Issued - 5 December 2025

ALL SAINT'S LIBRARY DEVELOPMENT

APPENDIX 6.2

VIEWS & PHOTOMONTAGES, BASELINE AND ASSESSMENT TABLES

PLANIT

Contents

1 Views & Photomontages

2 Assessment Tables

Visual Baseline and Receptor Sensitivity 20

Assessment of Likely Significant Visual Effects 24

This document is copyright protected and may not be reproduced in whole or part without written authority from the owner.

© 2025 Planit I.E. Limited

1
VIEWS & PHOTOMONTAGES

Viewpoints Plan



Viewpoints

1. View from corner of Oxford Road/ Grosvenor Street junction looking north over All Saints Park. Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.
2. View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton & Grosvenor Buildings.
3. View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House & University Green.
4. View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.
5. View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.
6. View from footway adjacent to Cambridge Street & Mancunian Way junction looking east to Site.
7. View from pedestrian walkway/ green verge adjacent to Mancroft Walk looking west to Site.

Viewpoint - AVR1 - Block model wireline

Viewpoint - AVR3 - Full render

Baseline | View 1 - View from corner of Oxford Road / Grosvenor Street junction looking north over All Saints Park. Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.





Image Information

Date: 2025-10-10

Conditions: Cloudy skies (overcast) with relatively good visibility

Approximate Latitude, Longitude (decimal): 53°28'12"N, 2°14'13"W

Camera: Canon EOS RS Focal Length: 35mm

Lens: EF16-35mm f/2.8L USM

Photomontage | View 1 - View from corner of Oxford Road / Grosvenor Street junction looking north over All Saints Park. Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.



Baseline | View 2 - View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton & Grosvenor Buildings.





Image Information

Date: 2025-10-10

Conditions: Cloudy skies (overcast) with relatively good visibility

Approximate Latitude, Longitude (decimal): 53°28'10"N, 2°14'19"W

Camera: Canon EOS RS Focal Length: 35mm

Lens: EF16-35mm f/2.8L USM

Photomontage | View 2 - View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton & Grosvenor Buildings.



Baseline | View 3 - View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.





Image Information

Date: 2025-10-10

Conditions: Cloudy skies (overcast) with relatively good visibility

Approximate Latitude, Longitude (decimal): 53°28'4"N, 2°14'16"W

Camera: Canon EOS RS Focal Length: 35mm

Lens: EF16-35mm f/2.8L USM

Photomontage | View 3 - View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.



Baseline | View 4 - View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.





Image Information

Date: 2025-10-10

Conditions: Cloudy skies (overcast) with relatively good visibility

Approximate Latitude, Longitude (decimal): 53°28'20"N, 2°14'19"W

Camera: Canon EOS RS Focal Length: 35mm

Lens: EF16-35mm f/2.8L USM

Photomontage | View 4 - View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.



Baseline | View 5 - View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.





Image Information

Date: 2025-10-10

Conditions: Cloudy skies (overcast) with relatively good visibility

Approximate Latitude, Longitude (decimal): 53°28'28"N, 2°14'28"W

Camera: Canon EOS RS Focal Length: 35mm

Lens: EF16-35mm f/2.8L USM

Photomontage | View 5 - View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.



Baseline | View 6 - View from footway adjacent to Cambridge Street & Mancunian Way junction looking east to Site.





Image Information

Date: 2025-10-10

Conditions: Cloudy skies (overcast) with relatively good visibility

Approximate Latitude, Longitude (decimal): 53°28'15"N, 2°14'31"W

Camera: Canon EOS RS Focal Length: 28mm

Lens: EF16-28mm f/2.8L USM

Photomontage | View 6 - View from footway adjacent to Cambridge Street & Mancunian Way junction looking east to Site.



Baseline | View 7 - View from pedestrian walkway / green verge adjacent to Mancroft Walk looking west to Site.





Image Information

Date: 2025-10-10

Conditions: Cloudy skies (overcast) with relatively good visibility

Approximate Latitude, Longitude (decimal): 53°28'20"N, 2°14'0"W

Camera: Canon EOS RS Focal Length: 28mm

Lens: EF16-28mm f/2.8L USM

Photomontage | View 7 - View from pedestrian walkway / green verge adjacent to Mancroft Walk looking west to Site.



2 ASSESSMENT TABLES

2.1 Visual Baseline and Receptor Sensitivity

The visual receptors considered within this assessment and the sensitivity assigned to them are detailed in **Table 2.1.1**.

Table 2.1.1 Visual Baseline Sensitivity

Viewpoint No. and Location	Designations and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of View	Susceptibility to Change	Overall Sensitivity of Receptor
1: View from corner of Oxford Road/ Grosvenor Street junction looking north over All Saints Park. Within setting of Grade II Listed Former Grosvenor Picture Palace and Former Town Hall.	Designations: Former Grosvenor Picture Palace (Grade II), Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University (Grade II) Approx. distance to Site boundary: 110m	The view is experienced by a large number of pedestrians including commuters and University students going between campus buildings. The foreground shows a busy junction with pedestrian crossings, and is generally cluttered with signposts and traffic lights obstructing views through to the existing library. An established canopy of mature trees in All Saints Park and continuing along Oxford Road dominates the mid-ground to the left-hand side of the view. There are some long-range views to the City Centre, where high rise buildings are visible on the skyline. The Oxford Road corridor has a regional importance as 'Manchester's knowledge quarter', and the viewpoint is located adjacent to a Grade II listed building, set within an area containing several designated buildings, therefore the value of the view is assessed as **medium**. The view forms a part of wider experience of the Oxford Road, and therefore the susceptibility to change is assessed as **medium**. The overall sensitivity of View 1 is therefore **medium**.	Open view, high number of users.	Medium	Medium	**Medium**

Viewpoint No. and Location	Designations and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of View	Susceptibility to Change	Overall Sensitivity of Receptor
2: View from pedestrian footpath within All Saints Park looking north to Site. Within setting of Grade II listed Osmond, Righton and Grosvenor Buildings.	Designations: Ormond Building, Manchester Metropolitan University (Formerly municipal offices) (Grade II), Righton Building (Grade II), Grosvenor Building, Manchester Metropolitan University of Art and Design (Grade II) Approx. distance to Site boundary: 110m	The view is located on a busy 'beeway' and is therefore experienced by both pedestrians and cyclists traveling across campuses of the University of Manchester and Manchester Metropolitan University. The foreground of the view consists of public realm space with seating, alongside mature trees within All Saints Park which dominate the right-hand side of the view and partially filter most of the views through to the existing library. To the left, the historic façade of the Ormond building adds historic character to the view. Emerging over the tree canopy to the backdrop is a dark red tall building of Circle Square set behind the existing red-brick library building. The value is assessed as **medium** as the area of All Saints has an established district importance and is a moderately popular visitor attraction. The susceptibility to change is **high** because users of the public space are likely to be focused on views across the park as well as the close proximity to several Grade II listed buildings, therefore the surroundings form an important part of the experience. The overall sensitivity of View 2 is therefore assessed as medium/high, where it is considered that **high** is a more appropriate sensitivity score.	Open view, moderate number of users.	Medium	High	**High**
3: View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.	Designations: N/A Approx. distance to Site boundary: 450m	The view is experienced by pedestrians and cyclists travelling along Oxford Road heading towards the University library and the city centre beyond. The left-hand side of the view is dominated by contemporary University buildings that line Oxford Road. Given its width, Oxford Road itself is dominant in the view, articulating its importance as both a public transport and commercial / knowledge artery. The street corridor is dominated by hard road surfaces and adjacent paving, however there are several patches of planting and street trees that soften its appearance in the view. The building line is relatively consistent and encloses the view. To the right is a more continuous view towards the City centre, with the student accommodation building in the background sitting as the tallest edifice on the skyline. The value of the view has been assessed as **medium** because of its location looking down the regionally important Oxford Road corridor. The susceptibility to change is **medium** as the view forms a part of the wider experience of the place, and is moderately important to the quality of the journey due to the importance of the Oxford Road corridor. The overall sensitivity of View 3 is therefore assessed as **medium**.	Framed view, high number of users.	Medium	Medium	**Medium**

Viewpoint No. and Location	Designations and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of View	Susceptibility to Change	Overall Sensitivity of Receptor
4: View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.	Designations: N/A Approx. distance to Site boundary: 75m	The John Dalton Building to the left and Technology building to the right along Oxford Road frame this view towards the existing All Saints Library building. The foreground to this view is currently characterised by road infrastructure where the left veers off to Brancaster Road. The view demonstrates a variety of travel options along Oxford Road, consisting of two lanes of traffic and busy pedestrian footpaths in which several cycles stands and decorative planters sit in front of the technology centre. The background is somewhat cluttered by lamp-posts, existing mature trees and a bridge accommodating the Mancunian Way. The view is not particularly popular as a viewpoint and lacks designations, however the library building signals the beginning of the University Campus behind Mancunian Way, therefore the value has been assessed as **medium**. The susceptibility to change is **medium** as it forms a part of a wider experience of the place, and the view is moderately important to the quality of the journey due to the importance of the Oxford Road corridor. The overall sensitivity of View 4 is therefore assessed as **medium**.	Framed view, high number of users.	Medium	Medium	**Medium**
5: View from footway on junction of Oxford Road/ Whitworth Street looking south - adjacent to Grade II* Listed Former Refuge Assurance Company Offices & Grade II Listed Palace Theatre.	Designations: Former Refuge Assurance Company Offices (Grade II*), The Palace Theatre (Grade II) Approx. distance to Site boundary: 380m	The foreground demonstrates the junction of Whitworth Street and Oxford Road. The view is experienced by pedestrians and car users, often travelling in and out of the city centre. The middle ground is framed partially in red brick by the former Refuge offices to the left-hand side as well as the upper floors of the University Arts, Culture and Media hub to the right, characterising the view. The view is cluttered somewhat by road infrastructure such as traffic lights. The background is largely dominated by a Holiday Inn hotel and Unite Students accommodation block to the middle-right, similar to higher-rise buildings found further towards the City centre. This creates a narrower view down the road. The view is centred by a bridge allowing trains to pass as they approach Manchester Oxford Road station, which limits views down Oxford road to the south. The value of the view has been assessed as **high** due to the location on significant crossroads, presence of listed buildings and the Oxford Road train station. The susceptibility to change is **medium** as the view forms a part of the wider experience of the place along the Oxford Road corridor. Therefore the overall sensitivity of View 5 is therefore assessed as medium/high, where it is considered that **medium** is a more appropriate sensitivity score.	Framed view, high number of users.	High	Medium	**Medium**

Viewpoint No. and Location	Designations and Approx. Distance to Site Boundary	Description	Type of View and Number of Users	Value of View	Susceptibility to Change	Overall Sensitivity of Receptor
6: View from footway adjacent to Cambridge Street & Mancunian Way junction looking east to Site.	Designations: N/A Approx. distance to Site boundary: 160m	Glimpsed view predominantly experienced by car users as they navigate Cambridge Street Roundabout and those walking along the footpath beside Mancunian Way. The foreground is dominated by the carriageway. There is construction fencing running along the road, enclosing the public realm on left-hand side in front of the new Metropolitan University Science and Engineering building. The Mancunian Way running horizontally across the view occupies the mid-ground, with glimpses of taller University buildings behind it to the right. The left-centre of the background is clear and provides open views in the direction of Oxford Road in the east showing the top floors of the contemporary Premier Inn hotel on Princess Street. The value of the view has been assessed as **low** due to this not being particularly popular as a viewpoint with limited designations. The susceptibility to change is **low** because for most people this view is fleeting and incidental on a journey, and appreciation of views is not involved in this location. Therefore the overall sensitivity of View 6 is assessed as **low**.	Glimpsed view, moderate number of users.	Low	Low	**Low**
7: View from pedestrian walkway / green verge adjacent to Mancroft Walk looking west to Site.	Designations: N/A Approx. distance to Site boundary: 330m	The view is characterised by road infrastructure and is dominated by the Mancunian Way and related infrastructure, highlighting it as a significant transport artery. The left foreground shows a sloped, grassy bank up towards the carriageway with young tree plantings articulating an orderly route along that edge. The NCP Car Park building with its upper part formed by the white contemporary façade of Premier Inn hotel to the right dominates the skyline and blocks views of the skyline beyond. Mature trees dominate the back-left of the view and sit as a dense canopy within the background. Between these two the centre skyline opens up somewhat to expose some buildings within the University Campus beyond, however this view is limited by travel signposts. The value of this view has been assessed as **low** – although experienced by a high number of viewers, this isn't a particularly popular specific viewpoint, with few existing cultural connections or associations. The susceptibility for change is **low** as this view is predominantly for travellers on the roadway where the view is incidental on the journey along the Mancunian Way. Therefore, the overall sensitivity of the receptor is assessed as **low**.	Glimpsed view, high number of users.	Low	Low	**Low**

2.2 Assessment of Likely Significant Visual Effects

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

Table 2.2.1 Likely Significant Visual Effects

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
1: View from corner of Oxford Road/ Grosvenor Street junction looking north over All Saints Park.	Medium	Construction: Construction works will result in a clearly noticeable change to the view, caused by the replacement of the existing library building with upper level cranes, which will add some visual clutter to the centre of the view and effect the setting of All Saints Park. Construction works at lower street levels will be partially obscured by existing townscape features and tree cover within All Saints Park, but with greater visibility potentially experienced during winter months when trees are not in full leaf. Mitigation measures will slightly reduce the magnitude experienced, but nonetheless remain as adverse effects. The sensitivity of View 1 is assessed as **medium**. The magnitude of change is considered to be **moderate**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **moderate adverse** (significant).	Moderate adverse	Local	D	ST	T	Moderate adverse (significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
		Operational Development: The operational development will result in a clearly noticeable change to the view, creating a new contemporary backdrop in place of the existing library building. Whilst the taller 9-storey building would slighter alter the composition to the back of All Saints Park, it will be screened by existing trees to some extent at lower levels. The proposed scheme will incorporate a building design that complements the contemporary character of taller buildings in the townscape backdrop, comfortably fitting within the height datum set in the view, and aligning with the strategic University and Council aspirations for the Oxford Road corridor. The foreground character will remain unchanged. The sensitivity of View 1 is assessed as **medium**. The magnitude of change is considered to be **moderate**, which is **beneficial** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **moderate beneficial** (significant).	Moderate beneficial	Local	D	LT	P	Moderate beneficial (significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
2: View from pedestrian footpath within All Saints Park looking north to Site.	High	Construction: Construction will result in a perceptible change to the back of the view, caused by the loss of views to the existing library building behind the tree coverage in All Saints Park, which will have some effect on the composition of the skyline and setting of All Saints Park. Construction works at lower street levels will be mostly obscured by existing townscape features and tree cover, but with greater visibility potentially experienced during winter months when trees are not in full leaf. Mitigation measures will slightly reduce the magnitude experienced, but nonetheless remain as adverse effects. The sensitivity of View 2 is assessed as **high**. The magnitude of change is considered to be **minor**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **moderate adverse** (significant) - representing a potential worse case scenario.	Minor adverse	Local	D	ST	T	Moderate adverse (significant)
		Operational Development: The operational development will result in a perceptible change to the view, but not one which would materially alter its composition or character. Due to the part demolition and altered footprint, only a small corner of the new building's upper levels will be perceptible, largely screened by existing trees in the foreground, and appear in keeping set within the height datum and contemporary backdrop character emerging over the treeline. The demolished sections of the library building will reveal views towards the contemporary Unite Students building to the central backdrop. The sensitivity of View 2 is assessed as **high**. The magnitude of change is considered to be **minor**, which is **neutral** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **minor neutral** (not significant) - unlikely to result in moderate scale of effects.	Minor neutral	Local	D	LT	P	Minor neutral (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
3: View from footway on eastern side of Oxford Road adjacent to bus stops and public entrance plaza to St Peters House and University Green.	Medium	Construction: Due to the long-distance and intervening townscape and vegetation between the viewpoint and Site, the replacement of the library building with construction works will be barely discernible to the point of no change to the composition or character of the view along Oxford Road. Construction works at all levels are unlikely to be perceptible due to the set back positioning of the new library building behind existing townscape. The sensitivity of View 3 is assessed as **medium**. The magnitude of change is considered to be **no change.**	No change	N/A	N/A	N/A	N/A	No change (not significant)
		Operational Development: The Proposed Development will not be perceptible, due to the set back positioning of the new library building behind existing townscape. The sensitivity of View 3 is assessed as **medium**. The magnitude of change is considered to be **no change.**	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)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
4: View from footway on eastern side of Oxford Road looking south - adjacent to Manchester Technology Centre and Circle Square entrances.	Medium	Construction: Construction works will result in a clearly noticeable change to the view, caused by the loss of the existing library building, which will have some effect on the composition of the view along Oxford Road and entrance into the wider university campus. Upper-level cranes will add visual clutter to the central skyline, whilst lower street level works would be partially screened / obscured by existing townscape features. Mitigation measures will slightly reduce the magnitude experienced, but nonetheless remain as adverse effects. The sensitivity of View 4 is assessed as **medium**. The magnitude of change is considered to be **moderate**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **moderate adverse** (significant).	Moderate adverse	Local	D	ST	T	Moderate adverse (significant)
		Operational Development: The operational development will result in a clearly noticeable change to the view, created by a new 9-storey contemporary form to replace the existing library building. Whilst this will inevitably alter the composition of the view, the proposed development will incorporate a contemporary building design that complements the height datum and character of the wider University Campus, aligning with the strategic University and Council aspirations for the Oxford Road corridor. The implementation of clear glazed sections allow some views into the building and appreciation of the uses within it. The sensitivity of View 4 is assessed as **medium**. The magnitude of change is considered to be **moderate**, which is **beneficial** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **moderate beneficial** (significant).	Moderate beneficial	Local	D	LT	T	Moderate beneficial (significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
5: View from footway on junction of Oxford Road/ Whitworth Street looking south	Medium	Construction: Construction works will result in a barely discernible change to the view, as the building is largely imperceptible behind existing townscape features along Oxford Road. Only a small portion of the highest level construction activity may be perceptible in the backdrop of the view, and may add some visual clutter but not materially affect the character or composition of the foreground. Construction activity at the lower street levels will be almost completely obscured / screened by existing townscape features. The sensitivity of View 5 is assessed as **medium**. The magnitude of change is considered to be **negligible**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **negligible adverse** (not significant).	Negligible adverse	Local	D	ST	T	Negligible adverse (not significant)
		Operational Development: The operational development will result in a barely discernible change to the view, but not one which would materially alter its composition or character. Significant portions of the new building will be screened behind existing townscape features - just a corner of the new 9-storey form will appear over the existing University buildings, creating a new addition to the Oxford Road corridor. The proposed scale will be in keeping and complement the character of the townscape, whilst not impacting on views down the visual corridor of Oxford Road. The busy street character of the foreground will remain unchanged. The sensitivity of View 5 is assessed as **medium**. The magnitude of change is considered to be **negligible**, which is **neutral** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **negligible neutral** (not significant).	Negligible neutral	Local	D	LT	P	Negligible neutral (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
6: View from footway adjacent to Cambridge Street & Mancunian Way junction looking east to Site.	Low	Construction: Construction works will result in a perceptible change to the back of the view, caused by the loss of views to the existing library building - albeit only a small proportion which would not materially affect the composition of the skyline. Construction works at the upper levels may add some visual clutter but largely restricted behind existing townscape features and vegetation. Existing road works towards the foreground further reduces the magnitude experienced. Works at lower street levels will be obscured / screened by existing townscape features. The sensitivity of View 6 is assessed as **low**. The magnitude of change is considered to be **minor**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **minor adverse** (not significant) - representing a potential worse case scenario.	Minor adverse	Local	D	ST	T	Minor adverse (not significant)
		Operational Development: The operational development will result in a perceptible change to the back of the view, with a new taller built element that forms a more prominent landmark on Mancunian Way. Whilst this will inevitably alter the composition of the view's skyline, the new library building will complement the existing scale and modern mix of buildings visible from the main road. Approximately half of the building will be screened behind existing townscape, as well as the lower floor levels. The busy road character in the foreground will remain unchanged. The sensitivity of View 6 is assessed as **low**. The magnitude of change is considered to be **minor**, which is **beneficial** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **minor beneficial** (not significant).	Minor beneficial	Local	D	LT	P	Minor beneficial (not significant)

Receptor(s) affected	Receptor Sensitivity	Description of Impact	Magnitude of change	Extent of effect (site, local, regional, national)	Direct (D) Indirect (IND)	Short-term (ST), Long-term (LT)	Permanent (P) Temporary (T)	Significance
7: View from pedestrian walkway / green verge adjacent to Mancroft Walk looking west to Site.	Low	Construction: Construction works will result in a perceptible change to the distant backdrop of the view, caused by the loss of the existing library building - albeit only a small proportion which would not materially affect the composition of the skyline and views from the road. Construction works at the upper levels may add some visual clutter to the central backdrop of the view, appearing over the main road signage, but largely restricted behind existing townscape features. Works at lower street levels will be obscured / screened by existing townscape features and long distance to the viewpoint. The sensitivity of View 7 is assessed as **low**. The magnitude of change is considered to be **minor**, which is **adverse** in nature. Therefore, there is likely to be a local, direct, short-term, temporary effect which is assessed overall as **minor adverse** (not significant) - representing a potential worse case scenario.	Minor adverse	Local	D	ST	T	Minor adverse (not significant)
		Operational Development: The operational development will result in a perceptible change to the distant backdrop of the view, with a new taller built element that forms a more prominent landmark along the Mancunian Way signifying the location of the wider University Campus. This will inevitably alter the composition of the skyline - with the new building height extending above the road signage in the backdrop - but the proposed development will complement the modern mix of buildings visible along the main road and distant skyline. The busy road character in the foreground will remain unchanged. The sensitivity of View 7 is assessed as **low**. The magnitude of change is considered to be **minor**, which is **beneficial** in nature. Therefore, there is likely to be a local, direct, long-term, permanent effect which is assessed overall as **minor beneficial** (not significant).	Minor beneficial	Local	D	LT	P	Minor beneficial (not significant)

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

Certified B Corporation

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
Manchester | Leeds | Liverpool | London | Standish