125573/FO/2019. Located 10m to the south of the site. Construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces and associated

amenity facilities, with ground floor commercial units, private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works.

- Plot 9a First Street. 132600/FO/2021. Located 3m to west of site. Erection of a nine-storey building with rooftop plant and basement comprising office accommodation, roof top terrace, winter gardens, gym/ yoga studio, basement car parking (26 spaces) and cycle parking (130 spaces) landscaping and other associated works.
- One City Road. 128002/FO/2020. Located 110m to the north west of the site. Full Planning Application for demolition of existing structures on site, erection of one 11-storey plus basement office building and one 14-storey plus basement office building with ground floor commercial unit, landscaping, highways works, and associated works.

1.119. The 3 cumulative schemes in conjunction with the Proposed Development will continue to create and consolidate the character of First Street through the creation of First Street Central and South. The proposed land uses, urban grain, building heights, movement and linkages and public realm will enable the proposals to achieve the overall vision for First Street as set out within the Development Framework. The Proposed Development in conjunction with the cumulative schemes is predicted to result in notable beneficial townscape effects for all receptors.

1.120. The cumulative visual assessment includes consented schemes which are not sufficiently constructed for the ultimate scale and massing to be visible within the baseline views. The cumulative schemes considered are those which will be visible within the 11 key viewpoints. The cumulative schemes have been modelled using a basic coloured block, and are identified within Appendix 4. The cumulative schemes that have been assessed include the following 10 schemes:

- Plot 11 First Street. 125573/FO/2019. Located 10m to the south of the site. Construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces and associated amenity facilities, with ground floor commercial units, private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works.
- Plot 9a First Street. 132600/FO/2021. Located 3m to west of site. Erection of a nine-storey building with rooftop plant and basement comprising office accommodation, roof top terrace, winter gardens, gym/ yoga studio, basement car parking (26 spaces) and cycle parking (130 spaces) landscaping and other associated works.
- Student Castle, Great Marlborough Street. 121252/FO/2018. Located 340m to the east of the site. Partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units.
- Vision, Whitworth Street West. 111003/FO/2016/C1. Demolition of existing building at 10 - 12 Whitworth Street West, and redevelopment of the site for a new 35 storey residential building comprising 327 apartments, with associated residents' services, facilities and communal spaces: servicing, highways, public realm and associated works.
- Park Place. 129273/FO/2021. Demolition of existing structures and the construction of two residential buildings of 56 storeys, with ground floor commercial uses car parking, cycle provision, landscaping, access and other associated works.
- GJS Plot F. 132199/FO/2021. Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.
- Hotspur House. 120635/FO/2018. Part demolition and redevelopment and part retention and refurbishment of the former Hotspur Press Complex (Medlock Mill) to deliver 171 residential units within refurbished mill space and 28 storey building, commercial floorspace together with servicing, access, landscaping including a new public space and pedestrian route between Gloucester Street and First Street, and other associated works.

- **Travelodge Deansgate Locks.** 126308/FO/2020. The demolition of 2 to 4 Whitworth Street West and the construction of a mixed-use building, comprising flexible units for retail, food and drink use at ground floor level with a hotel at upper storeys, together with associated landscaping, servicing, cycle parking and other associated works.
- **Viadux.** 115871/FO/2017. Erection of a 40 storey building to form 375 residential apartments and the erection of a 14 storey building for form offices together with ground floor commercial space with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works.
- **One City Road.** 128002/FO/2020. Full Planning Application for demolition of existing structures on site, erection of one 11-storey plus basement office building and one 14-storey plus basement office building with ground floor commercial unit, landscaping, highways works, and associated works.

1.121. A summary of the likely cumulative visual effects in each scenario for each key viewpoint is provided below.

Table 10: Cumulative Visual Effects

Viewpoint	Description of Effect	Cumulative Effect
Viewpoint 1: View from cycle/ footway on Princess Road roundabout looking north west, north from Mancunian Way.	Plot 9 (9 storeys) will appear prominently in the view in all cumulative scenarios due to the proximity of Plot 9 to the viewpoint location, and positioning in front of the Proposed Development. The scale and massing of Plot 9 is consistent with the Proposed Development, and will help to positively reinforce the First Street character. Plot 11 will be partially visible within all cumulative scenarios and will reinforce the building line along Princess Road. Great Marlborough Street will also appear noticeably in all cumulative scenarios, appearing as a singular tall, landmark element distinct from the character of First Street.	Likely notable effects in all cumulative scenarios due to the extent of cumulative development within the view, close proximity to the viewpoint and to the Proposed Development.
Viewpoint 2: View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.	Plot 11 development (10-45 storeys)will feature prominently in all cumulative scenarios, creating a prominent new element within the view and defining First Street South. Plot 11 will change the existing character of the view. Vision Whitworth Street will form a very minor, glimpsed addition to the view.	Likely notable effects in all cumulative scenarios due to the scale and massing of Plot 11.
Viewpoint 3: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.	Plot 11 (10-45 storeys), Park place (56 storeys) and GFS Plot F (2 x 51 storeys) will form very minor additional elements within the view in all cumulative scenarios. The cumulative schemes are largely screened by existing built form and by the Proposed Development.	Minor cumulative effects in any cumulative scenarios due to the limited views of cumulative development.
Viewpoint 4: View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.	Plot 11 (10-45 storeys) will feature prominently in all cumulative scenarios, creating a prominent new element within the view and defining First Street South. Plot 11 will change the existing character of the view. Hotspur House is visible within the foreground of the view but is unlikely to result in any substantial cumulative visual effects due to the nature of the proposed development, which retains the original mill structure.	Likely notable effects in all cumulative scenarios due to the scale and massing of Plot 11.

Viewpoint 5: View from public square within First Street development looking south east	Great Marlborough Street (4-55 storeys) will appear as a tall, landmark built element in all cumulative scenarios, but appears visually distinct from the First Street character area. .	Minor cumulative effects in any cumulative scenarios due to the limited views of Plot 11, and long-range views to Great Marlborough Street.
Viewpoint 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.	Partial views of Hotspur House and Great Marlborough Street (4-55 storeys). Glimpsed views of Plot 11(10-45 storeys).	No cumulative effects – no view of Plot 10a or 10b
Viewpoint 7: View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.	Partial views of Hotspur House.	No cumulative effects – no view of Plot 10a or 10b
Viewpoint 8: Elevated view south from platform of Deansgate Tram Stop - over city skyline.	Prominent views of Travelodge Deansgate (7 storeys) and Vision Whitworth Street (35 storey) in the foreground of the view, which prevent views towards the Proposed Develoment. Additional cumulative development within the view include Hotspur House and Great Marlborough Street.	No cumulative effects – no view of Plot 10a or 10b in any cumulative scenarios due to screening from other cumulative schemes.
Viewpoint 9: View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.	Plot 11 (10-45 storeys) will be a noticeable addition to the view in all cumulative scenarios, and will signpost First Street South. Tall elements are not uncharacteristic within the backdrop of the existing view. The height of Plot 11 will contrast with the lower heights of the Proposed Development.	Minor cumulative effects in any cumulative scenario.
Viewpoint 10: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.	A number of cumulative schemes will be visible from this viewpoint due to the nature of the view as an elevated and long range viewpoint. Cumulative schemes visible include Plot 11 (10-45 storeys)., Vision Whitworth Street (35 storeys), Viadux (40 storeys), Plot 09 First Street (9 storeys), One City Road (11-14 storeys) and Great Marlborough Street (4-55 storeys). Plot 11 features prominently in the view, and also screens views of the Proposed Development.	No cumulative effects – negligible view of Plot 10a or 10b
Viewpoint 11: View from River Street looking east over Medlock Street	One City Road (11-14 storeys) and Plot 9a will appear prominently in the foreground of the view. Plot 9a (9 storeys)will provide substantial visual screening of the Proposed Development, appearing in front of it from this viewpoint.	Likely notable effects in cumulative scenarios due to the scale and massing of Plot 9a and One City Road.

Mitigation Measures

1.122. There are no secondary or tertiary construction or operational phase mitigation measures proposed in relation to townscape and views in addition to embedded primary mitigation measures.

1.123. Primary mitigation includes modifications to the location or design of the Proposed Development or measures specifically included in the design of the Proposed Development to mitigate a known issue, and are therefore 'embedded' into the proposals and are effectively 'designing out' potential effects.

1.124. The design proposals have been formulated through a lengthy iterative process involving environmental assessment and consultation. This process has allowed site constraints and opportunities to directly influence the evolution of the Proposed Development. As a result, mitigation measures are embedded within the Proposed Development and will be further developed as part of the detailed design of the landscape and surrounding built form.

1.125. A summary of mitigation measures which have been 'designed in' to the proposals in order to reduce or where possible, avoid townscape and visual impacts is provided below, and is described further within the Design and Access Statement that accompanies this application. The embedded mitigation measure is described in brief below.

Construction Phase

1.126. Precise methodology that will be adopted in order to mitigate against potential construction phase impacts will be formulated as part of the ongoing design development. However, it is anticipated that measures to control construction impacts will be incorporated into a Construction Environmental Management Plan (CEMP), and should include:

- Site compounds to be positioned close to the proposed access points and as remote from existing developed areas as feasible;
- Use of directional lighting used across the site.
- Stockpiles located on site to limit visual impacts where possible.
- High quality site hoarding.
- Strict adherence to the self storage areas and construction access roads;
- Use of site hoarding where appropriate; and

1.127. The implementation of good site management, maintenance and housekeeping would ensure that temporary deterioration to townscape resources, character and visual amenity will be kept to a practicable minimum. Despite these better practice measures, there would still remain inevitable effects during construction works. However, in overall terms the residual effects upon townscape resources, townscape character and the visual envelope are not anticipated to be substantial and will be short term, temporary and local in nature.

Operational Phase

1.128. Primary mitigation measures 'designed in' to the proposals are outlined below:

- The Proposed Development has been designed to accord with the design principles as set out within Strategic Development Framework, and in particular with the scale, massing and height parameters for Plot 10a, and the high quality design aspirations for both built development and the public realm. The proposals will create activity at ground level, and incorporate opportunities to animate the streetscene.
- The concept for the public realm around the Proposed Development is to create a series of contemporary and distinctive streets that draw upon the site's sites unique location within the city. When taken in the context of the proposed and emerging buildings together with the sustainable transport links, the external space will become a stepping-stone to connect future commercial phases, leisure uses and existing residential areas within the locality.
- The approach to the public realm design has been to create a series of character areas which respond to the surrounding context and proposed uses.

- The frontage onto First Street provide continuity in terms of materials and quality to the existing works implemented to the north of First Street.
- A public pocket space is proposed off River Street, between 10a and the future 10b site, and will provide a place to dwell, with tree planting and seating to help define the space and provide separation between public areas and the service areas.
- Service access will be provided along the eastern edge of the Proposed Development with access off which will allow the building to provide visual screening
- A clearly defined hierarchy of vehicular, services and pedestrian routes will be defined through the design approach and materials palette in order to maximise legibility and prioritising pedestrian movement.
- Along Hulme Street, a simple approach incorporating tree planting will add colour, scale and texture to the street.
- The building responds to the existing built character and quality within First Street to help create a cohesive character.
- The Proposed Development works with existing topography and aims to effectively integrate the scheme without substantial level changes.

Residual Effects

1.129. There are no secondary or tertiary mitigation measures proposed in relation to townscape and views in addition to primary 'embedded' mitigation measures. Therefore, any identified townscape or visual effects are likely to remain as residual effects, and these are described below.

1.130. A detailed assessment of effects is contained within **Appendix 1** and **Appendix 2.**

Table 11 – Summary of Receptors, Likely Effects, Mitigation Measures, and Residual Effects during the construction phase

Likely Effect	**Receptor(s)**	**Mitigation Measure**	Means of Implementation of Mitigation	Post Mitigation **Residual Effect** and Duration (i.e., Temporary/Permanent)
Construction Phase				
Negligible neutral effect.	Townscape Character	None	N/A	Negligible neutral effect. Temporary.
Negligible neutral effect	Urban Grain	None	N/A	Negligible neutral effect. Temporary.
Negligible neutral effect	Land Use	None	N/A	Negligible neutral effect. Temporary.
Negligible neutral effect	Building Heights	None	N/A	Negligible neutral effect. . Temporary.
No change	Movement and Linkages	None	N/A	No change. Temporary.
No change	Public Open Space and Public Realm	None	N/A	No change-small neutral effect. Temporary.
Small neutral effect	Site Character	None	N/A	Small neutral effect. Temporary.
Medium adverse effect	Viewpoint 1	None	N/A	Medium adverse effect. Temporary.
Negligible adverse effect	Viewpoint 2	None	N/A	Negligible adverse effect. Temporary.
Small adverse effect	Viewpoint 3	None	N/A	Small adverse effect. Temporary.
Small neutral effect	Viewpoint 4	None	N/A	Small neutral effect. Temporary.
Medium adverse effect	Viewpoint 5	None	N/A	Medium adverse effect. Temporary.
No change.	Viewpoint 6	None	N/A	No change. Temporary.
No change.	Viewpoint 7	None	N/A	No change. Temporary.

Likely Effect	Receptor(s)	Mitigation Measure	Means of Implementation of Mitigation	Post Mitigation **Residual Effect** and Duration (i.e., Temporary/Permanent)
Negligible neutral effect	Viewpoint 8	None	N/A	Negligible neutral effect. Temporary.
Negligible neutral effect	Viewpoint 9	None	N/A	Negligible neutral effect. Temporary.
Negligible neutral effect	Viewpoint 10	None	N/A	Negligible neutral effect. Temporary.
Medium adverse effect	Viewpoint 11	None	N/A	Medium adverse effect. Temporary

Table 12 – Summary of Receptors, Mitigation Measures, and Residual Effects during the operational phase

Likely Effect	Receptor(s)	Mitigation Measure	Means of Implementation of Mitigation	Post Mitigation **Residual Effect** and Duration (i.e., Temporary/Permanent)
Operational Phase				
Small beneficial effect.	Townscape Character	None	N/A	Small beneficial effect. Permanent.
Small beneficial effect.	Urban Grain	None	N/A	Small beneficial effect. Permanent.
Small beneficial effect.	Land Use	None	N/A	Small beneficial effect. Permanent.
Small beneficial effect.	Building Heights	None	N/A	Small beneficial effect. Permanent.
Small beneficial effect.	Movement and Linkages	None	N/A	Small beneficial effect. Permanent.
Small beneficial effect.	Public Open Space and Public Realm	None	N/A	Small beneficial effect. Permanent.
Large beneficial effect.	Site Character	None	N/A	Small beneficial effect. Permanent.
Medium beneficial effect	Viewpoint 1	None	N/A	Medium beneficial effect. Permanent.
Negligible beneficial effect	Viewpoint 2	None	N/A	Negligible beneficial effect. Permanent.
Small beneficial effect.	Viewpoint 3	None	N/A	Small beneficial effect. Permanent.
Small beneficial effect.	Viewpoint 4	None	N/A	Small beneficial effect. Permanent.
Medium beneficial effect	Viewpoint 5	None	N/A	Medium beneficial effect. Permanent.
No change.	Viewpoint 6	None	N/A	No change. Permanent.
No change.	Viewpoint 7	None	N/A	No change. Permanent.
Negligible neutral effect	Viewpoint 8	None	N/A	Negligible neutral effect. Permanent.
Negligible neutral effect	Viewpoint 9	None	N/A	Negligible neutral effect. Permanent.
Negligible neutral effect	Viewpoint 10	None	N/A	Negligible neutral effect. Permanent.
Medium beneficial effect	Viewpoint 11	None	N/A	Medium beneficial effect. Permanent.

Reference List

1.131. This report has been prepared by reference to the following:

- Council of Europe (Florence, 2000). The European Landscape Convention.
- Department for Communities and Local Government (2012), National Planning Policy Framework, London, DCLG.
- Planning Practice Guidance. The National Planning Policy Framework and relevant planning practice guidance. Available at: https://www.gov.uk/government/collections/planning-practice-guidance. [Accessed: 18/10/2022].
- Institute of Environmental Management & Assessment (IEMA), 2015. IEMA Environmental Impact Assessment Guide to Shaping Quality Development.
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- Manchester's Core Strategy 2012-2027 https://www.manchester.gov.uk/downloads/download/5672/core_strategy [Accessed: 18/10/2022].
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Appendix 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 1-4 in Appendix 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 whole 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 whole Plot 10 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 10 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, beyond Plot 10b. From west and south it is surrounded by construction sites of Plot 9a and First Street South developments. Collectively, the buildings surrounding the Site contribute to a distinctively modern commercial townscape character within the area. 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 '**moderate**' in terms of townscape value, with potential to accommodate change without harm. The overall sensitivity of the townscape character as a receptor is '**moderate**'.	Medium	Medium	Medium
Urban Grain	Urban grain on the Site and in the surrounding area is shown in **Figure 5a of Appendix 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 Plot 10b to the east 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 '**moderate**' in terms of value, with a '**moderate**' susceptibility' to change. The overall sensitivity of the urban grain as a townscape receptor is therefore **'moderate'.**	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		

Land Use	Land use on the Site and in the surrounding area is shown in **Figure 6a in Appendix 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 east, 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 '**moderate**' in terms of value, with a '**moderate'** susceptibility to change. The overall sensitivity of land use as a townscape receptor is therefore **'moderate'.**	Medium	Medium	**Medium**
Building Heights	Building heights on the Site and in the surrounding area are shown in **Figure 7a in Appendix 3.** The area to the east of the Site, beyond the vacant Plot 10b, 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 17 storeys on plot 10a is considered sustainable and deliverable. The Framework states that up to 12 storeys on the vacant adjacent 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 '**moderate**' in terms of value, with a '**moderate'** susceptibility to change. The overall sensitivity of land use as a townscape receptor is therefore **'moderate'.**	Medium	Medium	**Medium**
Movement and Linkages	Key movement routes surrounding the Site are shown in **Figure 8** in **Appendix 3.** The Site is bound by River Street to the north and east beyond the vacant Plot 10b site, Hulme Street to the south and Newcastle Street to the west. 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 10b to the east, Plot 9 to the west and Plot 11 to the south currently form voids in the movement network The Site and adjacent Plots 10b to the east, Plots 9 to the west and Plot 11 to the south currently 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 '**moderate**' in terms of value, with a '**moderate'** susceptibility to change. The overall sensitivity of land use as a townscape receptor is therefore **'moderate'.**	Medium	Medium	**Medium**
Public Open Space & Public Realm	Public open space and public realm surrounding the Site are shown in **Figure 9a in Appendix 3.** The Site and immediately surrounding plots 10b, 9 and 11 do not currently contribute positively to the surrounding public open space network because of an absence of public open space and green infrastructure due to their underuse and fencing off for construction works. 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 '**moderate**' in terms of value, with a '**moderate'** susceptibility to change. The overall sensitivity of land use as a townscape receptor is therefore **'moderate'.**	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		

Site Analysis	**Figure 10 in Appendix 3.** The Site is currently vacant, and therefore does not contribute positively to the surrounding streets and spaces, and does not contribute to the wider aspirations for the First Street neighbourhood. The Site currently lacks permeability, preventing connections through the First Street development area. 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**

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		

Appendix 1: Townscape Effects Table: Description of Change, Magnitude and Significance

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	Construction Phase: 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
	Operational Phase 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	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 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	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 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
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

Terminology for Townscape Effect:

Townscape Value: High, Medium, Low
Susceptibility to Change: High, Medium, Low
Overall Sensitivity of Receptor: High, Medium, Low

Size/Scale of Effect: Major, Moderate, Minor, Negligible, No Change
Geographical Extent of Effect: Site, Local, Neighbourhood, City

Duration: Long-term, Medium-term, Short-term
Reversibility: Temporary/ Irreversible
Overall Magnitude of Effect: Large, Medium, Small, Negligible, No Change

Nature of Effect: Adverse, Beneficial, Neutral, Not Applicable, Direct, Indirect

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		

Appendix 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	Designation: 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. Distance to Site: 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 'low' because it is not particularly important as a viewpoint, however 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 '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.	Designation: N/A Distance to Site: 195m	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.	Designation: 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 Distance to Site: 175m	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.	Designation: Grade II listed Mackintosh Mill Distance to Site: 185m	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**
5: View from public square within First Street setting and gateway out of the city centre	Designation: View in the distance of Grade II listed Mackintosh Mill and attached chimney Distance to Site: 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.	Open High number of viewers	Medium	Medium	**Medium/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		

Appendix 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
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.	Designation: N/A Distance to Site: 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	Designation: Context of Grade II listed Railway Viaduct Distance to Site: 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 '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	Designation: Context of Listed Railway Viaduct Distance to Site: 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	Designation: Grade II Listed Manchester Oxford Road Station (including platform structures) Distance to Site: 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**
10: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond	Designation: N/A Distance to Site: 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.	Designation: N/A Distance to Site: 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.	Framed Moderate number of viewers.	Low	Low	**Low**

Terminology for Visual Effect:

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

Appendix 2: Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
1: View from cycle/ footway on Princess Road roundabout looking north west, north from Mancunian Way	Construction Phase: 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
	Operational Phase: 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.	Construction Phase: 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
	Operational Phase: 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

Terminology for Visual Effect:

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

Appendix 2: Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
3: View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development	Construction Phase: 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
	Operational Phase: 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	Construction Phase: 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.	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
	Operational Phase: 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	Construction Phase: 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
	Operational Phase: 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

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		

Appendix 2: Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
6: View from Medlock Street adjacent to River Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.	Construction Phase: 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
	Operational Phase: 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.	Construction Phase: No view	N/A	No change	**High/medium**	No change	Neighbourhood	Temporary. Reversible.	**No change**	N/A	**Not significant**	High
	Operational Phase: 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	Construction Phase: 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
	Operational Phase: 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	Construction Phase: 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
	Operational Phase: Very minor glimpsed views of the uppermost portions of the building.	No additional mitigation required.	The development will fit subtlety 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
Number of Viewers: Few, Moderate, High
Value of Views: High, Medium, Low
Susceptibility to Change: High, Medium, Low
Overall Sensitivity of Receptor: High, Medium, Low
Size/Scale of Effect: Major, Moderate, Minor, Negligible, No Change

Geographical Extent of Effect: Site, Local, Neighbourhood, City
Duration: Long-term, Medium-term, Short-term,
Reversibility: Temporary, Irreversible
Overall Magnitude of Effect: Major, Moderate, Minor, Negligible, No Change
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Appendix 2: Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Mitigation	Summary of Effect	Overall Sensitivity of Receptor (from table above)	Size/Scale of Effect	Geographical Extent of Effect	Duration/ Reversibility	Overall Magnitude of Effect	Nature of Effect	Significance	Confidence
10: View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond	Construction Phase: 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
	Operational Phase: 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.	Construction Phase: 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
	Operational Phase: 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

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,
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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		

12/01/23

ISSUED

Plot 10a First Street

Townscape and Visual Impact Assessment

Appendix 3: Figures

Document Control

File Name	Prepared by	Checked by	Planning	Views
3098-ID-001-01-APP.3 Plot 10a TVIA Figures	MM	GW	Deloitte	Virtual Planit

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10 Site Analysis 15

1 Site Location

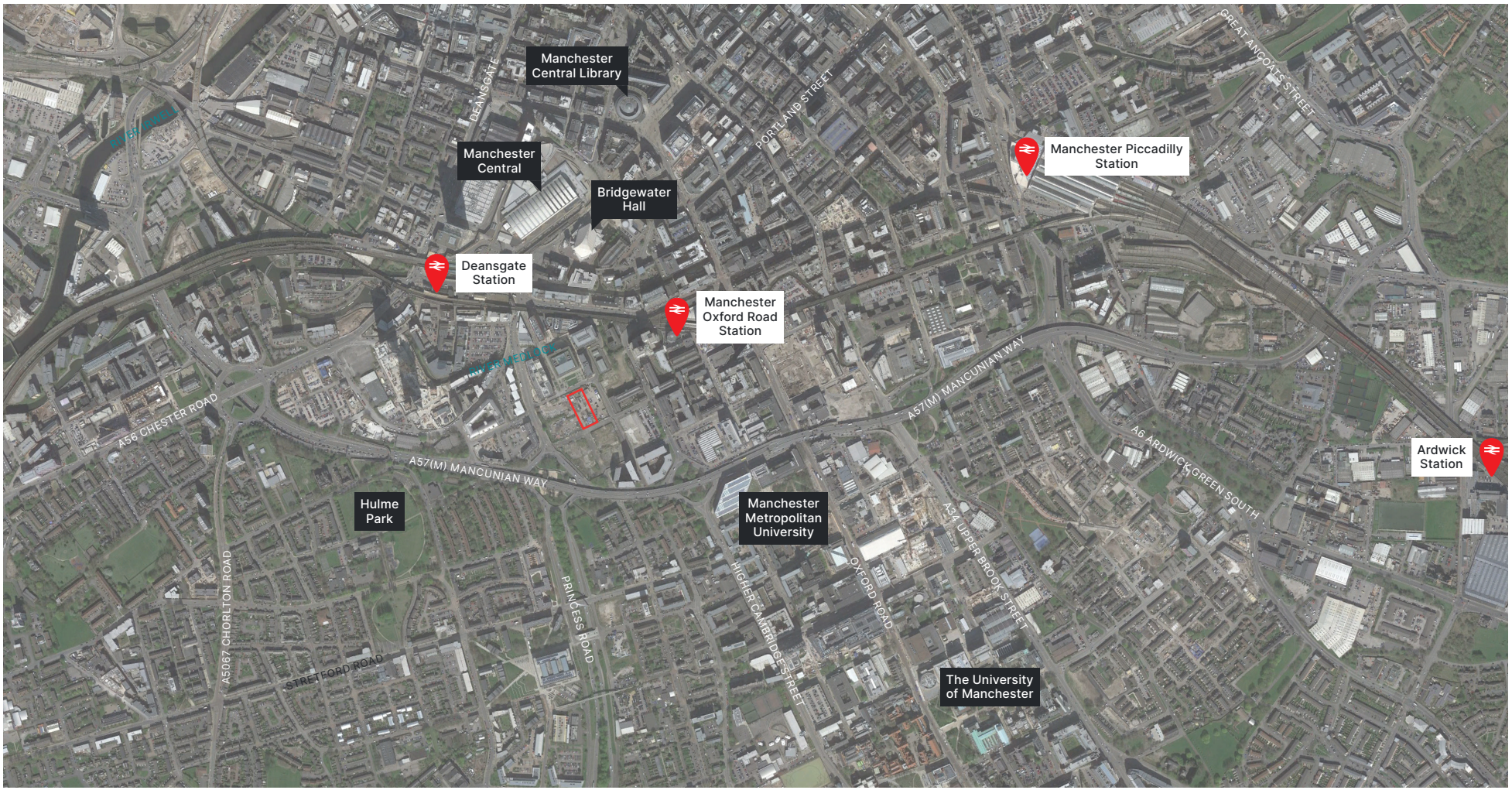


Figure 1 of Appendix 3 - Site location

2 Historical Development



Figure 2A - Dated - 1935



Figure 2B - Dated - 1951



Figure 2C - Dated - 2003



Figure 2D - Dated - 2021

Key

Site boundary

3 Heritage Designations



Figure 3 of Appendix 3 - Heritage Designations

4 Townscape Character

NOT TO SCALE

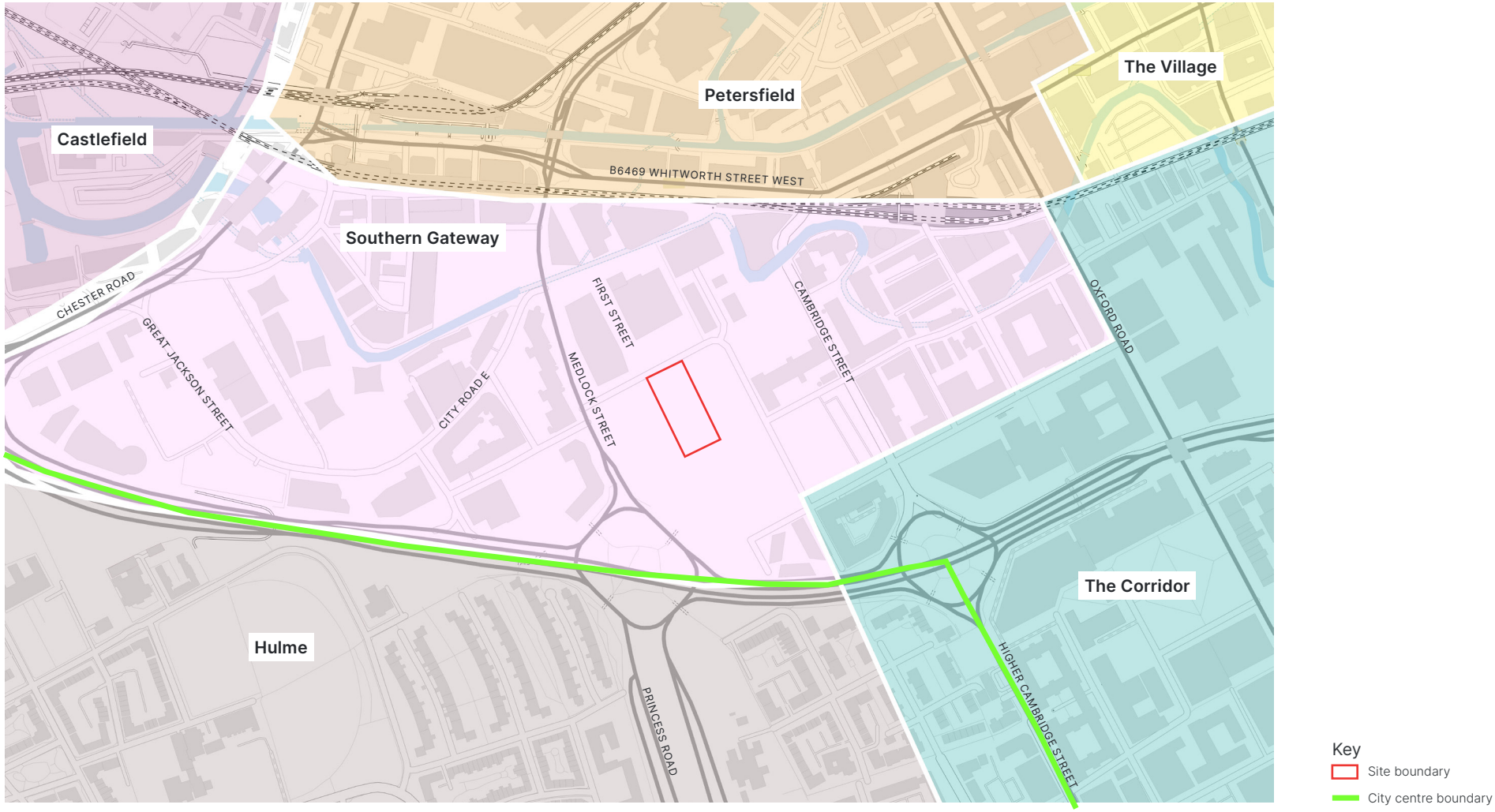


Figure 4 of Appendix 3 - Townscape Character

5 Urban Grain

NOT TO SCALE

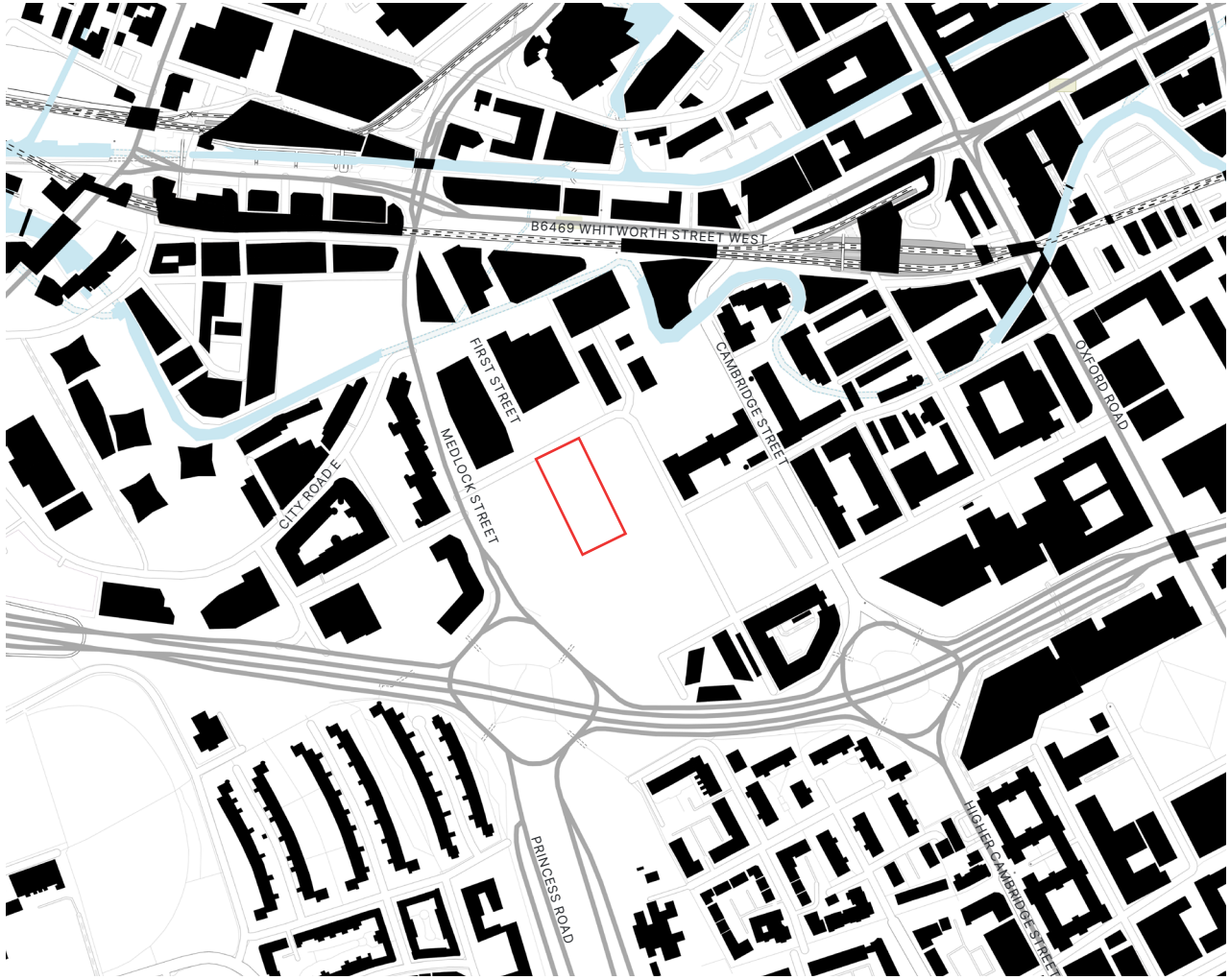


Figure 5a of Appendix 3 - Existing Urban grain

Key

Site boundary

NOT TO SCALE

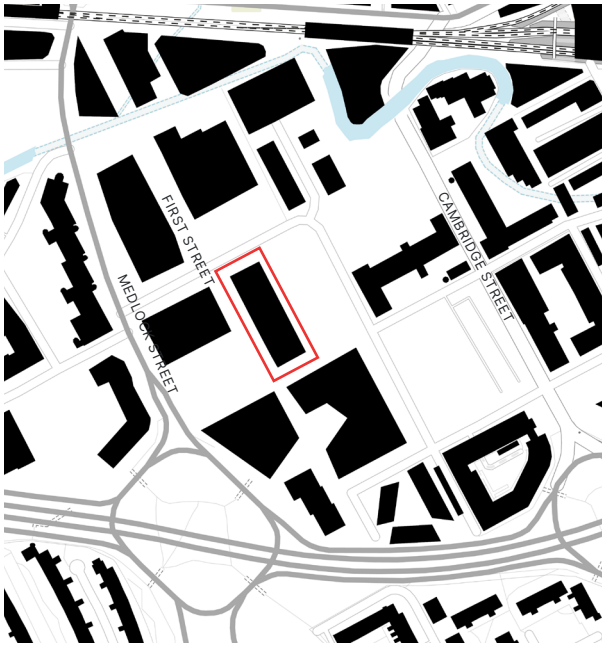


Figure 5b of Appendix 3 - Proposed urban grain

6 Land Use



Figure.6a of Appendix 3 - Existing land use



Figure 6b of Appendix 3 - proposed land use

7 Building Heights

NOT TO SCALE

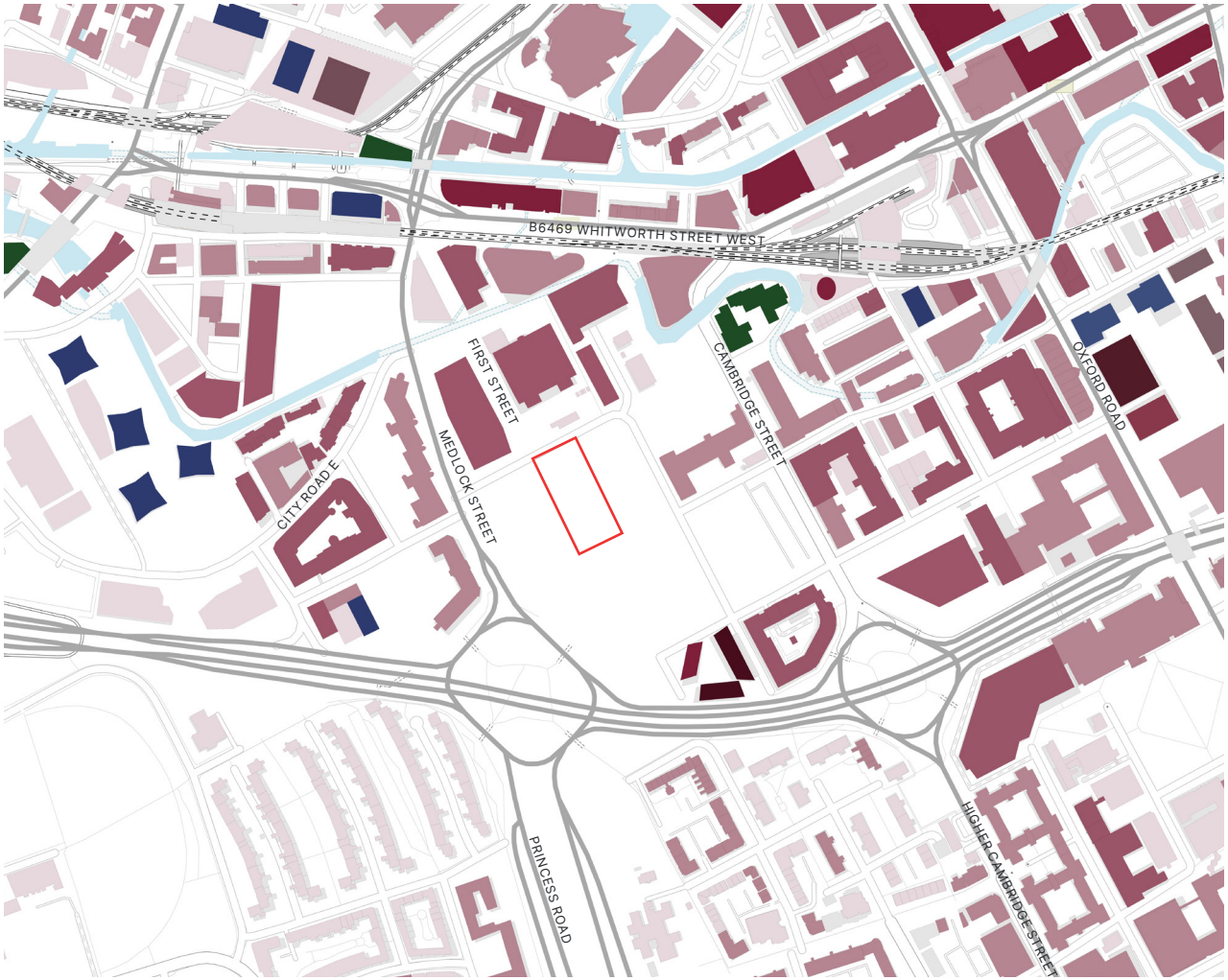


Figure 7a of Appendix 3 - Existing building heights

Key

- Site boundary
- 1-3 Storeys
- 4-6 Storeys
- 7-10 Storeys
- 11-13 Storeys
- 14-16 Storeys
- 17-20 Storeys
- 21-30 Storeys
- 30+ Storeys

NOT TO SCALE



Figure 7b of Appendix 3 - Proposed building heights

8 Movement and Linkages

NOT TO SCALE



Figure 8a of Appendix 3 - Existing movement and linkages

Key

- Site boundary
- Primary route
- Secondary route
- Tertiary Route
- Bus stop
- Bus station
- Railway
- Railway station
- Metrolink route
- Metrolink station
- Pedestrian link
- National cycle route 6
- Beeways
- Cycle hub - parking/ workshop/ changing facilities

NOT TO SCALE

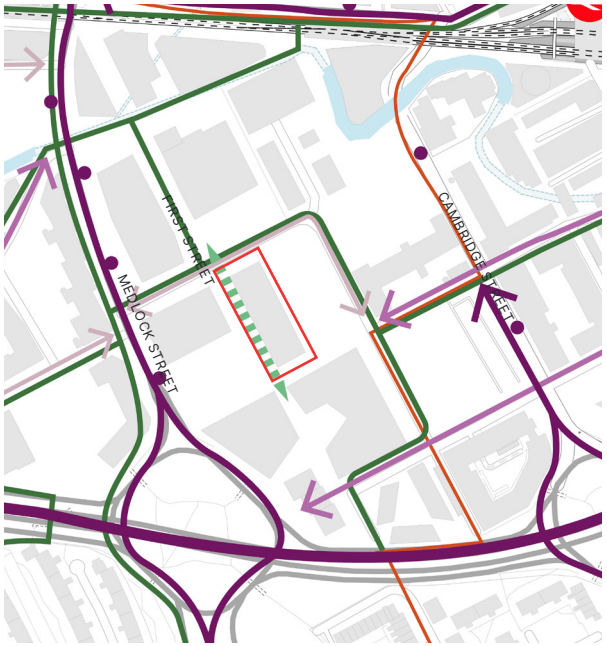


Figure 8b of Appendix 3 - Proposed movement and linkages

9 Public Open Space and Public

NOT TO SCALE



Figure.9a of Appendix 3 - Existing environmental designations and public open space

Key

- Parks and gardens
- Amenity green space
- Playing fields
- Public squares

NOT TO SCALE

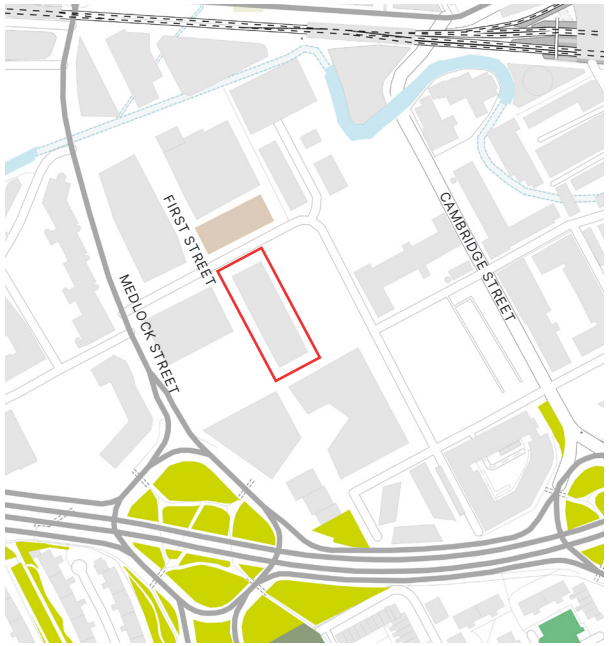


Figure 9b of Appendix 3 - proposed public open space

10 Site Analysis

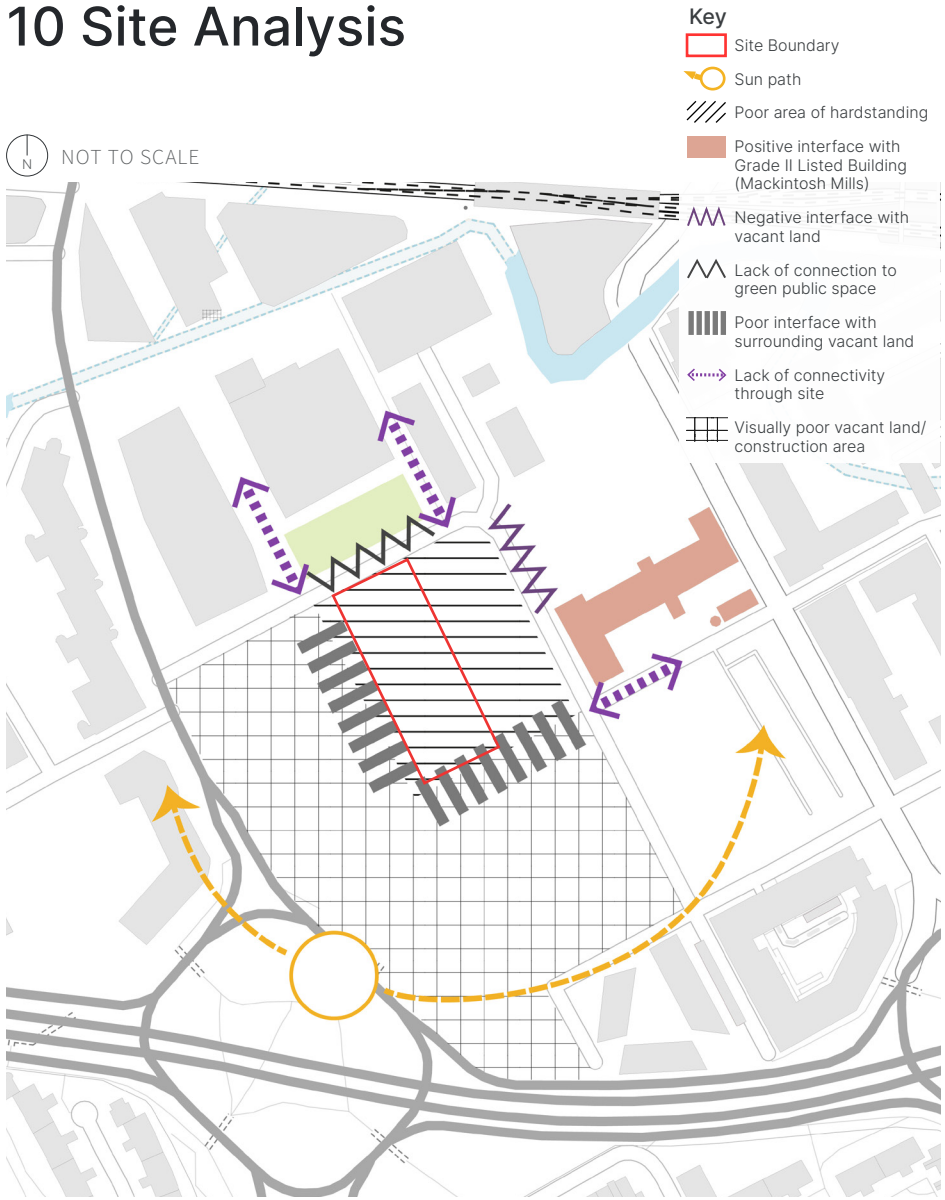


Figure.11a of Appendix 3 - Existing site analysis

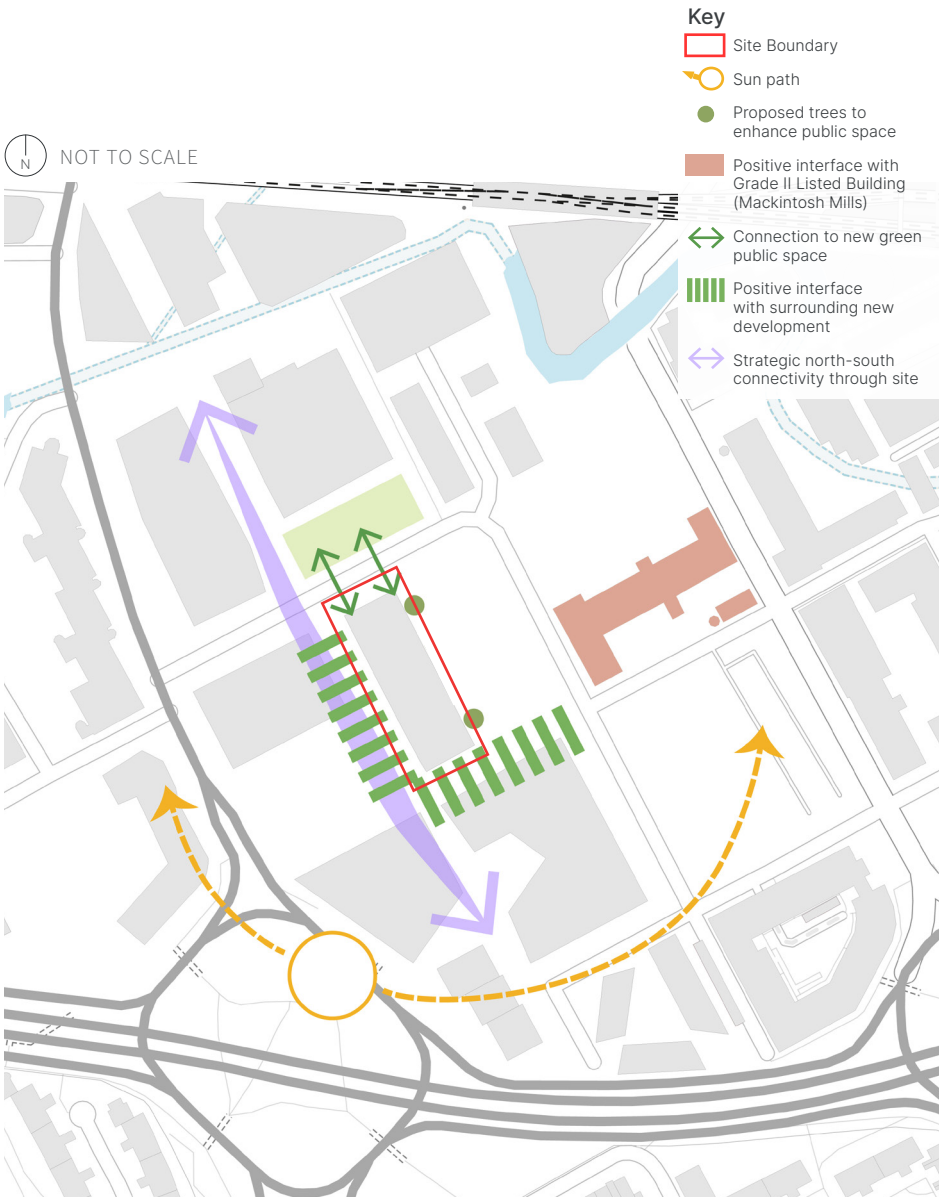


Figure 11b of Appendix 3 - Proposed site analysis

Leeds

+44 (0)113 824 6413

Liverpool

+44 (0)151 363 1230

London

+44 (0)207 253 5678

Manchester

+44 (0)161 928 9281

Standish

+44 (0)145 360 7080

Certified

Corporation

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Plot 10a First Street

Townscape and Visual Impact Assessment

Appendix 4: Key Views and Photomontages

Document Control

File Name	Prepared by	Checked by	Planning	Views
3098-ID-002-01-4 Key views and photomontages	MM	GW	Deloitte	Virtual Planit

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Contents

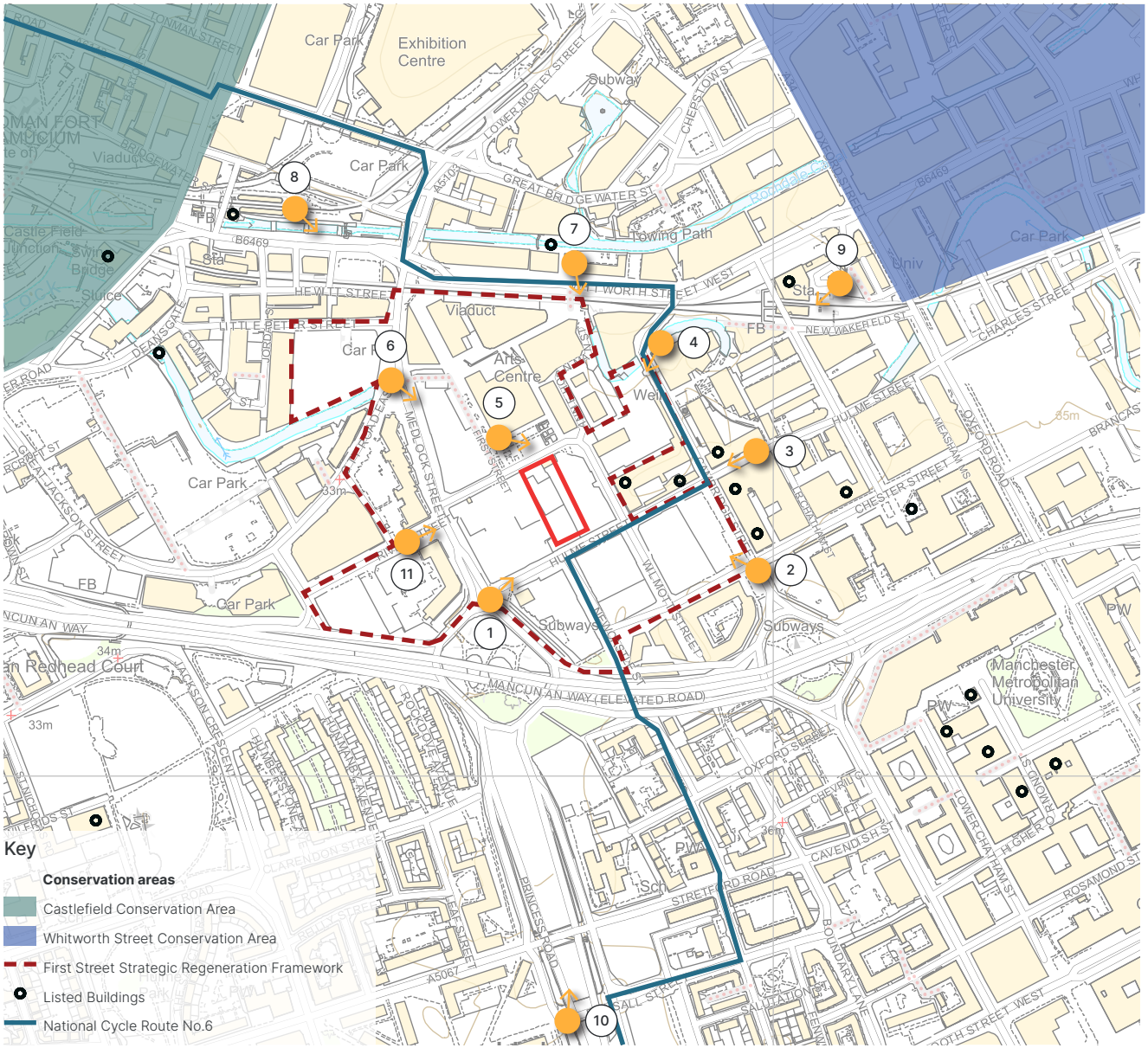
1 Zone of visual influence (ZVI) Mapping and viewpoint selection (source - Google Earth Pro Viewshed)

2 Viewpoints location map

3 Views and photomontages



Figure 1 of Appendix4 - Zone of visual influence (ZVI) Mapping and viewpoint selection (source - Google Earth Pro Viewshed



VIEWPOINTS

FULL RENDER	**Viewpoint 1:** View from cycle/ footway on Princess Road roundabout looking north west, north from Mancunian Way.
FULL RENDER	**Viewpoint 2:** View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.
FULL RENDER	**Viewpoint 3:** View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.
WIRELINE	**Viewpoint 4:** View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.
FULL RENDER	**Viewpoint 5:** View from public square within First Street development looking south east.
WIRELINE	**Viewpoint 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.
WIRELINE	**Viewpoint 7:** View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.
WIRELINE	**Viewpoint 8:** Elevated view south from platform of Deansgate Tram Stop - over city skyline.
WIRELINE	**Viewpoint 9:** View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.
FULL RENDER	**Viewpoint 10:** View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.
WIRELINE	**Viewpoint 11:** View from River Street looking east over Medlock Street.

Figure 2 of Appendix 4 - Viewpoints location map

3 Views and Photomontages

View 1: Baseline | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



View 1: Plot 10a photomontage | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



View 1: Plot 10a + cumulative photomontage | View from cycle/ footway on Princess Road roundabout looking north west from Mancunian Way.



View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 2: Baseline | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



View 2: Plot 10a photomontage | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



View 2: Plot 10a + cumulative photomontage | View from footpath/ local centre on Cambridge Street looking west to site and wider First Street development.



View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 3: Baseline | View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.



View 3 : Plot 10a photomontage | View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.



View 3: Plot 10a + cumulative photomontage | View from Hulme Street looking south west adjacent to cluster of listed mill buildings and through wider First Street development.



View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 4 : Baseline | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



View 4: Plot 10a photomontage | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



View 4 : Plot 10a + cumulative photomontage | View from Cambridge Street footway/ national cycle route looking south west to First Street development/ Listed Macintosh Mills.



Plot 10A

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

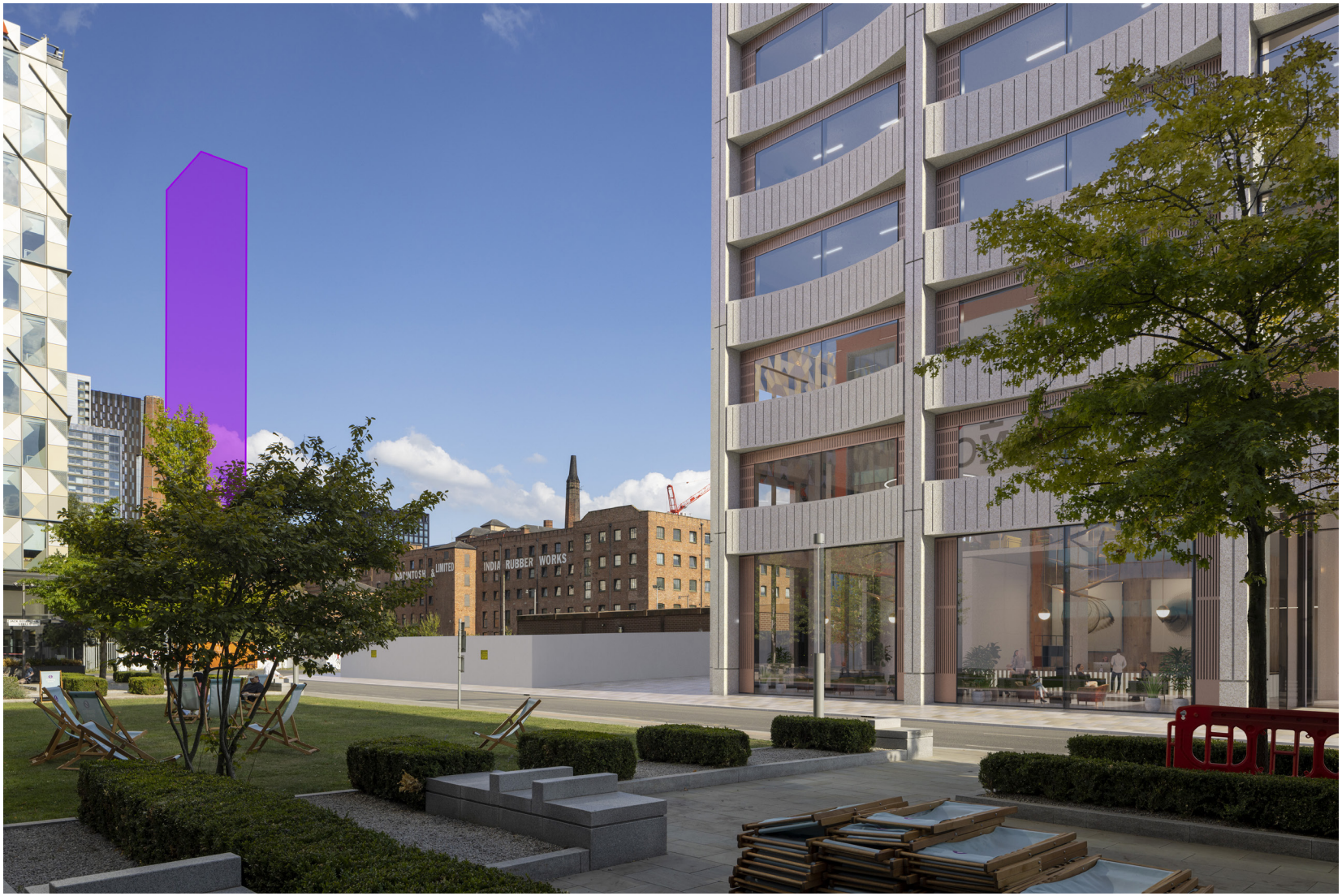
View 5 : Baseline | View from public square within First Street development looking south east.



View 5: Plot 10a photomontage | View from public square within First Street development looking south east.



View 5 : Plot 10a + cumulative photomontage | View from public square within First Street development looking south east.



View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 6: Baseline | View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.



View 6: Plot 10a photomontage | View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.



View 6: Plot 10a + cumulative photomontage | View from Medlock Street adjacent to river Medlock - showing context of street, the wider First Street setting and gateway out of the city centre.



Plot 10A

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 7 : Baseline | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



View 7: Plot 10a photomontage | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



View 7: Plot 10a + cumulative photomontage | View from Whitworth Street West looking south through Listed viaduct arch to First Street development/ Listed Macintosh Mills.



Plot 10A

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

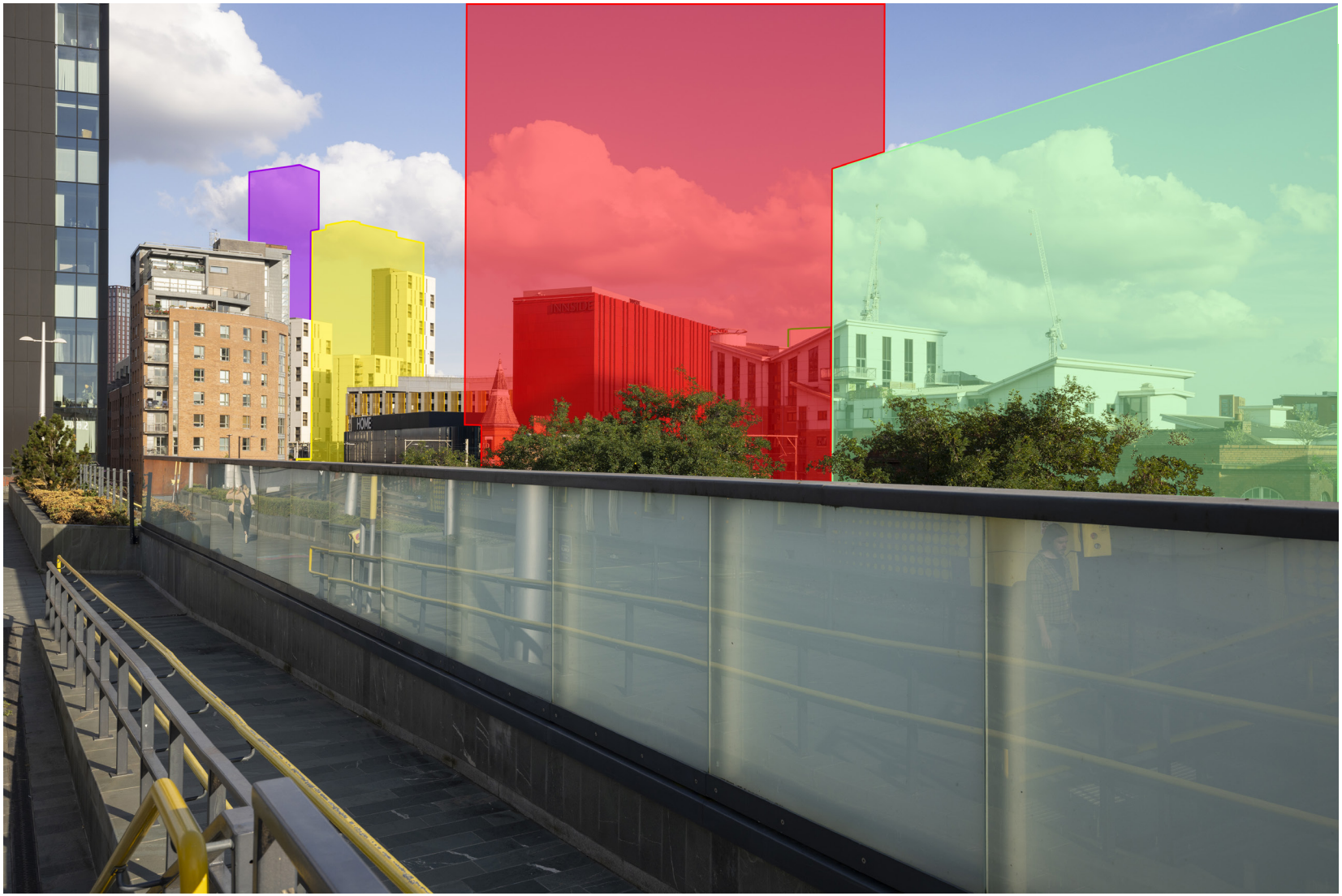
View 8 : Baseline | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



View 8: Plot 10a photomontage | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



View 8: Plot 10a + cumulative photomontage | Elevated view south from platform of Deansgate Tram Stop - over city skyline.



Plot 10A

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 9 : Baseline | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



View 9: Plot 10a photomontage | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



View 9: Plot 10a + cumulative photomontage | View from steps of Station Forecourt looking west over Grade II listed station buildings to city skyline.



Plot 10A

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 10 : Baseline | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.



View 10: Plot 10a photomontage | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.



View 10: Plot 10a + cumulative photomontage | View from pedestrian space on Bonsall Street Bridge looking north over Hulme Arch to the city skyline beyond.



View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
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07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

View 11 : Baseline | View from River Street looking east over Medlock Street.



View 11: Plot 10a photomontage | View from River Street looking east over Medlock Street.



View 11: Plot 10a + cumulative photomontage | View from River Street looking east over Medlock Street.



Plot 10A

View	Cumulative Developments
01	01 - Plot 11 First Street 07 - Plot 09 First Street 12 - Great Marlborough Street
02	01 - Plot 11 First Street 05 - Vision Whitworth Street
03	01 - Plot 11 First Street 10 - Park Place 11 - GJS Plot F
04	01 - Plot 11 First Street 09 - Hotspur House
05	01 - Plot 11 First Street 12 - Great Marlborough Street
06	01 - Plot 11 First Street 07 - Plot 09 First Street 09 - Hotspur House 12 - Great Marlborough Street
07	09 - Hotspur House
08	05 - Vision Whitworth Street 12 - Great Marlborough Street 09 - Hotspur House 14 - Travelodge Deansgate
09	01 - Plot 11 First Street
10	01 - Plot 11 First Street 05 - Vision Whitworth Street 06 - Viadux 07 - Plot 09 First Street 08 - One City Road 12 - Great Marlborough Street

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