

---

# MIX MANCHESTER

## APPENDIX 11.1

### TOWNSCAPE FIGURES, BASELINE AND ASSESSMENT TABLES

---

# Contents

---

## 1 Figures

---

## 2 Assessment Tables

|                                                    |    |
|----------------------------------------------------|----|
| Townscape Baseline and Receptor Sensitivity        | 17 |
| Assessment of Likely Significant Townscape Effects | 20 |

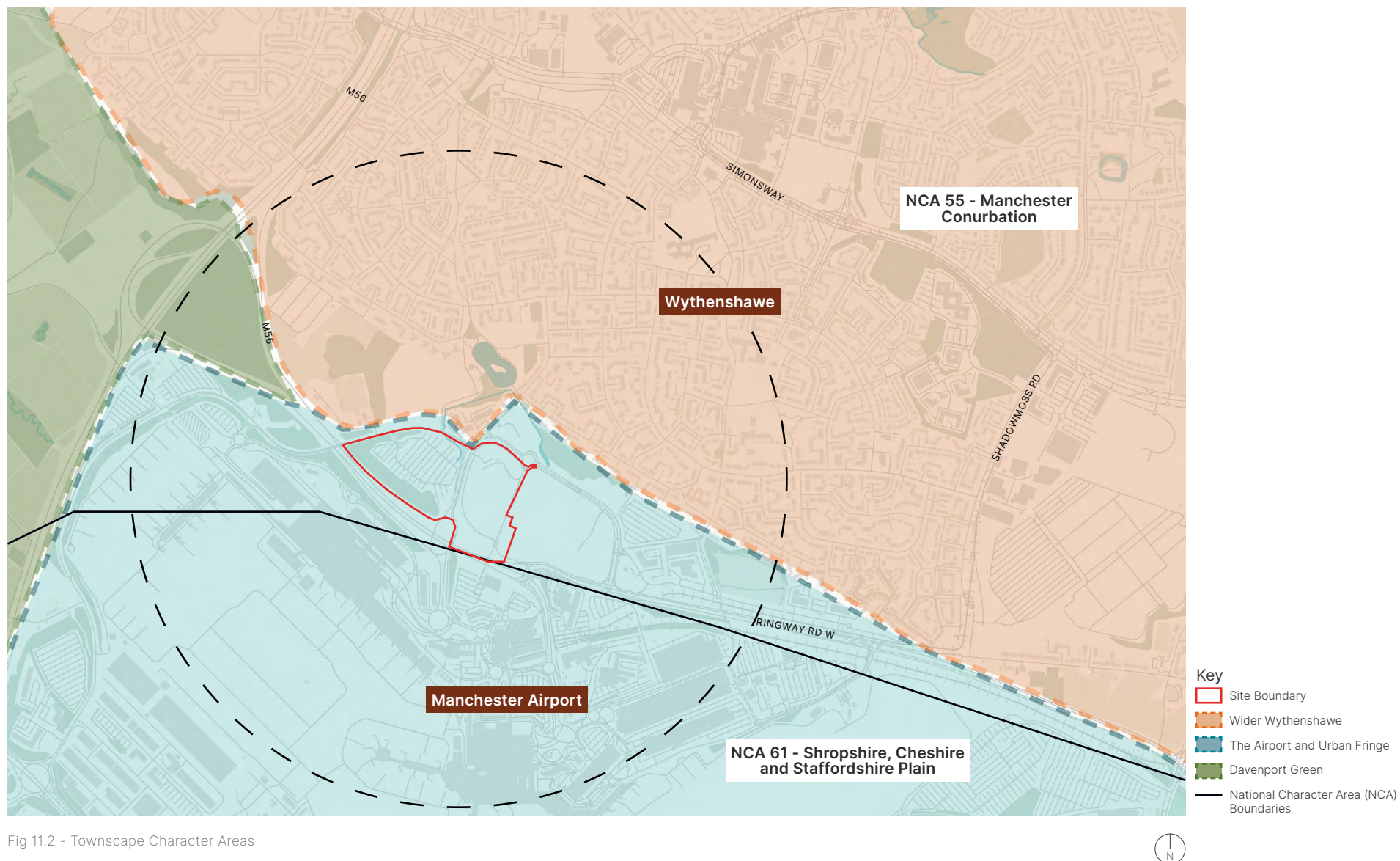
---

# 1 FIGURES

## Site Location and Study Area



## Townscape Character



# Urban Grain

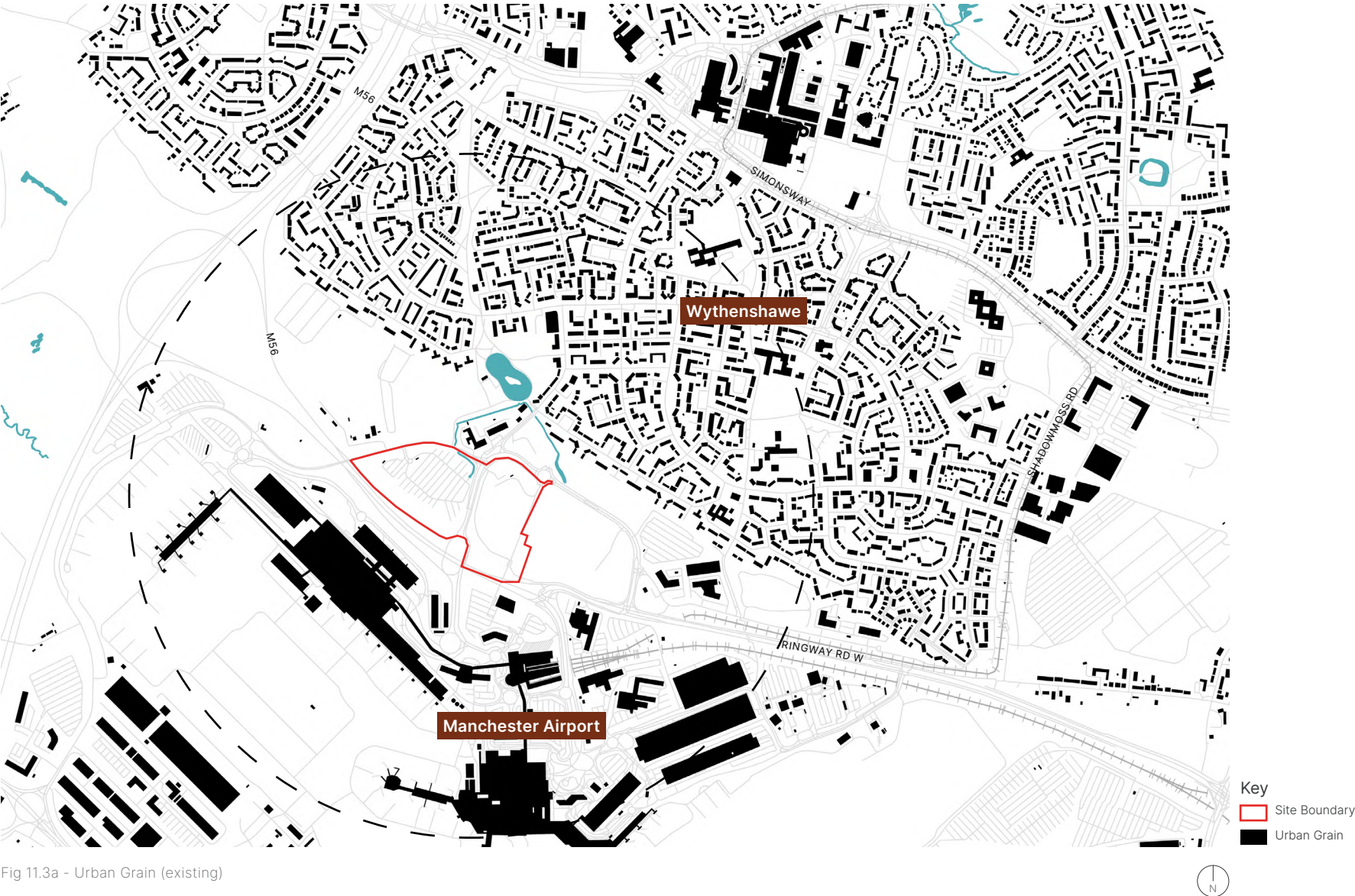
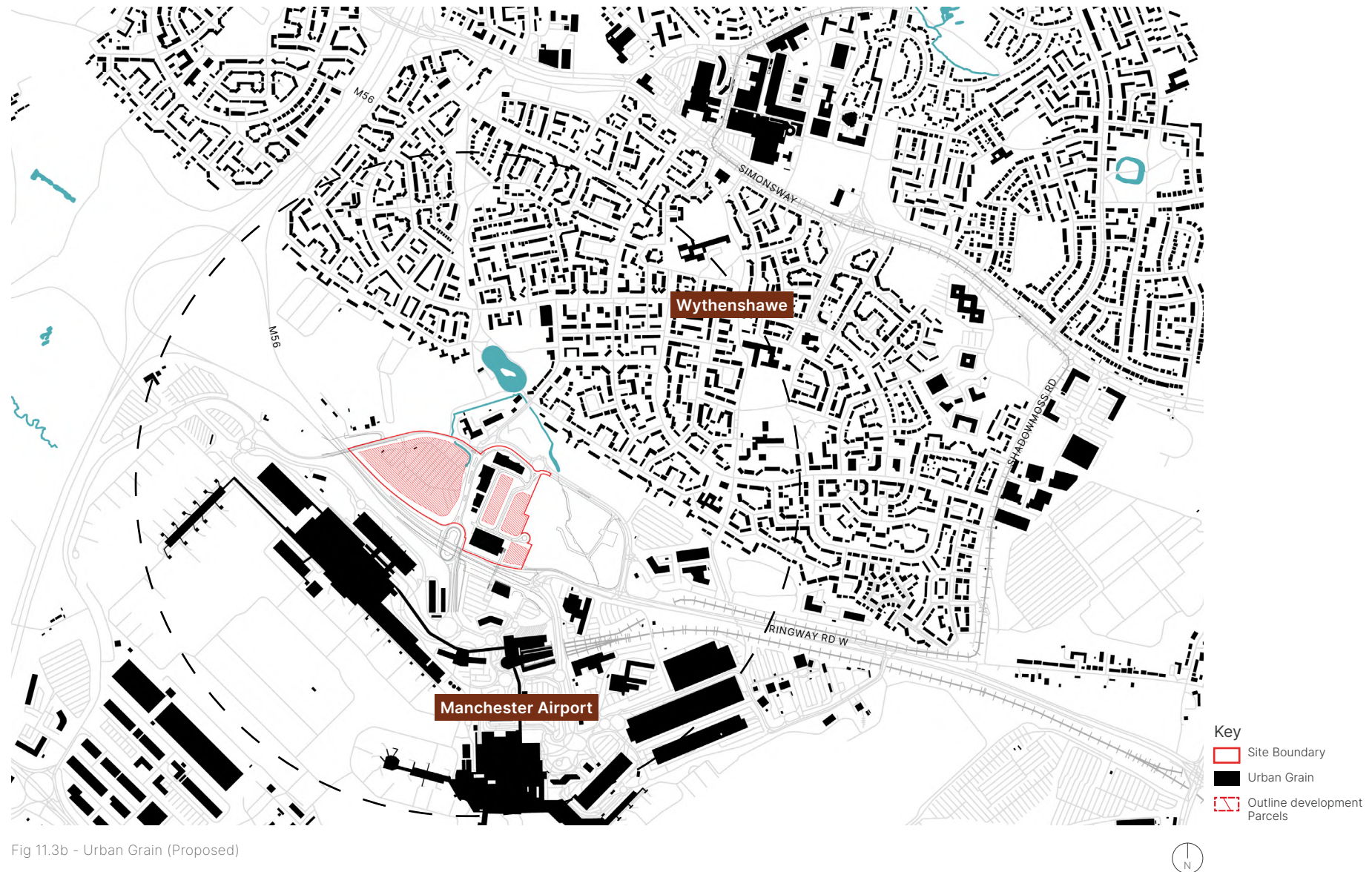


Fig 11.3a - Urban Grain (existing)

## Urban Grain



## Land Use

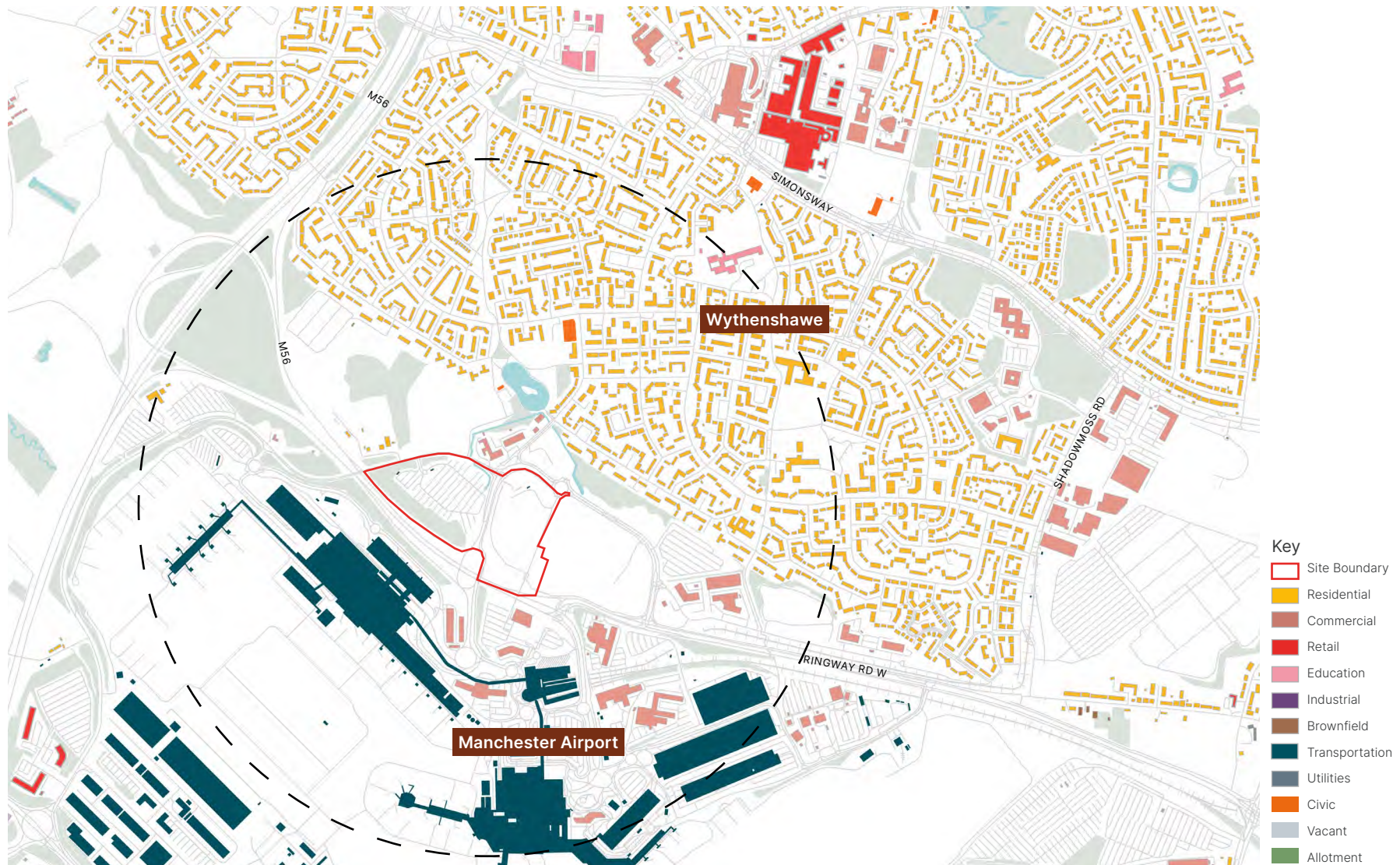


Fig 11.4a - Land Use (existing)

## Land Use

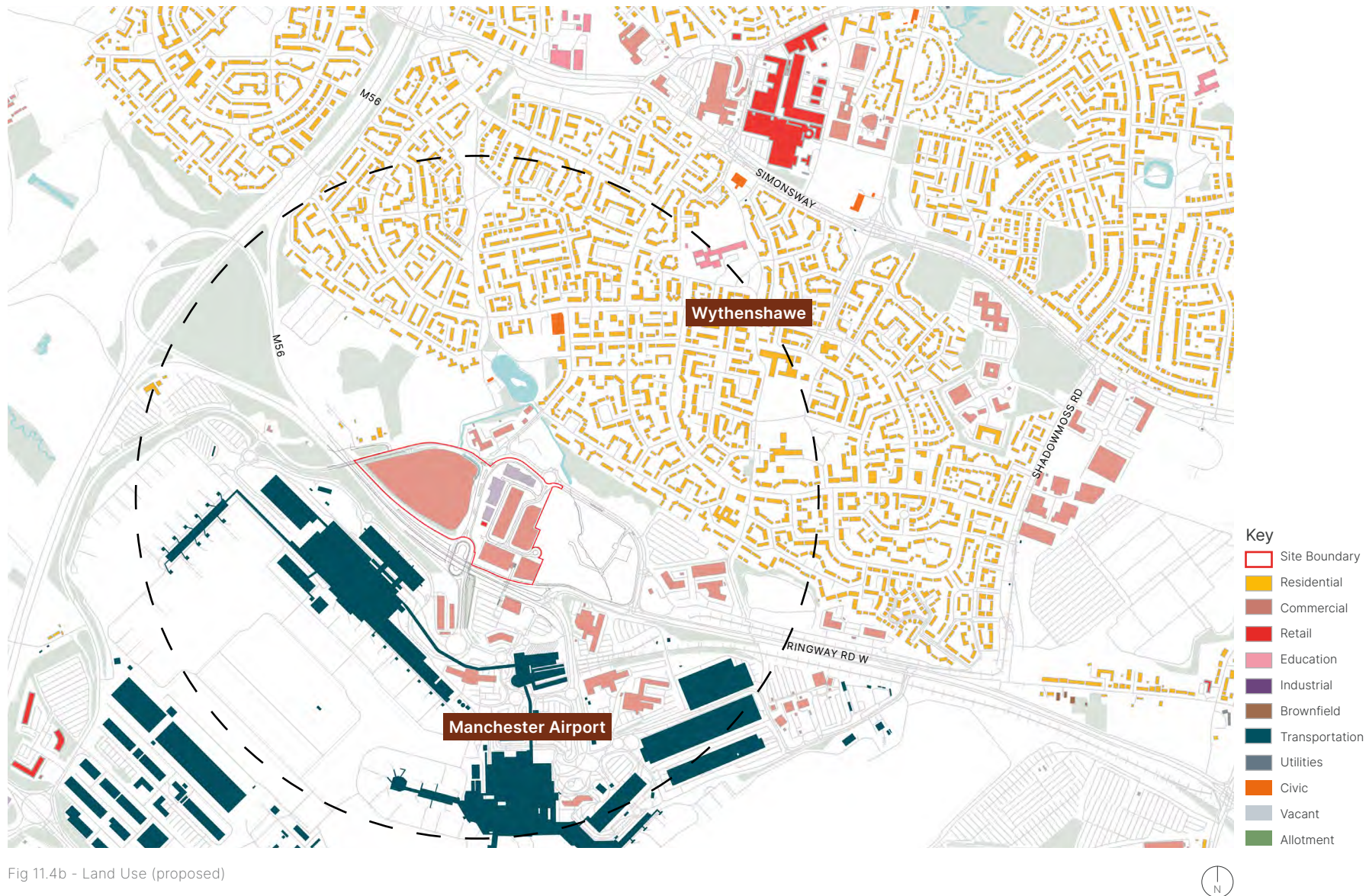


Fig 11.4b - Land Use (proposed)

## Building Heights



Fig 11.5a - Building Heights (existing)



## Building Heights



Fig 11.5b - Building Heights (proposed)

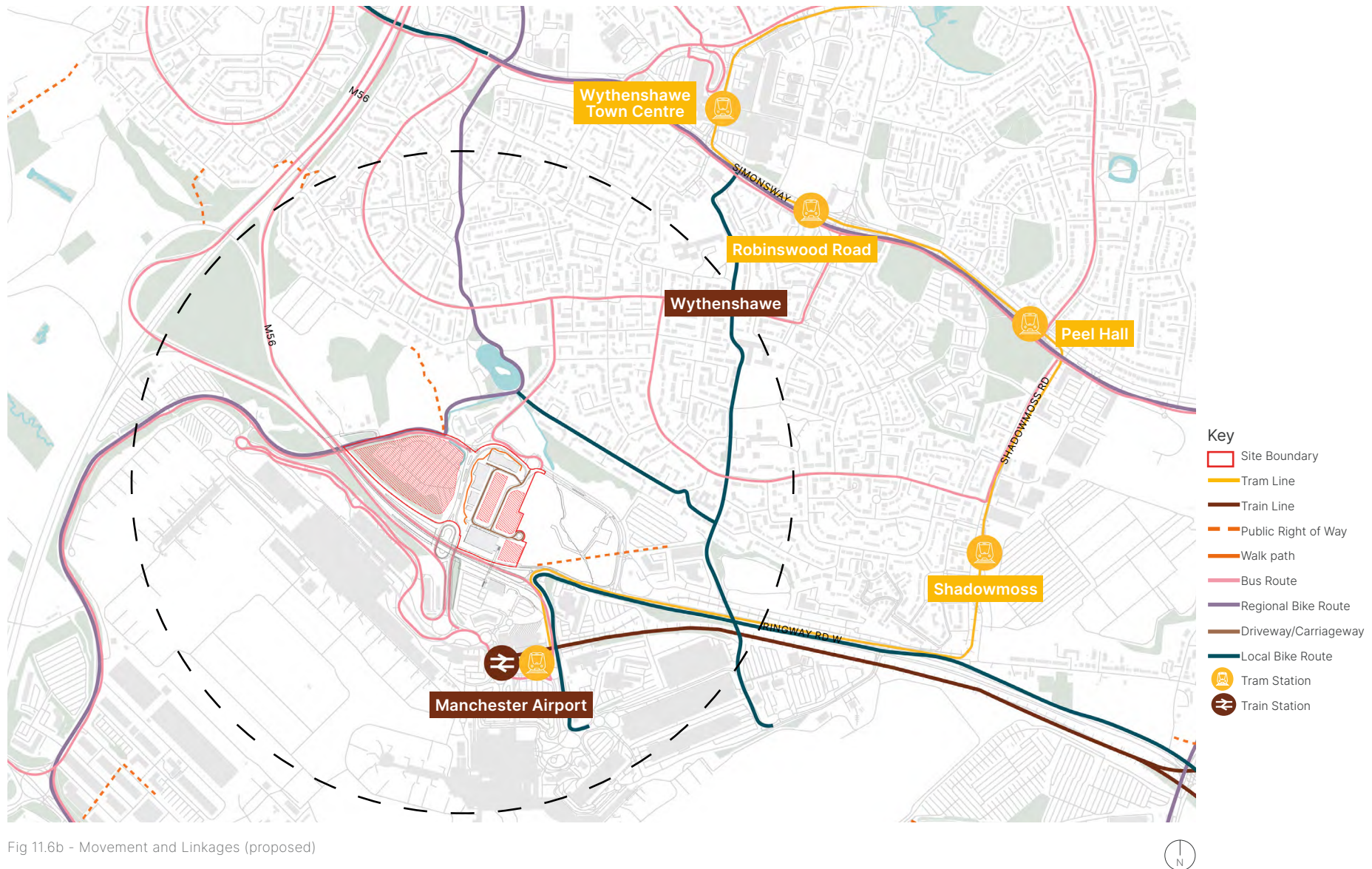


## Movement and Linkages



Fig 11.6a - Movement and Linkages (existing)

## Movement and Linkages



## Site Character



Fig 11.7a - Site Character (existing)



## Site Character



Fig 11.7b - Site Character (proposed)



---

2

# ASSESSMENT TABLES

## 2.1 Townscape Baseline and Receptor Sensitivity

The townscape receptors considered within this assessment and the assessed baseline sensitivity are set out in **Table 2.1.1** below.

Table 2.1.1 Townscape Baseline Sensitivity

| Receptor                                           | Baseline Sensitivity Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Value  | Susceptibility to Change | Overall Sensitivity of Receptor |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------------------|---------------------------------|
| Townscape Character - The Airport and Urban Fringe | <p>The Airport and Urban Fringe Townscape Character Area (TCA) is defined by the large-scale presence of Manchester Airport and its associated infrastructure, including the M56, rail and Metrolink corridors, which create a predominantly functional, infrastructure-led townscape. Development comprises substantial airport-related buildings, logistics uses and commercial premises, set within a wider transitional landscape that shifts toward open farmland and residential communities to the south and north respectively. Visual character is shaped by expansive views, prominent airport structures, engineered corridors and lighting. The Manchester Core Strategy and SRF identifies the area as a key economic driver, with future growth expected to be balanced by high-quality design, strengthened green infrastructure and improved sustainable transport connections.</p> <p>The value of The Airport and Urban Fringe TCA is assessed as <b>medium</b>, as the southern half of the Study Area - containing Manchester Airport - represents a number of the aforementioned townscape characteristics, with the Site itself forming a part of the transitional urban fringe, albeit not to a relatively high quality. As such, it is represented to a 'medium' extent. The susceptibility to change is considered to be <b>low</b>, as the Site has substantial ability to accommodate the proposals without undue harm. Therefore, the overall sensitivity is assessed as <b>low</b>.</p>                                                           | Medium | Low                      | <b>Low</b>                      |
| Townscape Character - Wider Wythenshawe            | <p>The Wider Wythenshawe TCA is defined by its planned garden-city layout, extensive residential neighbourhoods and amenity green spaces, forming a broad suburban landscape at the southern edge of Manchester. The townscape is characterised by predominantly low-rise housing, a clear street hierarchy, mature tree cover and a network of parks and open spaces that structure movement and local identity. Key centres such as Wythenshawe Town Centre, north of the Study Area boundary, provide focal points for community, retail and civic activity. The Manchester Core Strategy identifies Wythenshawe as a priority area for regeneration, with future development expected to enhance local centres, improve public transport accessibility, strengthen green infrastructure and support a more diverse mix of housing and employment opportunities, while retaining the area's established suburban and landscape-led character.</p> <p>The value of the Wider Wythenshawe TCA is assessed as <b>low</b>, as only the northern half of the Study Area contains a small portion of the regional character area, whilst the Site itself is not considered to be representative of the aforementioned townscape characteristics. As such, it is represented to a 'low' extent. The susceptibility to change is considered to be <b>low</b>, as due to its physical detachment from the character area, the Site has substantial ability to accommodate the proposals without undue harm. Therefore, the overall sensitivity is assessed as <b>negligible</b>.</p> | Low    | Low                      | <b>Negligible</b>               |

| Receptor         | Baseline Sensitivity Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Value | Susceptibility to Change | Overall Sensitivity of Receptor |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------|---------------------------------|
| Urban Grain      | <p>The Study Area represents a transitional urban grain between its northern (Wythenshawe) and southern (Manchester Airport) halves. The Manchester Airport area is characterised by large-scale, low-density development dominated by airport infrastructure, extensive commercial plots and wide transport corridors, creating a coarse and highly engineered spatial structure with limited fine-grain permeability. In contrast, the southern suburbs of Wythenshawe display a more regular and planned suburban grain, defined by low-rise residential neighbourhoods, a clearer street hierarchy, and network of green spaces. As such, these areas combine to form a contrasting grain from the expansive, coarse airport environment to a more fine-grain domestic suburban pattern. The Site itself represents a relative 'void' in the urban grain pattern.</p> <p>The value of Urban Grain is assessed as <b>low</b>, as the conflicting characters in the Study Area and nature of the Site represents the relevant townscape criteria to a 'low' extent. The susceptibility to change is considered to be <b>low</b>, as the Site has substantial ability to accommodate the proposals without undue harm. Therefore, the overall sensitivity is assessed as <b>negligible</b>.</p>                                                             | Low   | Low                      | <b>Negligible</b>               |
| Land Use         | <p>Land uses within the southern half of the Study Area, within the Manchester Airport district, are dominated by aviation-related operations, including terminal buildings, runways, aircraft stands, logistics facilities, hotels and extensive transport infrastructure, creating a predominantly commercial and infrastructure-led environment. To the north, the southern neighbourhoods of Wythenshawe comprise mainly of residential uses supported by educational and small retail facilities, reflecting a typical edge of suburbia character in terms of land uses. Together, these form a townscape of contrasting land uses from the transportation, large-scale airport landscape to a slightly mixed but predominantly suburban residential setting. The Site represents a relative 'void' in notable land uses - Parcel A of the Site currently contains surface car parking uses associated with Manchester Airport.</p> <p>The value of Land Use is assessed as <b>low</b>, as the conflicting characters in the Study Area and nature of the Site represents the relevant townscape criteria to a 'low' extent. The susceptibility to change is considered to be <b>low</b>, as the Site has substantial ability to accommodate the proposals without undue harm. Therefore, the overall sensitivity is assessed as <b>negligible</b>.</p> | Low   | Low                      | <b>Negligible</b>               |
| Building Heights | <p>Building heights within the Manchester Airport district are predominantly medium to large-scale, with terminal buildings, multi-storey car parks, logistics units typically ranging from between 4 to 6 storeys, and newer hotel buildings to the north of the main airport ranging upwards between 7 to 12 storeys, contributing to a functioning and evolving mix of a visually prominent skyline. In contrast, the the southern suburbs of Wythenshawe are characterised by consistently low-rise development, with most residential streets formed of 1 to 2 storey houses and small clusters of 3 to 4 storey apartment blocks, creating a generally uniform and domestic-scaled townscape which contributes to the neighbourhood character and visual coherence. Due to its current usage, the Site represents a relative 'void' in the building heights of the townscape.</p> <p>The value of Building Heights is assessed as <b>low</b>, as the conflicting characters in the Study Area and nature of the Site represents the relevant townscape criteria to a 'low' extent. The susceptibility to change is considered to be <b>low</b>, as the Site has substantial ability to accommodate the proposals without undue harm. Therefore, the overall sensitivity is assessed as <b>negligible</b>.</p>                                          | Low   | Low                      | <b>Negligible</b>               |

| Receptor              | Baseline Sensitivity Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Value | Susceptibility to Change | Overall Sensitivity of Receptor |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------------------|---------------------------------|
| Movement and Linkages | <p>Movement and linkages across the Manchester Airport district are dominated by major transport infrastructure, with the M56, airport spur roads, extensive internal road networks, rail services and the Metrolink providing high levels of regional and international connectivity but creating a largely vehicle-oriented environment with limited pedestrian permeability. Within the southern suburbs of Wythenshawe, movement is shaped by a finer-grain network of residential streets, local bus routes and pedestrian paths, offering more human-scaled permeability and supporting everyday neighbourhood movement. Public transport accessibility is prevalent across both regions in the Study Area, though the airport's provision is focused on strategic connections while Wythenshawe's bus network serves local centres and residential communities - albeit to a limited level within the Study Area radius. The Site itself contains a footpath in the Detailed Element area, linking with the pedestrian footbridge over the M56, but currently offering little recreational or perceptual values terminating at Enterprise Way approx. 250m northwest.</p> <p>The value of Movement and Linkages is assessed as <b>low</b>, as it only due to the largely vehicle-dominated and poor pedestrian permeability prevalent in the Study Area, representing the relevant townscape criteria to a 'low' extent. The susceptibility to change is considered to be <b>low</b>, as the Site has substantial ability to accommodate the proposals without undue harm. Therefore, the overall sensitivity is assessed as <b>low</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Low   | Low                      | <b>Negligible</b>               |
| Site Character        | <p>The Site is formed across Parcel A (long stay airport car park), and the Detailed Element, Parcels B, C, and D - located either side of Enterprise Way. Parcel A contains the long stay airport car park, forming an extensive surface car park associated with Manchester Airport, characterised by large areas of hardstanding, security fencing and internal access roads off Thorley Lane and Enterprise Way respectively. The Detailed Element and remaining parcels are formed of previously developed brownfield land which would have been part of a wider agricultural landscape prior to the airport's existence, but with no remaining cultural, historical or recreational value to the area. Vegetational cover is largely limited, constrained to a peripheral tree belt along the southern and northwestern edges of the long stay airport car park. The width of this tree belt - established approx. 50m along the southern boundary - does provide a notable piece of established green infrastructure, visual containment and scenic qualities to the backdrop of the Site, but due to its fragmented nature caused by the dominant infrastructure context, is generally limited in terms of offering further recreational, or wildlife connectivity. The Detailed Element contains a footpath linking with the pedestrian footbridge over the M56, but there is no further offer of public space, mix of uses or distinctive character within the Site boundaries. As such, it is considered the overall character forms a typical part of the wider airport fringe, where visual and physical character is largely shaped by transport infrastructure and large-scale commercial uses.</p> <p>The value of Site Character is assessed as <b>low</b>, as the Site's current condition represents the relevant townscape criteria to a 'low' extent. The susceptibility to change is considered to be <b>medium</b>, as the Site has some ability to accommodate the proposals without undue harm - there will be an inevitable change in character and it is likely that the western tree belt will be partially affected as a result of the proposals. Therefore, the overall sensitivity is assessed as <b>low</b>.</p> | Low   | Medium                   | <b>Low</b>                      |

## 2.2 Assessment of Likely Significant Townscape Effects

Table 2.2.1 provides a tabulated summary of the outcomes of the townscape assessment's likely significant effects of the proposed development.

Table 2.2.1 Likely Significant Townscape Effects

| Receptor(s) affected                               | Receptor Sensitivity | Description of Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Magnitude of change | Extent of effect (site/ local/ regional/ national) | Nature of effect (direct/ Indirect) | Short-term, Medium-term, Long-term | Permanence of effect (temporary/ permanent) | Significance                            |
|----------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-------------------------------------|------------------------------------|---------------------------------------------|-----------------------------------------|
| Townscape Character - The Airport and Urban Fringe | Low                  | <p>Construction:</p> <p>The presence of construction works in the Site will create a perceptible change to the townscape character area, replacing the expanse of surface car parking and previously developed brownfield land with construction activity. Whilst resulting in a noticeable change, this will not affect the overall composition of the airport townscape, which is already identified for future growth as per the SRF. As such, the presence of constructions works will signify the ongoing regeneration in the wider townscape.</p> <p>The sensitivity of the Airport and Urban Fringe townscape character area is assessed as <b>low</b>. The magnitude of change is considered to be <b>small</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as <b>negligible beneficial</b> - which is not significant.</p> | Small               | Local                                              | Direct                              | Short-term                         | Temporary                                   | Negligible beneficial - not significant |

| Receptor(s) affected                    | Receptor Sensitivity | Description of Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Magnitude of change | Extent of effect (site/ local/ regional/ national) | Nature of effect (direct/ Indirect) | Short-term, Medium-term, Long-term | Permanence of effect (temporary/ permanent) | Significance                        |
|-----------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-------------------------------------|------------------------------------|---------------------------------------------|-------------------------------------|
|                                         |                      | <p>Operational Development:</p> <p><b>Outline Element</b> - The Proposed Development will create a noticeable change to the townscape character area by introducing new built development across Parcels A, B, C and D, replacing the area of surface car parking and previously brownfield land. The implementation of a mix of large footprint buildings and uses will tie into the composition of the airport townscape.</p> <p><b>Detailed Element</b> - The Proposed Development will replace the area of previously developed brownfield land, introducing new high-quality mid-tech units and MSCP building - along with new public space, landscaping and access. These changes will noticeably enhance the assimilation of the Site within the composition of the wider airport townscape, reflecting the regeneration ambitions of the SRF.</p> <p>The sensitivity of the Airport and Urban Fringe townscape character area is assessed as <b>low</b>. The magnitude of change is considered to be <b>medium</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as <b>slight beneficial</b> - which is not significant.</p> | Medium              | Local                                              | Direct                              | Long-term                          | Permanent                                   | Slight beneficial - not significant |
| Townscape Character - Wider Wythenshawe | Negligible           | <p>Construction:</p> <p>Due to the detachment between the Site and the townscape character area, there is predicted to be <b>no change</b> to this receptor during the construction stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | No change           | N/A                                                | N/A                                 | N/A                                | N/A                                         | No change - not significant         |
|                                         |                      | <p>Operational Development:</p> <p>Due to the detachment between the Site and the townscape character area, there is predicted to be <b>no change</b> to this receptor during the operational development stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No change           | N/A                                                | N/A                                 | N/A                                | N/A                                         | No change - not significant         |

| Receptor(s) affected | Receptor Sensitivity | Description of Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Magnitude of change | Extent of effect (site/ local/ regional/ national) | Nature of effect (direct/ Indirect) | Short-term, Medium-term, Long-term | Permanence of effect (temporary/ permanent) | Significance                            |
|----------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-------------------------------------|------------------------------------|---------------------------------------------|-----------------------------------------|
| Urban Grain          | Negligible           | <p>Construction:</p> <p>As the Site currently represents a void in urban grain structure, there are not predicted to be any adverse effects during the construction stage. Conversely, construction works overtime should begin to introduce a new urban grain and legible structure to the Site and local townscape around the Airport Fringe.</p> <p>The sensitivity of Urban Grain is assessed as <b>negligible</b>. The magnitude of change is considered to be <b>small</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as <b>negligible beneficial</b> - which is not significant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Small               | Local                                              | Direct                              | Short-term                         | Temporary                                   | Negligible beneficial - not significant |
|                      |                      | <p>Operational Development:</p> <p><b>Outline Element</b> - The Proposed Development will create a noticeable change by introducing new built development across Parcels A, B, C and D. Parameters for Parcel A indicate a substantial area of the existing surface car park for development, whilst the remaining parcels each contain areas for large footprint buildings that would enable a good degree of fit within the grain of the wider airport townscape.</p> <p><b>Detailed Element</b> - The Proposed Development will introduce predominantly mid-to-large building footprints across the mid-tech Units A1, A2, A5 and the MSCP. This will create a coarse grain around the infrastructure corridor of Enterprise Way, and achieve a good degree of fit within the wider airport townscape.</p> <p>The sensitivity of Urban Grain is assessed as <b>negligible</b>. The magnitude of change is considered to be <b>medium</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as <b>negligible beneficial</b> - which is not significant.</p> | Medium              | Local                                              | Direct                              | Long-term                          | Permanent                                   | Negligible beneficial - not significant |

| Receptor(s) affected | Receptor Sensitivity | Description of Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Magnitude of change | Extent of effect (site/ local/ regional/ national) | Nature of effect (direct/ Indirect) | Short-term, Medium-term, Long-term | Permanence of effect (temporary/ permanent) | Significance                            |
|----------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-------------------------------------|------------------------------------|---------------------------------------------|-----------------------------------------|
| Land Use             | Negligible           | <p>Construction:</p> <p>As the Site only contains a surface car park and previously developed brownfield land, the loss of its current land uses will not result in adverse effects to the composition of the wider townscape. Conversely, increased construction activity will signify the ongoing regeneration and future uses of the Site that will seek to achieve the ambitions of the SRF.</p> <p>The sensitivity of Land Use is assessed as <b>negligible</b>. The magnitude of change is considered to be <b>small</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as <b>negligible beneficial</b> - which is not significant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      | Small               | Local                                              | Direct                              | Short-term                         | Temporary                                   | Negligible beneficial - not significant |
|                      |                      | <p>Operational Development:</p> <p><b>Outline Element</b> - The Proposed Development will create a noticeable change to the baseline situation, introducing new land uses, such as hotel accommodation, general industrial, and commercial units across Parcels A, B, C and D. This would achieve a good degree of fit within the land uses set by the wider airport townscape.</p> <p><b>Detailed Element</b> - The Proposed Development will replace the brownfield land with new flexible uses. These buildings will include a mix of office, research and development, and light-industrial mid-tech units. The MSCP will provide new car parking usage with ancillary ground floor commercial space. These uses will noticeably contribute to the functioning and evolving mix of uses in the airport townscape.</p> <p>The sensitivity of Land Use is assessed as <b>negligible</b>. The magnitude of change is considered to be <b>medium</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as <b>negligible beneficial</b> - which is not significant.</p> | Medium              | Local                                              | Direct                              | Long-term                          | Permanent                                   | Negligible beneficial - not significant |

| Receptor(s) affected | Receptor Sensitivity | Description of Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Magnitude of change | Extent of effect (site/ local/ regional/ national) | Nature of effect (direct/ Indirect) | Short-term, Medium-term, Long-term | Permanence of effect (temporary/ permanent) | Significance                            |
|----------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-------------------------------------|------------------------------------|---------------------------------------------|-----------------------------------------|
| Building Heights     | Negligible           | <p>Construction:</p> <p>As the Site currently represents a void in building heights, there are not predicted to be any adverse effects during the construction stage. Conversely, construction works in the medium-term will eventually begin to introduce new construction heights relative to the wider airport townscape.</p> <p>The sensitivity of Building Heights is assessed as <b>negligible</b>. The magnitude of change is considered to be <b>small</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as <b>negligible beneficial</b> - which is not significant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Small               | Local                                              | Direct                              | Medium-term                        | Temporary                                   | Negligible beneficial - not significant |
|                      |                      | <p>Operational Development:</p> <p><b>Outline Element</b> - The Proposed Development will create a noticeable change to the baseline situation, introducing areas of built development extending to a maximum parameter of 30m in building heights across Parcels A, B, C and D. This would achieve a good degree of fit within the building heights set by the wider airport fringe townscape.</p> <p><b>Detailed Element</b> - The Proposed Development will create a noticeable change by introducing new building heights across Units A1 (12m), A2 (12m), A5 (12m) and the MSCP (30m). These buildings will contribute to a functioning and evolving mix of a visually prominent skyline on the airport townscape, at a key gateway location from the north on Enterprise Way.</p> <p>The sensitivity of Building Heights is assessed as <b>negligible</b>. The magnitude of change is considered to be <b>medium</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as <b>negligible beneficial</b> - which is not significant.</p> | Medium              | Local                                              | Direct                              | Long-term                          | Permanent                                   | Negligible beneficial - not significant |

| Receptor(s) affected  | Receptor Sensitivity | Description of Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Magnitude of change | Extent of effect (site/ local/ regional/ national) | Nature of effect (direct/ Indirect) | Short-term, Medium-term, Long-term | Permanence of effect (temporary/ permanent) | Significance                            |
|-----------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-------------------------------------|------------------------------------|---------------------------------------------|-----------------------------------------|
| Movement and Linkages | Negligible           | <p>Construction:</p> <p>The footpath link within Parcel A will likely be interrupted due to presence of construction works, but temporarily redirected through a 4m wide footpath to the eastern edge of the Detailed Element parcels whilst they are under construction. Minor indirect effects caused by increased construction traffic and potential disruptions around the immediate areas of Thorley Lane and Enterprise Way may also arise.</p> <p>The sensitivity of Movement and Linkages is assessed as <b>negligible</b>. The magnitude of change is considered to be <b>small</b>, which is <b>adverse</b> in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as <b>negligible adverse</b> - which is not significant.</p>                                                                                                                                                                                                                                                                                                                 | Small               | Local                                              | Direct                              | Short-term                         | Temporary                                   | Negligible adverse - not significant    |
|                       |                      | <p>Operational Development:</p> <p><b>Outline Element</b> - The Proposed Development will retain existing road accesses off Thorley Lane and Enterprise Way, minimising disruption and changes to the wider townscape.</p> <p><b>Detailed Element</b> - The Proposed Development will retain existing access from Enterprise Way, as well as the pedestrian entrance and footpath from the M56 footbridge. A new pedestrian/cycle route will be enhanced through a new arrival space, and directed along the main spine of public realm spaces in the centre of the masterplan. The series of routes will noticeably increase the permeability and ease of movement across the Site as well as its fit within the wider townscape, and future developments.</p> <p>The sensitivity of Movement and Linkages is assessed as <b>negligible</b>. The magnitude of change is considered to be <b>medium</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as <b>negligible beneficial</b> - which is not significant.</p> | Medium              | Local                                              | Direct                              | Long-term                          | Permanent                                   | Negligible beneficial - not significant |

| Receptor(s) affected | Receptor Sensitivity | Description of Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Magnitude of change | Extent of effect (site/ local/ regional/ national) | Nature of effect (direct/ Indirect) | Short-term, Medium-term, Long-term | Permanence of effect (temporary/ permanent) | Significance                     |
|----------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-------------------------------------|------------------------------------|---------------------------------------------|----------------------------------|
| Site Character       | Low                  | <p>Construction:</p> <p>The character of the Site itself will inevitably experience a complete change from a surface car park and previously developed brownfield land to a busy construction site. Works will also result in the partial thinning of the western tree belt in order to enable the accommodate the Proposed Development. Phasing of construction works will slightly reduce the magnitude of change experienced.</p> <p>The sensitivity of Site Character is assessed as <b>low</b>. The magnitude of change is considered to be <b>medium</b>, which is <b>adverse</b> in nature. Therefore, there is likely to be a site, direct, short-term, temporary effect which is assessed overall as <b>slight adverse</b> - which is not significant.</p> | Medium              | Site                                               | Direct                              | Short-term                         | Temporary                                   | Slight adverse - not significant |

| Receptor(s) affected | Receptor Sensitivity | Description of Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Magnitude of change | Extent of effect (site/ local/ regional/ national) | Nature of effect (direct/ Indirect) | Short-term, Medium-term, Long-term | Permanence of effect (temporary/ permanent) | Significance                        |
|----------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------|-------------------------------------|------------------------------------|---------------------------------------------|-------------------------------------|
|                      |                      | <p>Operational Development:</p> <p><b>Outline Element</b> - The Proposed Development will inevitably create a total change to the character of the Site, replacing the long stay car park and areas of brownfield land with new parameters for large footprint development, including hotel accommodation, general industrial, and commercial units, which will tie into the composition of the wider airport townscape. The developable area parameter for Parcel A results in the partial thinning of the western tree belt, which will reduce the level of green coverage on this element of the Site, but not materially affect its character.</p> <p><b>Detailed Element</b> - The Proposed Development will inevitably create a total change to the character of the Site, replacing the area of previously developed brownfield land with new high-quality mid-tech units and MSCP building - along with new public space, landscaping and access. The implementation of the proposals will notably enhance the character of the Site, creating defined edges, arrival spaces, increased landscaping/ planting, legible public realm and routes. The design of the mid-tech buildings and MSCP will tie into the wider contemporary composition of new large footprint buildings in the wider commercial zone of the airport.</p> <p>The sensitivity of Site Character is assessed as <b>low</b>. The magnitude of change is considered to be <b>large</b>, which is <b>beneficial</b> in nature. Therefore, there is likely to be a site, direct, long-term, permanent effect which is assessed overall as <b>slight beneficial</b> - which is not significant.</p> | Large               | Site                                               | Direct                              | Long-term                          | Permanent                                   | Slight beneficial - not significant |

---

We design for the living world.  
For today, tomorrow and the next 200 years.



---

**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)1453 607080

PLANIT



[planit-ie.com](http://planit-ie.com)

Manchester | Leeds | Liverpool | London | Standish