M1 Piccadilly
Townscape and Visual Appraisal

Store Street, Piccadilly , Manchester

November 2025

Produced by SLR Consulting Ltd.

Application for Planning Permission

SLR

Extent of 28mm single frame photomontage



Grid Reference: 385094E 398182N
Horizontal Field of View: 90°

Figure 9a
Viewpoint 1: Store Street (east)
Existing View Baseline Panorama



Grid Reference: 385094E 398182N
Focal length: 28mm

Figure 9b - Viewpoint 1: Store Street (east)
Existing View



Grid Reference: 385094E 398182N
Focal length: 28mm

Figure 9c - Viewpoint 1: Store Street (east)
Photomontage View

Extent of 28mm single frame photomontage



Grid Reference: 384775E 397972N
Horizontal Field of View: 90˚

Figure 10a
Viewpoint 2: Store Street (west)
Existing View Baseline Panorama



Grid Reference: 384775E 397972N
Focal length: 28mm

Figure 10b - Viewpoint 2: Store Street (west)
Existing View



Grid Reference: 384775E 397972N
Focal length: 28mm

Figure 10c - Viewpoint 2: Store Street (west) Photomontage View

Extent of 28mm single frame photomontage



Grid Reference: 385081E 398108N
Horizontal Field of View: 90˚

Figure 11a
Viewpoint 3: Ashton Canal Tow Path (near Aqueduct)
Existing View Baseline Panorama



Grid Reference: 385081E 398108N
Focal length: 28mm

Figure 11b - Viewpoint 3: Ashton Canal Tow Path (near Aqueduct)
Existing View



Grid Reference: 385081E 398108N
Focal length: 28mm

Figure 11c - Viewpoint 3: Ashton Canal Tow Path (near Aqueduct) Photomontage View

Extent of 28mm single frame photomontage



Grid Reference: 384960E 398202N
Horizontal Field of View: 90˚

Figure 12a
Viewpoint 4: Ducie Street
Existing View Baseline Panorama



Grid Reference: 384960E 398202N
Focal length: 28mm

Figure 12b - Viewpoint 4: Ducie Street
Existing View



Grid Reference: 384960E 398202N
Focal length: 28mm

Figure 12c - Viewpoint 4: Ducie Street
Photomontage View

Extent of 28mm single frame photomontage



Grid Reference: 384720E 398226N
Horizontal Field of View: 90˚

Figure 13c
Viewpoint 5: Dale Street (near Dale St Warehouse)
Existing View Baseline Panorama



Grid Reference: 384720E 398226N
Focal length: 28mm

Figure 13b - Viewpoint 5: Dale Street (near Dale St Warehouse) Existing View



Grid Reference: 384720E 398226N
Focal length: 28mm

Figure 13c - Viewpoint 5: Dale Street (near Dale St Warehouse) Photomontage View

Extent of 28mm single frame photomontage



Grid Reference: 385435E 398190N
Horizontal Field of View: 90°

Figure 14a
Viewpoint 6: Pollard Street
Existing View Baseline Panorama



Grid Reference: 385435E 398190N
Focal length: 28mm

Figure 14b - Viewpoint 6: Pollard Street
Existing View



Grid Reference: 385435E 398190N
Focal length: 28mm

Figure 14c - Viewpoint 6: Pollard Street
Photomontage View

Extent of 28mm single frame photomontage



Grid Reference: 385298E 398343N
Horizontal Field of View: 90˚

Figure 15a
Viewpoint 7: Old Mill Street
Existing View Baseline Panorama



Grid Reference: 385298E 398343N
Focal length: 28mm

Figure 15b - Viewpoint 7: Old Mill Street
Existing View



Grid Reference: 385298E 398343N
Focal length: 28mm

Figure 15c - Viewpoint 7: Old Mill Street Photomontage View



Grid Reference: 384970E 398480N
Horizontal Field of View: 90˚

Figure 16a
Viewpoint 8: Great Ancoats
Existing View Baseline Panorama



Grid Reference: 384970E 398480N
Focal length: 28mm

Figure 16b - Viewpoint 8: Great Ancoats
Existing View

Development is not visible from this viewpoint due to screening by Committed development 5: Laystall Street, which is currently under construction.



Grid Reference: 384970E 398480N
Focal length: 28mm

Figure 16c - Viewpoint 8: Great Ancoats Photomontage View

Extent of 28mm single frame photomontage



Grid Reference: 384978E 397898N
Horizontal Field of View: 90˚

Figure 17a
Viewpoint 9: Sheffield Street / Baird Street
Existing View Baseline Panorama



Grid Reference: 384978E 397898N
Focal length: 28mm

Figure 17b - Viewpoint 9: Sheffield Street / Baird Street
Existing View



Grid Reference: 384978E 397898N
Focal length: 28mm

Figure 17c - Viewpoint 9: Sheffield Street / Baird Street Photomontage View