

## **High Speed Rail (Crewe – Manchester)**

### **Supplementary Environmental Statement 2 and Additional Provision 2 Environmental Statement**

#### **Volume 5: Appendix LV-001-0MA07**

#### **Landscape and visual**

Landscape and visual impact assessment and photomontages

MA07: Davenport Green to Ardwick

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MA07: Davenport Green to Ardwick



Department  
for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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# Part 1: Introduction

## 1.1 Structure of this appendix

- 1.1.1 This document is an appendix to the landscape and visual assessment (LVIA) which forms part of Volume 5 of the Supplementary Environmental Statement 2 (SES2) and Additional Provision 2 Environmental Statement (AP2 ES) for the Davenport Green to Ardwick (MA07) community area.
- 1.1.2 This appendix provides details of changes to the LVIA since the production of the High Speed Two (HS2) High Speed Rail (Crewe – Manchester) Environmental Statement (ES)<sup>1</sup> published in 2022 (the main ES) and Supplementary Environmental Statement 1 (SES1) and Additional Provision 1 Environmental Statement (AP1 ES)<sup>2</sup> also published in 2022.
- 1.1.3 This document is comprised of three parts:
- Part 1: introduction;
  - Part 2: a summary of engagement with technical stakeholders; and
  - Part 3: the Additional Provision 2 Environmental Statement.
- 1.1.4 This report should be read in conjunction with the main ES Volume 5, Appendix: LV-001-0MA07 and/or the SES1 and AP1 ES Volume 5, Appendix: LV-001-0MA07.
- 1.1.5 Maps relevant to this appendix are contained in the SES2 and AP2 ES Volume 5, Landscape and visual Map Book. These include:
- Map Series LV-00 – Route-wide Landscape Character Areas and National Character Areas;
  - Map Series LV-02 – Landscape Character Areas;
  - Map Series LV-07 – Construction Phase Zone of Theoretical Visibility (ZTV) and Viewpoints;
  - Map Series LV-08 – Operational Phase Zone of Theoretical Visibility (ZTV) and Viewpoints; and
  - Map Series LV-17 – Route-wide Landscape Context.
- 1.1.6 The need for a number of corrections to the contents of the main ES and SES1 and AP1 ES have been identified. These are set out in report: Corrections to Volume 5 of the January 2022 Environmental Statement and the July 2022 Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement, see SES2 and AP2 ES Volume 5, Appendix: CT-009-00000.
- 1.1.7 In order to differentiate between the original scheme and the subsequent changes, the following terms are used:
- ‘the original scheme’ – the Bill scheme submitted to Parliament in 2022, which was assessed in the main ES;
  - ‘the SES1 scheme’ – the original scheme with any changes described in SES1 that are within the existing powers of the Bill;
  - ‘the AP1 revised scheme’ – the original scheme as amended by SES1 changes and AP1 amendments;
  - ‘the SES2 scheme’ – the original scheme with any changes described in SES1 (submitted in July 2022) and the SES2; and
  - ‘the AP2 revised scheme’ – the original scheme as amended by SES1 and SES2 changes (as relevant) and AP2 amendments.

<sup>1</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), Environmental Statement. Available online at: <https://www.gov.uk/government/collections/hs2-phase2b-crewe-manchester-environmental-statement>.

<sup>2</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-supplementary-environmental-statement-1-and-additional-provision-1-environmental-statement>.

## 1.2 Landscape character assessment

1.2.1 This section describes the landscape baseline and assesses the effects on landscape, with reference to the landscape character areas (LCA) defined for the Davenport Green to Ardwick (MA07) community area. A summary of the landscape baseline and significant landscape effects is provided in the SES2 and AP2 ES Volume 2, Davenport Green to Ardwick report (MA07). The SES2 and AP2 ES Volume 5, Landscape and visual Map Book: Map Series LV-02, should also be read in conjunction with this section. Elements of landscape are shown in the diagram on the right.

1.2.2 This section is organised as follows:

- information on each LCA within the area including a description of the landscape (with Ordnance Survey (OS) maps and photography to help illustrate character and patterns of land uses and vegetation of the area), as well as an analysis of the value, susceptibility and sensitivity of each LCA. These are ordered from south to north along the route of the AP2 revised scheme;
- description of future baseline conditions, where relevant; and
- assessment of the effects of the SES2 scheme and/or AP2 revised scheme on the landscape at construction, and at year 1, year 15 and year 30 of operation.

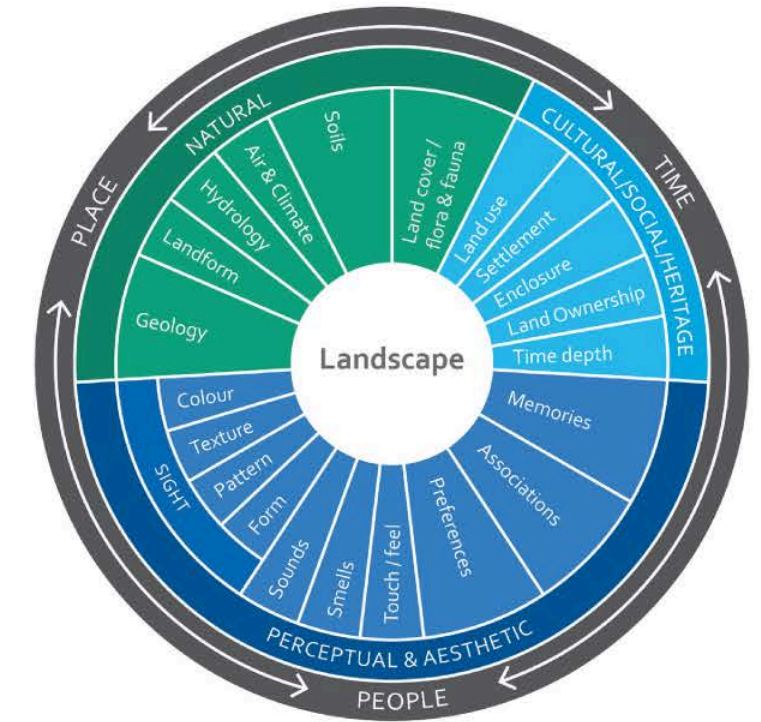
## 1.3 Approach to landscape characterisation

1.3.1 The LCA have been determined as part of an integrated approach to environmental characterisation in collaboration with other environmental topics including historic environment and ecology and biodiversity, with reference to a number of published studies at the national, county and district level. A wide variety of spatially referenced data were also reviewed in developing the landscape characterisation, including existing landscape/townscape characterisations, historic landscape characterisation (HLC), Phase 1 Habitat Survey, geological and hydrological data and aerial photography. Such data has also been used, along with field survey, to consider sub-divisions to existing published LCA, where appropriate. These sub-divisions have been made on the basis of scale and for appropriate recording of specific landscape variations and susceptibilities to change resulting from the SES2 scheme and/or AP2 revised scheme.

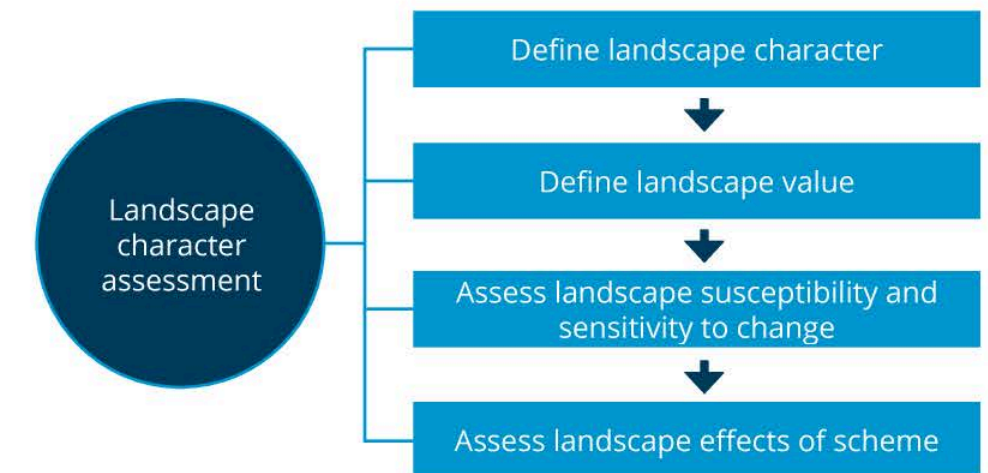
1.3.2 The national landscape character context is illustrated on SES2 and AP2 ES Volume 5, Landscape and visual Map Book: Map Series LV-00. The County LCA of relevance to the Davenport Green to Ardwick (MA07) community area summarised is:

- Mersey Valley Managed Open Space LCA

1.3.3 Descriptions of the LCA affected by the AP2 revised scheme identified within the Davenport Green to Ardwick (MA07) community area are provided in Part 3. The LCA is shown on the SES2 and AP2 ES Volume 5, Landscape and visual Map Book: Map Series LV-02. A summary description of the LCA most likely to be affected is included in the SES2 and AP2 ES Volume 2, Davenport Green to Ardwick report (MA07). The route-wide landscape context is presented on SES2 and AP2 ES Volume 5, Landscape and visual Map Book: Map Series LV-17, providing an overview of the AP2 revised scheme in the context of the LCA.



Above: The elements of landscape. Diagram is based on 'An Approach to Landscape Character Assessment' Natural England, 2014<sup>3</sup>



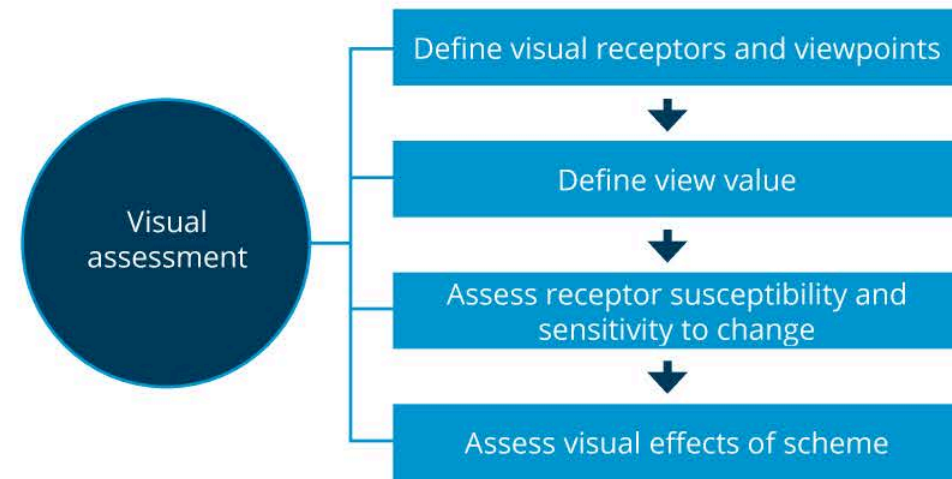
Above: The landscape assessment process

<sup>3</sup> Natural England (2014), *An Approach to Landscape Character Assessment*. Available on line at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types>.



## 1.4 Visual assessment

- 1.4.1 Descriptions of the identified viewpoints are provided in this section. The viewpoints are shown on SES2 and AP2 ES Volume 5, Landscape and visual Map Book: Map Series LV-07 (construction) and Map Series LV-08 (operation). For each viewpoint, the first part of the baseline description relates to the view during the winter and the second part relates to the summer view. Where relevant the third part relates to the view at night-time and the fourth part to the future baseline.
- 1.4.2 The assessment considers the value of the view and the susceptibility of the viewer to the AP2 revised scheme, and the overall sensitivity of the visual receptors.

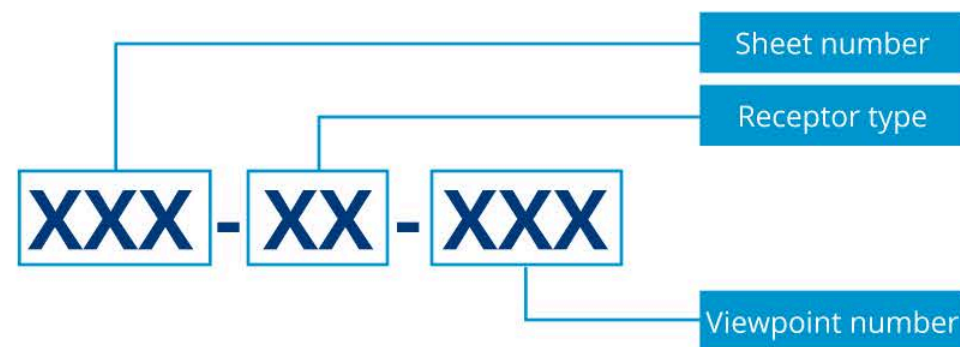


Above: The visual assessment process

- 1.4.3 Effects have been assessed where relevant for construction, operation year 1, year 15 and year 30. A summary of all significant visual effects is given in the SES2 and AP2 ES Volume 2, Davenport Green to Ardwick report (MA07).
- 1.4.4 Photographs have been included to represent the view from visual receptors during winter and, where relevant, summer. For some visual receptors no appropriate or accessible location from which to capture representative photographs of the view was available, therefore no photograph has been included and the assessment has been undertaken based on professional judgement.
- 1.4.5 All photography included within this document has been taken in accordance with the methodology set out within the Technical Note – Approach to photography contained within the Environmental Impact Assessment Scope and Methodology Report (SMR)<sup>4</sup> (see Volume 5, Appendix: CT-001-00001 of the main ES).
- 1.4.6 Photomontages have also been included for relevant viewpoints. All photography associated with photomontages is verifiable and has been taken in accordance with the Technical Note – Approach to verifiable photomontages, contained within the SMR (see Volume 5, Appendix: CT-001-00001 in the main ES). All verifiable photography includes additional image specification and data information.

## 1.5 Visual receptors

- 1.5.1 The number on each viewpoint identifies the viewpoint locations which are shown on SES2 and AP2 ES Volume 5, Landscape and visual Map Book: Map Series LV-07 (construction) and Map Series LV-08 (operation). The following numbering convention is used:



Above: Viewpoint numbering convention used for HS2 Phase 2b

- 1.5.2 In each case, the middle number (xxx.xx.xxx) identifies the type of receptor represented, as described below (with more detail in the SMR of the main ES):
- 01. Protected views – these relate to those viewpoints, panoramas and viewing corridors that have been designated by local authorities, county councils or other relevant stakeholders. People enjoying protected views have a high susceptibility to change;
  - 02. Residential views – residents have a high susceptibility to changes in their views, as attention is often focused on the landscape surrounding the property, rather than on another focused activity (as will be the case in predominantly employment or industrial areas);
  - 03. Recreational views – these receptors generally have a high susceptibility to changes in their views, as attention is focused on the enjoyment of the landscape. Receptors engaged in activities whereby attention is focused on the surrounding landscape also have a high susceptibility to changes in their views;
  - 04. Transport views – travel through an area is often the means by which the greatest number of people view the landscape. Because of the glimpsed nature of the view from trains or vehicles, people traveling through an area on main roads have a low susceptibility to changes in their views, while those on scenic routes have a medium susceptibility. People travelling through urban areas in vehicles have a low susceptibility to changes in their views although in residential areas this increases to medium;
  - 05. Hotels and healthcare institutions – people staying in hotels or healthcare institutions and schools have periods of time where their attention may be focused on the landscape, whilst at other times attention is more likely to be focused on other activities. Based on the level of interaction with the surrounding landscape, these receptors have a medium susceptibility to changes in their views; and
  - 06. Employment – people at work and within educational institutions (other than residential educational facilities) are the least susceptible receptors, as their attention is likely to be focused on their work activity. These receptors have a low susceptibility to changes in their views.
- 1.5.3 Night-time visual survey and assessments have only been undertaken where continuous working during construction or additional lighting in operation has the potential to result in significant effects on residential and certain recreational receptors. Further detail is set out within the Technical Note – Approach to night-time assessment, contained within the SMR of the main ES.

<sup>4</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), Environmental Statement, Environmental Impact Assessment Scope and Methodology Report, Volume 5, Appendix: CT-001-00001: <https://www.gov.uk/government/collections/cross-topic-technical-appendices-for-high-speed-rail-crewe-manchester-environmental-statement>.

## Part 2: Engagement with technical stakeholders

### 2.1 Introduction

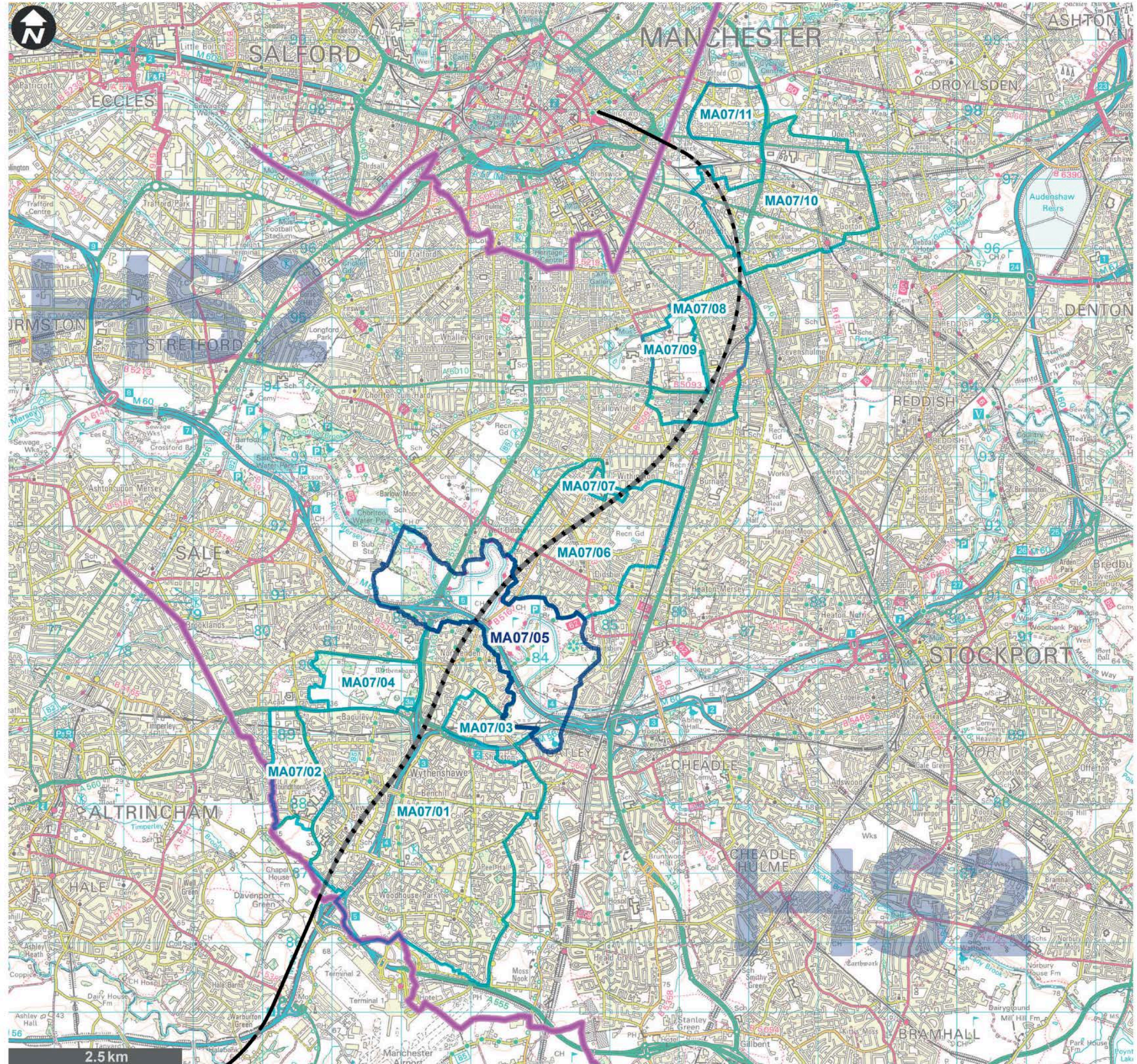
2.1.1 It has not been possible to discuss relevant LCA and viewpoints with local authorities. However, there will be further engagement with local authorities regarding this matter during the passage of the Bill.

## **Part 3: Additional Provision 2 Environmental Statement**

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### 3.1 Landscape character assessment

#### Overview of landscape character areas within MA07 affected by AP2 amendments



Landscape character areas assessed as part of AP2 and in the main ES

- MA07/05 - Mersey Valley Managed Open Space
- Landscape character areas assessed in the main ES only**
- MA07/01 - Wythenshawe Mixed Residential
- MA07/02 - Roundthorn Industrial
- MA07/03 - Sharston Industrial
- MA07/04 - Wythenshawe Hall Parkland
- MA07/06 - North Didsbury and Withington Mixed Residential
- MA07/07 - The Christie NHS Foundation Trust Hospital Grounds
- MA07/08 - Fallowfield, Levenshulme and Rusholme Mixed Residential
- MA07/09 - Manchester University Campus
- MA07/10 - West Gorton Mixed Industrial with Residential
- MA07/11 - Beswick and Bradford Mixed Residential

--- Route in tunnel      --- Community area boundary  
 --- Route on surface      --- Landscape character areas (LCA)

# Mersey Valley Managed Open Space LCA

## Landscape character baseline description

This LCA is in south Manchester, to the north of the M60 near Junction 5 and to the south-west of Didsbury, West Didsbury and Barlow Moor. Here, intensively managed areas of greenspace with interconnected footpaths, are located in the low-lying valley of the meandering River Mersey.

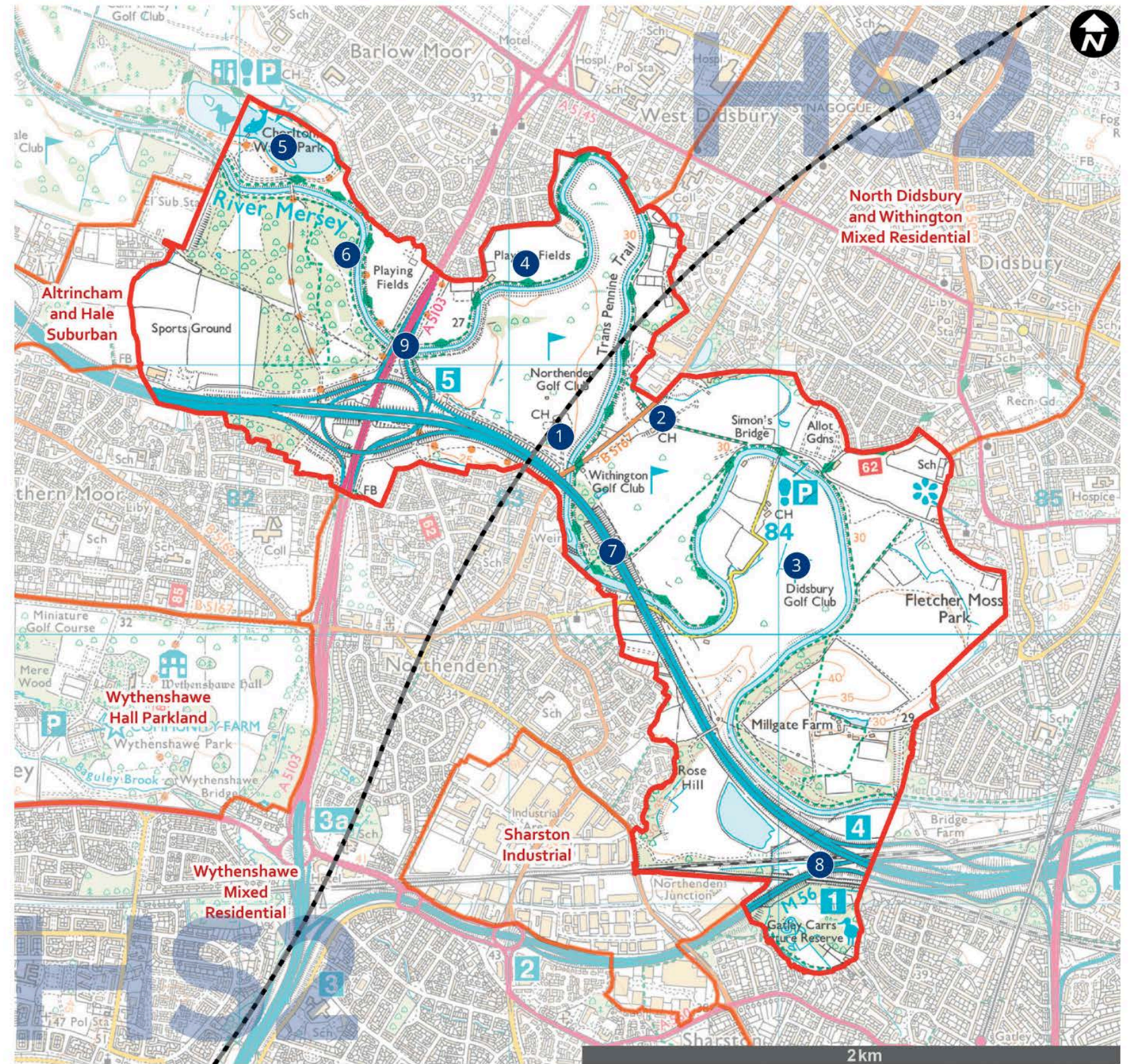
The Mersey Valley Managed Open Space LCA occupies the length of the Mersey Valley between Northenden to the south, and West Didsbury to the north. The LCA includes the flat valley bottom and its gently sloping sides. The predominant land use is recreation including the highly manicured landscapes of Northenden, Withington and Didsbury golf clubs and, together with a series of formal playing fields, these contrast with the surrounding built form and road infrastructure. There is an extensive network of well-used PRoW including the Trans Pennine Trail which follows the river. The River Mersey contributes to the scenic value of the LCA, although it is physically and visually separated from its floodplain by artificial flood banks on either side.

Interwoven through and between the large open spaces of the LCA is a network of woodland belts and boundary vegetation. This, in combination with the flat terrain, provides a sense of enclosure and screening and provides a buffer to the built form of the suburban areas to the north. The vegetation continues along both the M60 to the south and the B5167 Palatine Road which crosses the LCA north-south. Although traffic can be heard within the LCA, overall, the LCA has a feeling of relative tranquillity which is of value to its many recreational users. Vegetation and footpaths are generally well-maintained. The LCA is influenced by the presence of the elevated structures of the A5103 Princess Parkway/Princess Road and M60. Although the LCA is not built-up, typical urban artificial lighting is present in the surrounding LCA.



### Key landscape characteristics

In comparison to the surrounding urban landscape, this LCA is not built-up and therefore has an open character. Most of the area is intensively managed recreational land alongside the meandering River Mersey intersected by the large-scale road infrastructure of the M60 and the A5103 which sit to the south broadly running parallel with the southern boundary. The LCA is well served by several recreational routes including the Trans Pennine Trail National Cycle Route 62.



- Route on surface
- LCA boundary
- AP2 scheme in tunnel
- 1 Northenden Golf Club golf course
- 2 Withington Golf Club golf course
- 3 Didsbury Golf Club golf course
- 4 Merseybank playing fields
- 5 Chorlton Water Park
- 6 River Mersey
- 7 M60
- 8 M56
- 9 A5103 Princess Parkway

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## Key landscape value attributes

Key landscape value attributes of the Mersey Valley Managed Open Space LCA are set out below, interpreting landscape baseline information on the previous page and drawing on findings from field surveys.



### Aesthetic

The natural landform is overlain by a series of large open spaces that have developed in the valley and within the context of the meandering River Mersey. These spaces include formal and informal recreational opportunities for users to enjoy the extensive network of green infrastructure that contrasts with the built-up character of adjacent residential areas.



### Cultural, social and historic

The Mersey Valley remained largely unaffected by the early urban industrialisation of Manchester. Protected by its Green Belt status, the area retains an overall sense of openness, a link to its rural past. The extensive PRoW network and national routes connect this LCA with the wider landscape, whilst more formal recreational opportunities exist in the form of three local golf courses.

## Key landscape characteristics susceptible to the AP2 revised scheme



### Overall landscape value

This LCA is composed of a series of large open spaces that have developed around the meandering course of the River Mersey. Fletcher Moss Park and Chorlton Water Park are formal open spaces, which together with the three golf courses form the majority of the land use within this LCA. A range of playing fields and informal open spaces are also present. Interwoven through and between these spaces is a network of woodland belts, boundary vegetation with Kenworthy Wood to the west. The LCA is readily accessible and crossed by several PRoW including nationally recognised routes such as the Trans Pennine Trail and National Cycle Route 62. Simon's Bridge allows pedestrian movement across the River Mersey between Northenden and Didsbury. The LCA is influenced by the presence of the elevated structures of the A5103 Princess Parkway and the M60 which cause severance. These major highways also reduce tranquillity locally. Overall, the value of this LCA is **medium – high**.

### Overall landscape susceptibility

In contrast with the adjoining built up residential areas, and away from the major highways the open undeveloped nature of the Mersey valley is enjoyed by its many recreational users. Therefore, the landscape has a **medium – high** susceptibility to change resulting from the AP2 revised scheme.

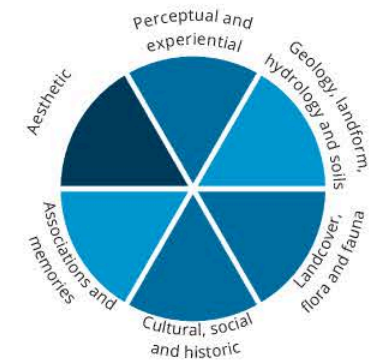
### Future baseline

There are no committed developments that will affect the landscape susceptibility to the AP2 revised scheme.

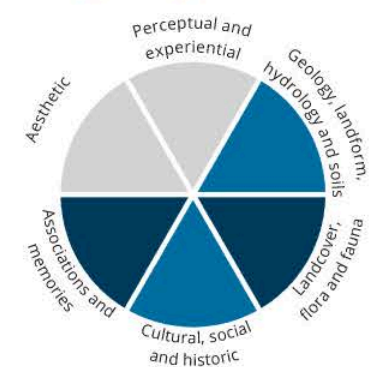
### Overall landscape sensitivity

The majority of the LCA is occupied by a series of public open spaces, recreational spaces and associated PRoW, along the meandering Mersey Valley. Large-scale roads reduce tranquillity in localised areas. Overall, the valued and susceptible attributes of the landscape lead to a **medium – high** sensitivity to change resulting from the AP2 revised scheme.

### Value



### Susceptibility



### Value and susceptibility key



## Magnitude of change and level of effect

### Construction

The main ES reported a **moderate** adverse (significant) effect. This would be due to the removal of the established tree belt along the B5167 Palatine Road accentuating the prominence of the construction activity. Construction activity will be limited to a localised but central part of the LCA and would result in a localised reduction to tranquillity. The amendment Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003) will result in the relocation of the ventilation and intervention shaft (vent shaft) northwards to an area of open greenspace adjacent to the River Mersey and residential development. The presence of construction activity associated with The Hollies vent shaft will result in a noticeable change in key characteristic features of a localised area in the northern extent of the LCA. The removal of established trees and scrub and the movement of traffic and tall construction plant will create a localised reduction to tranquillity. The amendment will give rise to a different significant effect, however the level of significance of the effect will remain as reported in the main ES.

Effects will be **moderate adverse (significant)**.

### Operation year 1

The main ES reported a **moderate** adverse (significant) effect. This would be due the loss of established vegetation along B5167 Palatine Road, removed during construction, and the introduction of new structures which would be uncharacteristic features in the immediate landscape. The amendment, will result in a noticeable but localised change to this LCA due to the loss of open grassland and scrub areas used for informal recreation. The loss of established trees along the River Mersey, removed during construction, will make large-scale structures associated with the vent shaft locally more apparent in the landscape. The informal Hollies path will be closed, but a new route will be provided retaining connectivity with the River Mersey. The amendment will give rise to a different significant effect, however the level of significance of the effect will remain as reported in the main ES.

Effects will be **moderate adverse (significant)**.

### Operation year 15

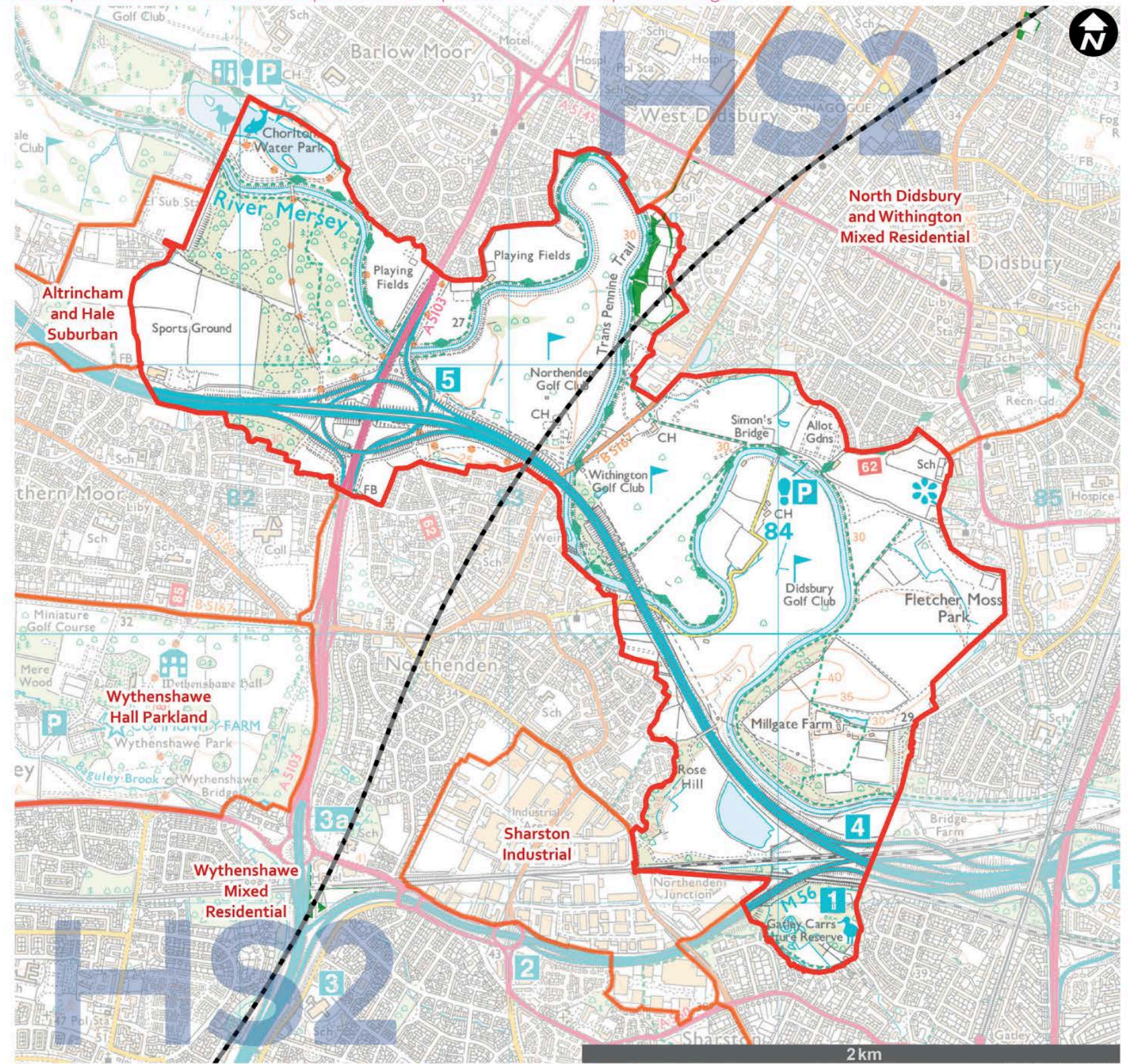
The main ES reported a **minor** adverse (non-significant) effect. This would be due to the landscape mitigation planting being sufficiently established to provide some screening of the original scheme. At year 15, the amendment will result in a slight, localised change to this LCA. Reinstated planting and mitigation areas within the River Mersey valley will be maturing, providing landscape integration and connection with existing tree belts. However, the presence of large-scale structures will remain locally apparent. The amendment will give rise to a different effect, however the level of significance of the effect will remain as reported in the main ES.

Effects will be **minor adverse (non-significant)**.

### Operation year 30

The main ES reported a **minor** adverse (non-significant) effect. This would be due to the landscape mitigation planting being sufficiently established to provide further screening of the original scheme. At year 30 the amendment will result in a slight, localised change to this LCA. Further maturation of the landscape mitigation will provide further screening and increased levels of landscape integration. However, the presence of large-scale structures will remain locally apparent. The amendment will give rise to a different effect, however the level of significance of the effect will remain as reported in the main ES.

Effects will be **minor adverse (non-significant)**.



### Cumulative assessment (construction and operation)

**Construction:** There are no developments which will result in cumulative effects.

**Operation:** There are no developments which will result in cumulative effects.

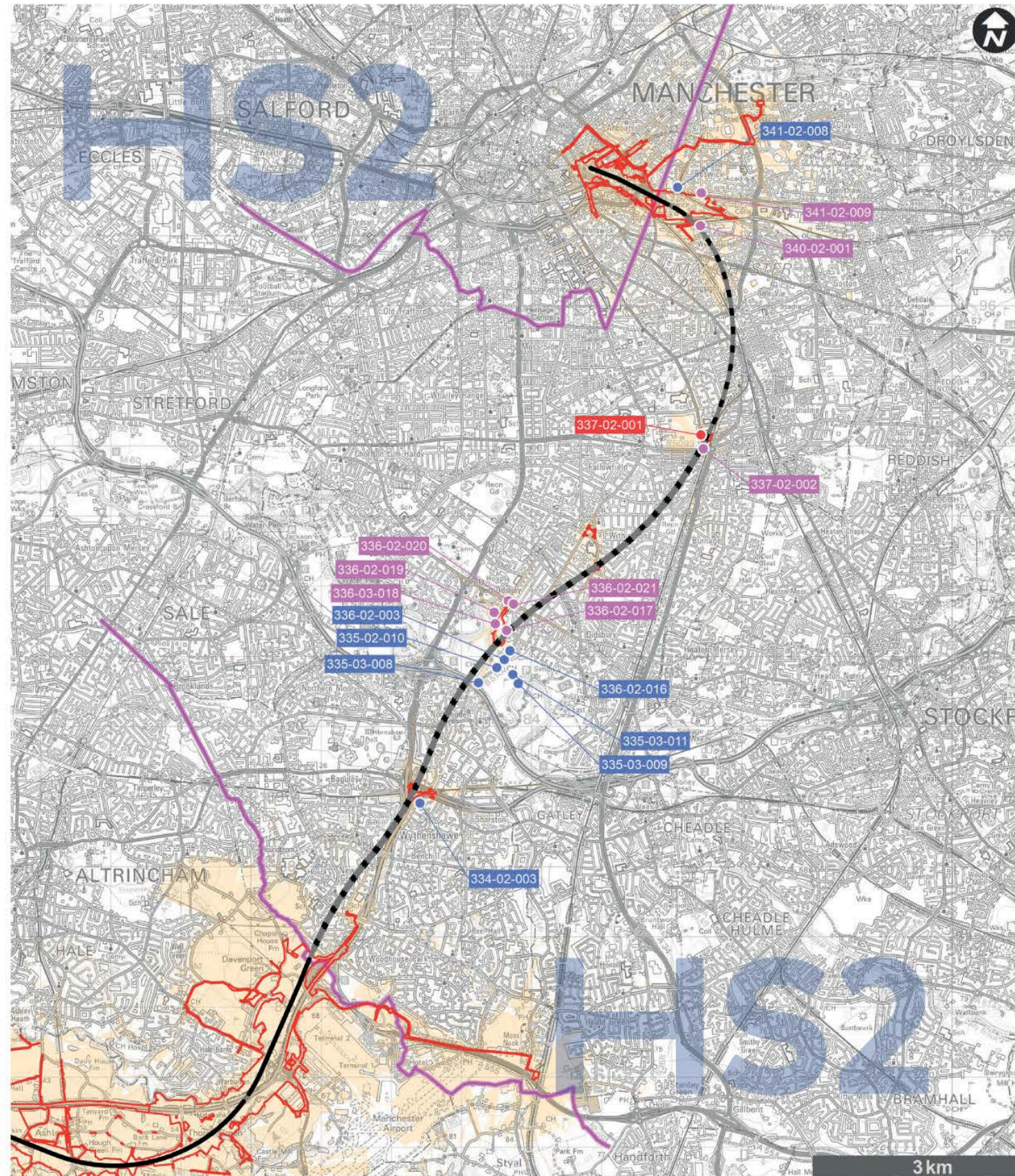
No cumulative effects during construction and operation.



### 3.2 Visual assessment

#### Overview of viewpoints and photomontages in the community area affected by AP2 amendments

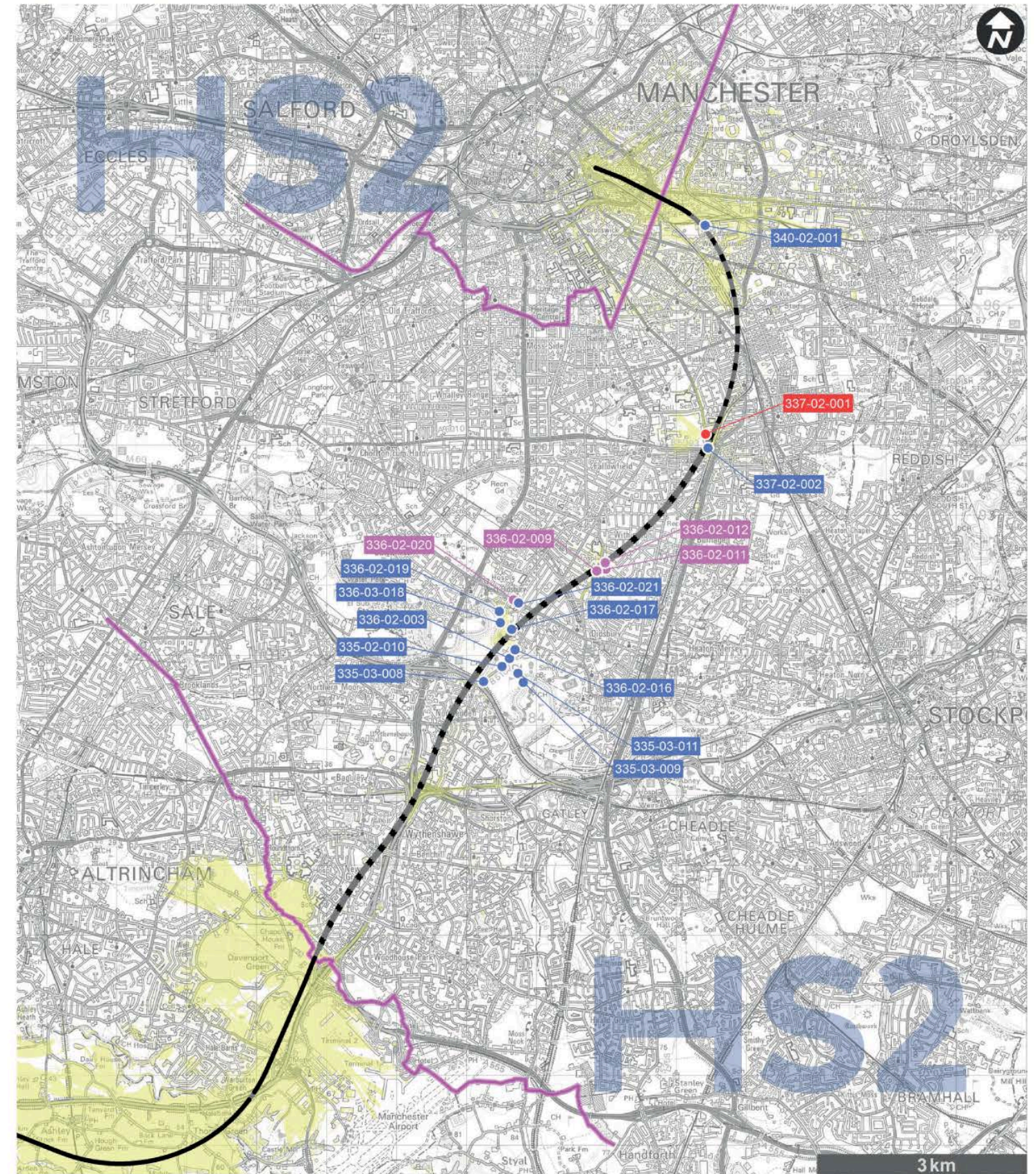
##### Construction phase



- Route in tunnel
- Route on surface
- Community area boundary
- Non significantly affected viewpoint
- Significantly affected viewpoint
- Non significantly affected photomontage
- Significantly affected photomontage
- ZTV construction
- Land potentially required during construction

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##### Operation phase



- Route in tunnel
- Route on surface
- Community area boundary
- Non significantly affected viewpoint
- Significantly affected viewpoint
- Non significantly affected photomontage
- Significantly affected photomontage
- ZTV operation year 1

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# Viewpoint 334-02-003: view north-west from Royalthorn Road

This viewpoint is representative of views experienced by residents of properties off Royalthorn and Greenwood Road and cyclists travelling along the local cycle route.

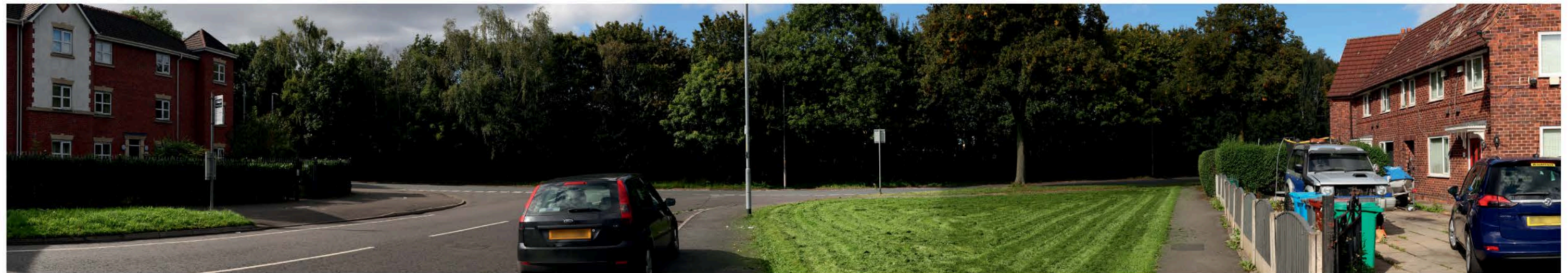
## Winter view (baseline)

Date taken: 21/03/2019 (stitched panorama)



## Summer view (baseline)

Date taken: 17/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	382408.82, 388907.66	
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. It is a typical view within a residential street with varied boundary treatments and building heights.	<b>Sensitivity of the receptor:</b>  <b>Medium-high</b>
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme. Cyclists have a lower susceptibility to change as their attention is less focused on the landscape.	



# Viewpoint 334-02-003: view north-west from Royalthorn Road

## Visual baseline description

<b>Winter</b>	This framed view comprises the tarmacked Royalthorn Road and pavement in the near distance. In the middle distance, buildings and vegetation are largely limited to the periphery of the view leaving an open centre. To the north-east, the view is framed by the two-storey residential properties off Royalthorn Road and to the south-west, by three-storey apartment blocks on the corner of Royalthorn and Greenwood Roads. In the background of the view, a wooded boundary beyond and along Greenwood Road, marking the edge of the M56, filters more distant views towards The Royals building, and multi-storey carpark located beyond the M56.
<b>Summer</b>	Summer leaf cover accentuates the wooded boundary beyond Greenwood Road and obscures The Royals building and multi-storey carpark.
<b>Night-time</b>	Royalthorn Road is a well-lit urban environment with lighting from Greenwood Road, the M56 and general street lighting within the residential area. The existing tree planting along Greenwood Road provides some filtering of lighting at night-time with sky glow from the motorway appearing above.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2033)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	The main ES reported a <b>minor</b> adverse (non-significant) effect. This would be due to site clearance, the movement of materials and tall construction plant. The presence of Altrincham Road vent shaft satellite compounds and the emerging Altrincham Road vent shaft headhouse would be largely screened by the presence of intervening vegetation beyond and along Greenwood Road. The amendment, Change to Bill powers required for modifications to Manchester Tunnel Altrincham Road vent shaft (AP2-007-002), will change the visual effect at this viewpoint due to the introduction of additional construction activity for the Baguley Brook culvert diversion in the near-distance but this will be largely within the existing road extents. The amendment will give rise to a different non-significant effect, however the level of significance of the effect will remain as reported in the main ES.	<b>Minor adverse (non-significant)</b>
	<b>Construction night-time</b>	The main ES reported a <b>negligible</b> (non-significant) effect. This would be due to the slight increase in the extent of lighting within the view and the screening effect of intervening vegetation. The amendment will not change the visual effect at this viewpoint, as the level of lighting within the background view will be comparable to that previously assessed and reported within the main ES. The amendment will not give rise to a different effect and the level of significance of the effect will remain as reported in the main ES.	<b>Negligible (non-significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
	<b>Night-time</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
	<b>Night-time</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
	<b>Night-time</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
	<b>Operation cumulative</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>

# Viewpoint 335-03-008: view north-east from the B5167 Palatine Road, the Mersey Path and Footpath Manchester 139

This viewpoint is representative of views experienced by recreational users of the Mersey Path, Trans Pennine Trail and Footpath Manchester 139.

## Winter view (baseline)

Date taken: 21/03/2019 (stitched panorama)

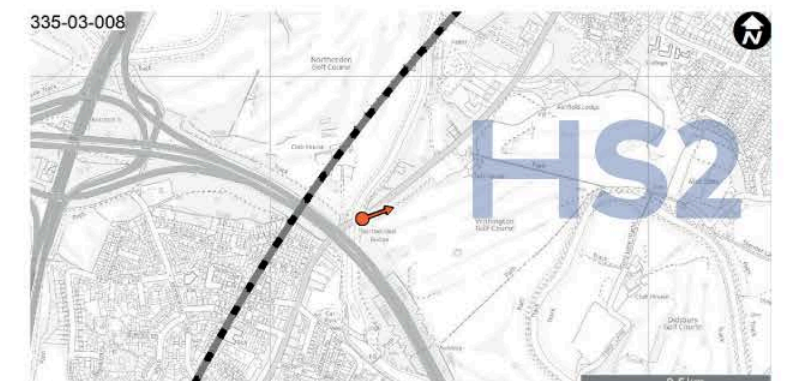


## Summer view (baseline)

Date taken: 17/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	383243.47, 390631.40	
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium-low</b> value. The B5167 Palatine Road with associated highway infrastructure features prominently in the view and the M60 corridor is perceptible immediately to the south.	<b>Sensitivity of the receptor:</b>
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The attention of recreational receptors is focused on the landscape. Susceptibility to visual change arising from the construction and operation of the AP2 revised scheme will be <b>high</b> .	<b>Medium</b>



# Viewpoint 335-03-008: view north-east from the B5167 Palatine Road, the Mersey Path and Footpath Manchester 139

## Visual baseline description

<b>Winter</b>	To the east, dense vegetation along the boundary of Withington Golf Course heavily filters views over the course although visually detracting pylons are perceptible beyond. To the north, there is a more open view over the stone parapet of Northenden Bridge to the adjacent Northenden golf course. The B5167 Palatine Road is visible towards the north-east, framed by dense vegetation at the highway boundary. In the background mature tree cover defines the skyline.
<b>Summer</b>	Summer foliage increases the sense of enclosure along the B5167 Palatine Road, further filtering views towards several pylons which are almost fully obscured.
<b>Night-time</b>	The night-time visual baseline is not described for this viewpoint as night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2033)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

<b>Temporary effects during construction</b>		<b>Significance of effect</b>
<b>Construction</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due to the removal of existing vegetation, which would open up middle-distance views of large-scale construction activity associated with Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), the vent shaft will no longer be located within Withington Golf Course and will, therefore, not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
<b>Construction night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

<b>Permanent effects during operation</b>		<b>Significance of effect</b>	
<b>Year 1</b>	<b>Winter</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due to the presence of the Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station which would be visible beyond retained foreground vegetation. As a result of the amendment, the vent shaft will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and <b>minor</b> adverse (non-significant). This would be a result of the growth of the landscape mitigation planting along the B5167 Palatine Road in combination with that surrounding the original scheme, further filtering views. As a result of the amendment, the vent shaft headhouse will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>negligible</b> (non-significant) effect. This would be a result of further growth of landscape mitigation planting along the B5167 Palatine Road in combination with that surrounding the original scheme, further filtering views. As a result of the amendment, the vent shaft headhouse will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>	

# Viewpoint 335-03-009: view north-west from Footpath Manchester 139, Footpath Manchester 212 and the River Mersey

This viewpoint is representative of views experienced by recreational users of the River Mersey and Footpath Manchester 139 and Footpath Manchester 212.

## Winter view (baseline)

Date taken: 21/03/2019 (stitched panorama)

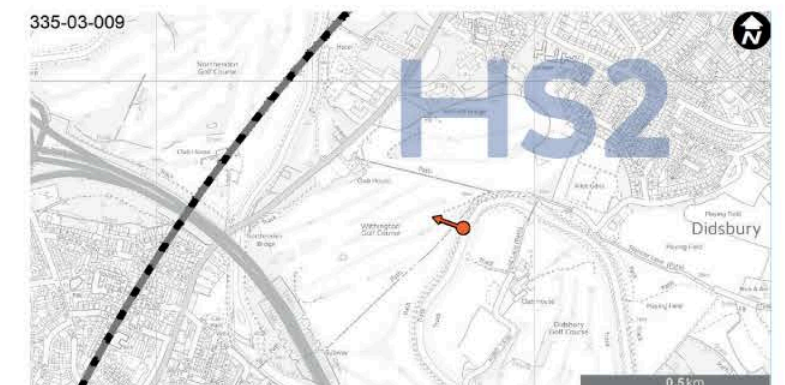


## Summer view (baseline)

Date taken: 17/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	383810.72, 390611.37	
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium-high</b> value. A riverside view with some scenic value, locally valued by recreational users and with few visible detracting features.	<b>Sensitivity of the receptor:</b>
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The attention of recreational receptors is focused on the landscape. Susceptibility to visual change arising from the construction and operation of the AP2 revised scheme will be <b>high</b> .	<b>High</b>



# Viewpoint 335-03-009: view north-west from Footpath Manchester 139, Footpath Manchester 212 and the River Mersey

## Visual baseline description

<b>Winter</b>	The footpath is situated on a raised embankment, associated with the River Mersey, looking over the Withington Golf Course fairways. This is a manicured landscape of fairways separated by intermittent belts of mature trees, hedgerows and occasional sand bunkers and rough grassland. Filtered views are available through the vegetation towards the Withington Golf Course clubhouse, which is visible amongst trees in the far distance. The M60 Palatine Road Viaduct is discernible in glimpsed views in the distance.
<b>Summer</b>	Summer leaf cover increases the visual separation between the fairways. Views towards the Withington Golf Course clubhouse and the M60 motorway are now screened by vegetation enhancing the separation from what is otherwise a suburban area.
<b>Night-time</b>	The night-time visual baseline is not described for this viewpoint as night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2038)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due to the large-scale construction works associated with Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), the vent shaft no longer be located within Withington Golf Course and will, therefore, not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Construction night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due to the introduction of the Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, the vent shaft headhouse will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and <b>minor</b> adverse (non-significant) effect. This would be due to the presence of maturing mitigation planting that would obscure views towards the original scheme. As a result of the amendment, the vent shaft headhouse will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and <b>minor</b> adverse (non-significant) effect. This would be due to the further maturing of mitigation planting that would obscure views towards the original scheme. As a result of the amendment, the vent shaft headhouse will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
	<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

# Viewpoint 335-02-010: view south from the B5167 Palatine Road and Footpath Manchester 211

This viewpoint is representative of views experienced by residents of properties off B5167 Palatine Road and Brookside.

## Winter view (baseline)

Date taken: 21/03/2019 (stitched panorama)



## Summer view (baseline)

Date taken: 17/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens
<b>Approximate GPS co-ordinates ref.</b>	383505.49, 390841.73
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. Views of the golf course are largely screened by vegetation. The busy B5167 Palatine Road dominates the view. Cars within the Withington Golf Club carpark are also a feature of the view.
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	Residents have a strong interest in their visual environment. They therefore have a <b>high</b> susceptibility to visual change arising from the construction and operation of the AP2 revised scheme.

**Sensitivity of the receptor:**  
**Medium-high**





# Viewpoint 335-02-010: view south from the B5167 Palatine Road and Footpath Manchester 211

## Visual baseline description

<b>Winter</b>	Properties along the B5167 Palatine Road are separated from the road by boundary walls, hedges and established trees which partly filter views. The tree-lined boundary to Withington Golf Course defines the east of the B5167 Palatine Road filtering views of the fairways and beyond. The belt of enclosing vegetation leads the eye along the B5167 Palatine Road and towards the entrance to the golf course. In the centre of the view there is a gap in boundary vegetation where Footpath Manchester 211 crosses the B5167 Palatine Road into the golf course with filtered views beyond. Elevated views from Brookside 5 storey block of flats are partially screened by intervening vegetation.
<b>Summer</b>	Summer leaf cover increases the sense of enclosure along the B5167 Palatine Road further filtering views towards the golf course and its entrance. Background vegetation further filters views, increasing a sense of enclosure.
<b>Night-time</b>	Lighting within the view mainly comes from street lighting along the B5167 Palatine Road across the entire view. Withington Golf Course is not lit.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2038)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	The main ES reported a <b>high</b> magnitude of change and a <b>major</b> adverse (significant) effect. This would be due to the large-scale construction works associated with Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the design change, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), the vent shaft will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Construction night-time</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due the presence of the B5167 Palatine Road vent shaft satellite compound that would intensify sky glow in the surrounding area. As a result of the amendment, the vent shaft will no longer be located within Withington Golf Course and therefore, the associated construction compound will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The main ES reported a <b>high</b> magnitude of change and a <b>major</b> adverse (significant) effect. This would be due to the introduction of the Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, the vent shaft will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due to the presence of maturing mitigation planting that would partly screen views towards the Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment the vent shaft will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Viewpoint not assessed at AP2 for operation.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. This would be due to further maturing of mitigation planting that would largely screen views towards the Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, the vent shaft will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
<b>Operation cumulative</b>		There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

# Viewpoint 335-03-011: view west from Footpath Manchester 211 and Withington Golf Course

This viewpoint is representative of views experienced by recreational users of Footpath Manchester 211 and visitors to Withington Golf Course.

## Winter view (baseline)

Date taken: 21/03/2019 (stitched panorama)



## Summer view (baseline)

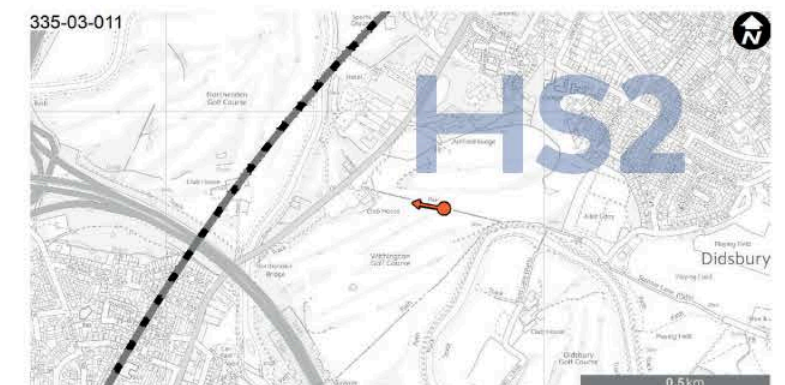
Date taken: 17/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens
<b>Approximate GPS co-ordinates ref.</b>	383734.67, 390742.39
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium-high</b> value. A view with local recreational importance where existing adverse elements do not form a clearly apparent part of the view composition.
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Footpath users have a strong visual interest in their surroundings. They are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme. Golfers have a lower susceptibility as their attention is less focused on the landscape.

**Sensitivity of the receptor:**

**High**



# Viewpoint 335-03-011: view west from Footpath Manchester 211 and Withington Golf Course

## Visual baseline description

<b>Winter</b>	In the near distance and running through to the background towards Withington Golf Course clubhouse, is a mature hedge that crosses Withington Golf Course. Footpath Manchester 211 runs parallel to the hedge on its northern side, bordered by a dilapidated concrete post and wire fence. Typical golf course features including sand bunkers, greens and roughs characterise the view, with fairways separated by tree belts which filter some visibility beyond. The far distance of the view is heavily vegetated. Where gaps in vegetation allow, views of the clubhouse are possible. Distant, filtered views south towards the three-storey block of flats at Palatine Place, the M60 Palatine Road Viaduct and north-west towards two-storey detached Victorian properties off B5167 Palatine Road are possible. To the north is Ashfield Lodge is discernible in the background.
<b>Summer</b>	Summer foliage increases the sense of separation between the fairways and further filters views towards buildings both within the course and beyond. Views towards the Withington Golf Course clubhouse and the M60 are screened by vegetation enhancing the separation from what is otherwise a suburban area.
<b>Night-time</b>	The night-time visual baseline is not described for this viewpoint as night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2038)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due to the large-scale construction works associated with Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), the vent shaft will no longer be located within Withington Golf Course and will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Construction night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due to the introduction of the Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, the vent shaft will no longer be located within Withington Golf Course and will, therefore, not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. This would be due to further maturing of mitigation planting that would largely screen views towards Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment the vent shaft will no longer be located within Withington Golf Course and will, therefore, not be visible for receptors at this location. The amendment will therefore remove a non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. This would be due to further maturing of mitigation planting that would largely screen views towards Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment the vent shaft will no longer be located within Withington Golf Course and will, therefore, not be visible for receptors at this location. The amendment will therefore remove a non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	<b>Not assessed</b>
	<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

# Viewpoint 336-02-003: view south-west from the B5167 Palatine Road

This viewpoint is representative of views experienced by residents of properties off B5167 Palatine Road and Ashfield Lodge.

## Winter view (baseline)

Date taken: 21/03/019 (stitched panorama)

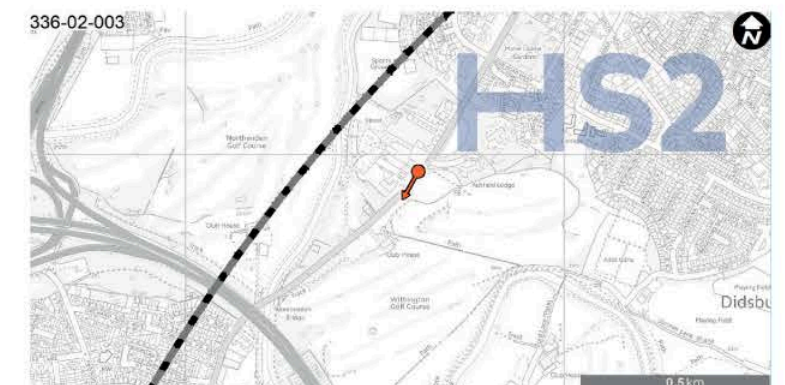


## Summer view (baseline)

Date taken: 17/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	383615.33, 390955.44	
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. Views of the golf course are largely screened with vegetation. The busy B5167 Palatine Road dominates the view.	<b>Sensitivity of the receptor:</b>
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	Residents have a strong interest in their visual environment. They therefore have a <b>high</b> susceptibility to visual change arising from the construction and operation of the AP2 revised scheme.	<b>Medium-high</b>



# Viewpoint 336-02-003: view south-west from the B5167 Palatine Road

## Visual baseline description

<b>Winter</b>	The B5167 Palatine Road is enclosed to the south-west by low stone wall and hedgerow boundaries of individual properties and to the south and east by the tree-lined hedge boundary to Withington Golf Course. Views of the golf course bunkers, fairways, rough grassland and wooded areas are filtered. The belt of enclosing vegetation leads the eye along the B5167 Palatine Road and towards the entrance of the golf course. Ashfield Lodge, a three-storey building, is set back from the B5167 Palatine Road with established boundary vegetation and hardstanding for car parking.
<b>Summer</b>	Summer leaf cover increases the sense of enclosure along the B5167 Palatine Road further filtering views towards the golf course and its entrance. Background vegetation further filters views of the sky increasing a sense of enclosure.
<b>Night-time</b>	The B5167 Palatine Road is a well-lit urban environment, illuminated by street lighting and by the houses to the west with an unlit area (golf course) to the east.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2038)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due to the large-scale construction works associated with Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), the vent shaft will no longer be located within Withington Golf Course and therefore the associated construction activity will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Construction night-time</b>	The main ES reported a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due the presence of the lit B5167 Palatine Road vent shaft satellite compound which would intensify sky glow in the surrounding area. As a result of the amendment, the vent shaft satellite compound will no longer be located within Withington Golf Course. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

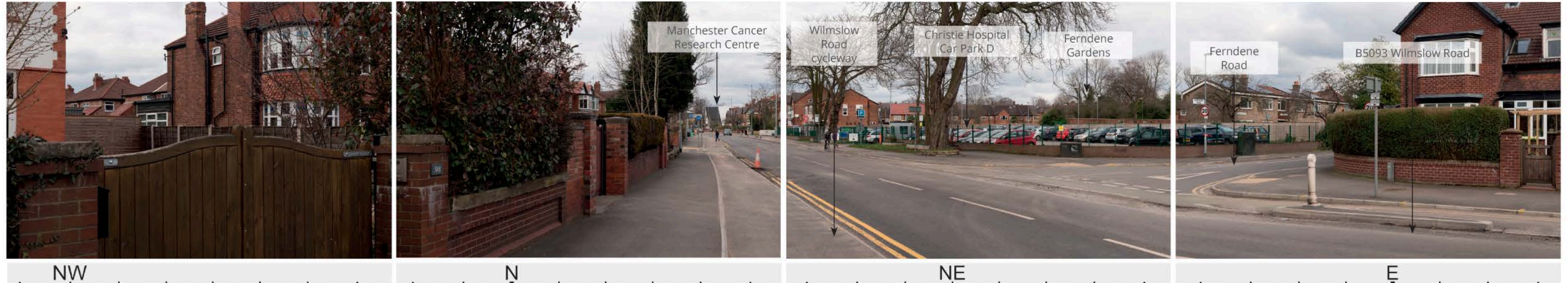
			Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>		The main ES reported a <b>low</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. This would be due to the introduction of Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, the vent shaft will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>		The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>		The main ES reported a <b>negligible</b> magnitude of change and a <b>negligible</b> adverse (significant) effect. This would be due to the introduction of Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, the vent shaft will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a visual effect at this viewpoint.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>		The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>		The main ES reported a <b>negligible</b> magnitude of change and a <b>negligible</b> adverse (significant) effect. This would be due to the introduction of Palatine Road vent shaft headhouse and Palatine Road vent shaft auto-transformer station. As a result of the amendment, the vent shaft will no longer be located within Withington Golf Course and therefore, associated infrastructure will not be visible for receptors at this location. The amendment will therefore remove a visual effect at this viewpoint.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>		The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Operation cumulative</b>			There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

# Viewpoint 336-02-009: view north-east from the B5093 Wilmslow Road

This viewpoint is representative of views experienced by residents of properties off the B5093 Wilmslow Road, Ferndene Road and cyclists travelling along the Wilmslow Road cycleway.

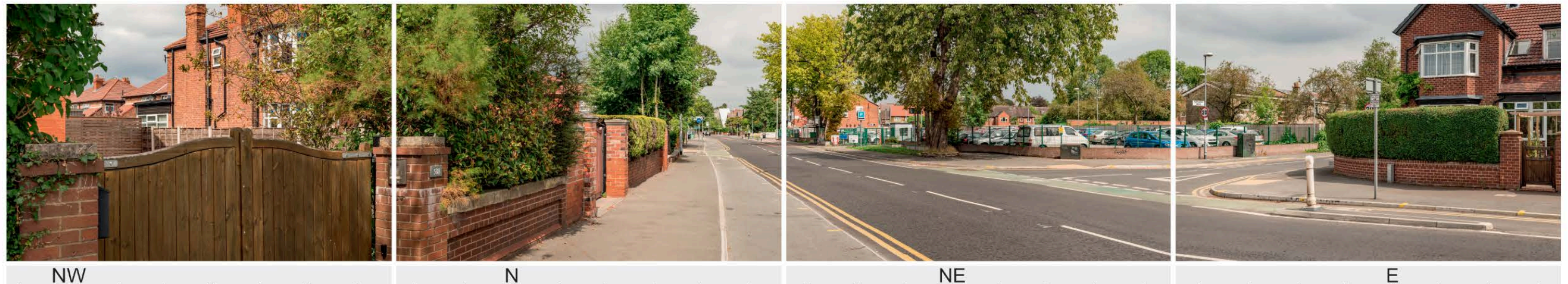
## Winter view (baseline)

Date taken: 21/03/2018 Time taken: 14:39

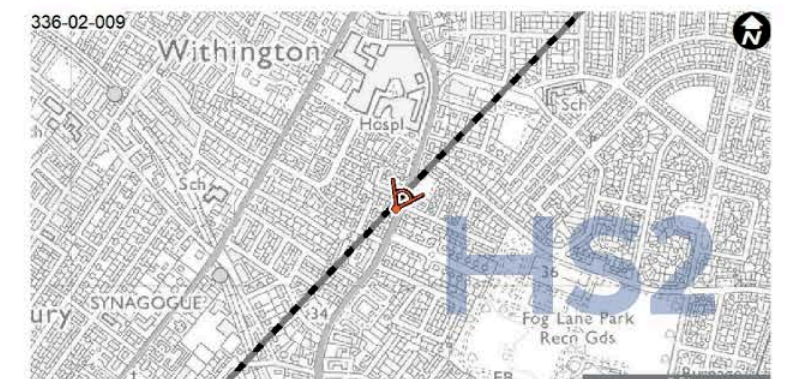


## Summer view (baseline)

Date taken: 08/07/2018 Time taken: 13:34



Camera:	Canon EOS 6D, Fixed 50mm lens	
Approximate GPS co-ordinates ref.	384860.31,392201.22	
Elevation:	34.102m Above Ordinance Datum (AOD)	
Value of the viewpoint:	This viewpoint has a <b>medium</b> value. The view comprises a busy, tree-lined road with a mixture of housing types including Edwardian and inter-war properties. In addition to the immediate road as a visual detractor, carparking also forms a noticeable feature of the baseline view.	Sensitivity of the receptor:  <b>Medium-high</b>
Susceptibility of the receptor to the change arising from the SES scheme/ AP revised scheme:	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme. Cyclists have a lower susceptibility to change as their attention is less focused on the landscape.	



# Viewpoint 336-02-009: view north-east from the B5093 Wilmslow Road

## Visual baseline description

<b>Winter</b>	In the near distance is the B5093 Wilmslow Road with associated cycleway and pavement and edged by red brick front garden walls. The houses are set back from the footway and some are screened from the road by boundary walls, hedging and gates. In the middle distance and into the background, the view follows the B5093 Wilmslow Road. To the north-east are two-storey red brick Edwardian properties with red brick and hedgerow boundaries. To the north is Christie Hospital Car Park D enclosed by a low-level brick wall topped by a green mesh security fence. The grassed verges adjacent to the car park include several mature trees which are prominent features within the view. The background of the view comprises a combination of built form and vegetation with rooflines of houses and garden trees seen against the skyline.
<b>Summer</b>	During the summer, the vegetation within the middle distance of the view becomes more noticeable. In the near distance there is little difference to some properties due to the evergreen hedging. The trees between the B5093 Wilmslow Road and the hospital car park filter views to the residential properties beyond and form prominent skyline features.
<b>Night-time</b>	The B5093 Wilmslow Road and the Christie Hospital Car Park D are lit and artificial lighting associated with the surrounding area is prevalent and typical of an urban area.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2038)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	Viewpoint not assessed at AP2 during construction.	Not assessed
	<b>Construction night-time</b>	Viewpoint not assessed at AP2 during construction.	Not assessed
	<b>Construction cumulative</b>	Viewpoint not assessed at AP2 during construction.	Not assessed
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The main ES reported a <b>moderate</b> adverse (significant) effect. This would be the result of the change in streetscape in the middle distance of the view, with the presence of the Wilmslow Road vent shaft headhouse which would replace Christie Hospital Car Park D and would foreshorten the view. At year 1, the amendment Change to Bill powers required for the modifications to the Wilmslow Road vent shaft headhouse (AP2-007-004), will slightly change the visual effect at this viewpoint as the Wilmslow Road vent shaft headhouse will have a similar footprint to the original scheme but will be taller than the surrounding residential properties. Mitigation planting will be immature and will not assist with the integration of the scheme into views. The amendment will represent a slight change to the views for residents in properties off the B5093 Wilmslow Road. The amendment will give rise to a different significant effect, however the level of significance of the effect will remain as reported in the main ES.	Moderate adverse (significant)
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>minor</b> adverse (non-significant) effect. This would be due to the presence of maturing landscape mitigation planting along all boundaries, that would partially filter views and assist in integrating the Wilmslow Road vent shaft headhouse into its setting. At year 15, the amendment will slightly change the visual effect at this viewpoint for receptors off Wilmslow Road as mitigation associated with the amendment will appear similar to that reported in the main ES. The amendment will give rise to a different non-significant effect, however the level of significance of the effect will remain as reported in the main ES.	Minor adverse (non-significant)
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>minor</b> adverse (non-significant) effect. This would be due to maturing landscape mitigation planting that would provide denser screening and further integrate the B5093 Wilmslow Road vent shaft headhouse into the wider landscape. For receptors off Wilmslow Road, mitigation associated with the amendment will appear similar to that reported in the main ES. The amendment will give rise to a different non-significant effect, however the level of significance of the effect will remain as reported in the main ES.	Minor adverse (non-significant)
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
	<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	No cumulative effect

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# Viewpoint 336-02-009: view north-east from the B5093 Wilmslow Road

This viewpoint is representative of views experienced by residents of properties off the B5093 Wilmslow Road, and cyclists travelling along the Wilmslow Road cycleway on the B5093.

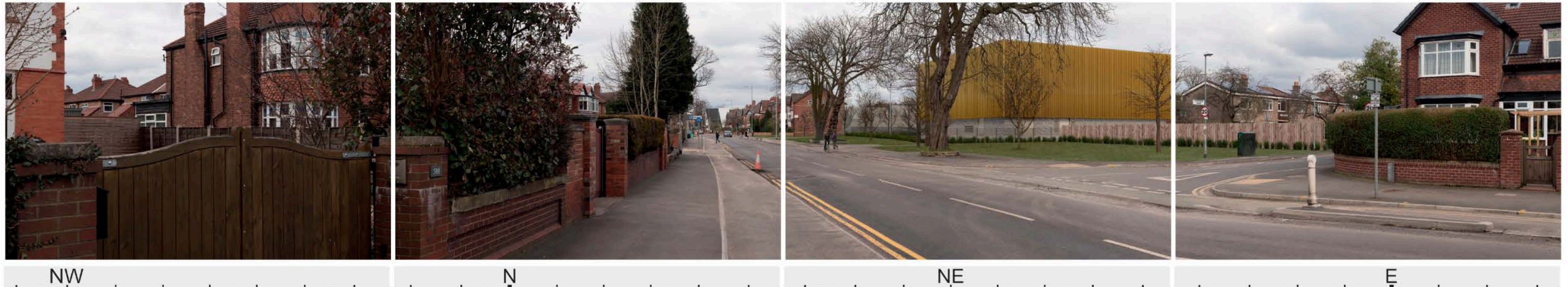
## Winter view (baseline)

Date taken: 21/03/2018 (stitched panorama)



## Winter verifiable photomontage - operation year 1

Date taken: 21/03/2018 (stitched panorama)



The viewpoint has been taken approximately 13m away from the AP2 revised scheme. Viewpoint location shown on Map LV-01-771. For full details of the visual assessment at viewpoint 336-02-009 refer to SES2 and AP2 ES Volume 5, Appendix: LV-001-0MA07, Part 3.

This verifiable photomontage (Type 4 as described in Visual Representation of Development Proposals LI TGN 06/19) provides an illustration of how the AP2 revised scheme may look in 2038 (opening year) to help inform the visual impact assessment. The design of the AP2 revised scheme may be subject to design development in response to consultation. Development of detail design after AP submission will not result in any significant adverse change in the environmental effects reported in the assessment. Where new planting is proposed, it has been shown as immature plants which would mature over time to further integrate the AP revised scheme into the landscape.

Each individual image represents a 39.6° horizontal field of view with planar projection. At this scale the images do not lend themselves to direct comparison out in the field. Therefore, for viewing in the field, it is recommended that each image from the panoramic photomontage is printed individually, onto an A3 landscape sheet (image size 390mm x 260mm) to be viewed at a comfortable arms length. For further details on the selection of photomontage locations, verifiable methodology and presentation refer to the Landscape and visual assessment Technical Note - Approach to verifiable photomontages (SMR Volume 5: Appendix CT-001-00001).

<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens		
<b>Approximate GPS co-ordinates ref.</b>	384860.314, 392201.223	<b>Direction of View:</b>	27.577°
<b>Elevation:</b>	34.102m AOD	<b>Height of Camera:</b>	1.686m



<b>Map Number</b>	LV-01-771
<b>Map Name</b>	Verifiable Photomontage Operation Year 1 (2038) - Winter Viewpoint 336-02-009
<b>Community Area:</b>	MA07

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**Doc Number:** 2PT27-MWJ-EV-MAP-M000-004571-P01 **Date:** 20/02/2023

# Viewpoint 336-02-011: view west from Lynway Drive

This viewpoint is representative of views experienced by residents of properties off Lynway Drive, Ferndene Road and Ferndene Gardens.

## Winter view (baseline)

Date taken: 21/03/2019 (stitched panorama)



## Summer view (baseline)

Date taken: 18/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	384860.31, 392201.22	
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. The view is a typical residential area with road infrastructure in the foreground.	<b>Sensitivity of the receptor:</b>  <b>Medium-high</b>
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme.	



# Viewpoint 336-02-011: view west from Lynway Drive

## Visual baseline description

<b>Winter</b>	Lynway Drive is bordered by the footway and brick-walled front garden boundaries, some with hedges. The residential properties on Lynway Drive are set back behind their front gardens which are generally defined by low brick walls and white painted gate posts. The roofs of these properties are seen against the skyline and obscure most visibility beyond. Some lighting columns and telegraph poles can also be seen against the skyline. The residential properties on the western side of Lynway Drive and Ferndene Gardens have views west and north over rear gardens and boundary wall/fencing towards the Christie Hospital Car Park D. Occasional car park trees and street light columns are visible above the boundary wall. Gaps between the houses allow visibility of trees within the Christie Hospital Car Park D and rooflines of some properties on the B5093 Wilmslow Road to the north-west and Parkville Road to the north.
<b>Summer</b>	During summer, the leaf cover allows the vegetation to appear more noticeable within the view and the focus of the view is drawn to middle distance. The additional leaf cover filters all background views of built form and focuses on trees as a feature against the skyline.
<b>Night-time</b>	The surrounding residential area is well lit and typical of the urban setting. The B5093 Wilmslow Road and the Christie Hospital Car Park D are currently lit contributing to skyglow in the area.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments which will change the baseline.
<b>Operation (2038)</b>	There are no committed developments which will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	Viewpoint not assessed at AP2 during construction.	Not assessed
	<b>Construction night-time</b>	Viewpoint not assessed at AP2 during construction.	Not assessed
	<b>Construction cumulative</b>	Viewpoint not assessed at AP2 during construction.	Not assessed
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The main ES reported a <b>moderate</b> adverse (significant) effect. This would be as a result of the substantial change in the near distance, due to the loss of intervening trees, removed during construction. This would allow open views towards the Wilmslow Road vent shaft headhouse which would replace views of the Christie Hospital Car Park D. At year 1, the amendment, Change to Bill powers required for the modifications to the Wilmslow Road vent shaft headhouse (AP2-007-004), will change the visual effect at this viewpoint. This will be as a result of the increase in height of the headhouse in proximity to properties. Although the amendment will result in a minor change in the area available for mitigation planting adjacent to properties, this would not be perceptible as landscape mitigation planting will not provide any screening or integration at year 1. Mitigation planting will not provide any visual screening at year 1. The amendment will give rise to a different significant effect, however the level of significance of the effect will remain as reported in the main ES.	Moderate adverse (significant)
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. This would be due to the presence of maturing landscape mitigation planting that would help partially screen the Wilmslow Road vent shaft headhouse and aid integration of the structures into the wider landscape. At year 15, the amendment will increase the visual effect at this viewpoint due to the presence of a taller headhouse building in proximity to properties. The Wilmslow Road vent shaft headhouse will be visible beyond and above the line of maturing landscape mitigation planting. However, the reduction in the area available for mitigation planting, adjacent to the properties at Ferndene Gardens, will limit the depth and effectiveness of screen planting in views north towards the headhouse. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	Moderate adverse (significant)
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. This would be due to the greater maturity of landscape mitigation planting that would further screen and integrate the Wilmslow Road vent shaft headhouse into its setting. At year 30, the amendment will change the visual effect at this viewpoint, as the taller headhouse will be visible above the mature mitigation planting. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	Moderate adverse (significant)
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
	<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	No cumulative effect

# Viewpoint 336-02-012: view south-west from Parkville Road

This viewpoint is representative of views experienced by residents of properties off Parkville Road and apartments on the B5093 Wilmslow Road.

## Winter view (baseline)

Date taken: 21/03/2019 (stitched panorama)



## Summer view (baseline)

Date taken: 18/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens
<b>Approximate GPS co-ordinates ref.</b>	384981.69, 392320.19
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. The view is a typical residential area with road infrastructure in the foreground.
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	Susceptibility of the receptor to the change arising from the AP2 revised scheme: Residents have a strong interest in their visual environment. They therefore have a <b>high</b> susceptibility to visual change arising from the construction and operation of the AP2 revised scheme.

**Sensitivity of the receptor:**  
**High**



# Viewpoint 336-02-012: view south-west from Parkville Road

## Visual baseline description

<b>Winter</b>	Parkville Road is characterized by two storey semi-detached properties with front garden boundaries comprising hedges, tree planting, low brick walls, and railings. Longer views are largely curtailed by the houses at the western end of Parkville Road, but where gaps allow there is visibility of the rooflines of properties on Lynway Drive, chimneys of houses at Ferndene Gardens and trees within the Christie Hospital Car Park D off the B5093 Wilmslow Road. Properties to the southern side of Parkville Road have views south-west over rear gardens and boundary fences towards the Christie Hospital Car Park D. Views from apartments on the B5093 Wilmslow Road are largely screened by intervening buildings and vegetation.
<b>Summer</b>	Summer foliage makes the vegetation a more noticeable element in front gardens and along the skyline above the properties. The trees in leaf within the Christie Hospital Car Park D filter views towards properties on Lynway Drive and Ferndene Gardens.
<b>Night-time</b>	The surrounding residential area is well lit, typical of an urban area. The B5093 Wilmslow Road and the Christie Hospital Car Park D are currently lit showing skyglow in the area.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments which will change the baseline.
<b>Operation (2038)</b>	There are no committed developments which will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	Viewpoint not assessed at AP2 during construction.	Not assessed
	<b>Construction night-time</b>	Viewpoint not assessed at AP2 during construction.	Not assessed
	<b>Construction cumulative</b>	Viewpoint not assessed at AP2 during construction.	Not assessed
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The main ES reported a <b>moderate</b> adverse (significant) effect. This would be as a result of the demolition of buildings on the B5093 Wilmslow Road and removal of established trees in the Christie Car Park D, during construction, which would open up views from residential properties towards the Wilmslow Road vent shaft headhouse in the near distance. At year 1, the amendment, Change to Bill powers required for the modifications to the Wilmslow Road vent shaft headhouse (AP2-007-004), will change the visual effect at this viewpoint due to the increase in height of the headhouse. Although the amendment will result in a minor change in the area available for mitigation planting, this would not be perceptible as landscape mitigation planting will not provide any screening or integration at year 1. The amendment will give rise to a different significant effect, however the level of significance of the effect will remain as reported in the main ES.	Moderate adverse (significant)
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. This would be due to the presence of maturing landscape mitigation planting that would help partially screen the Wilmslow Road vent shaft headhouse and aid integration of the structures into the wider landscape. At year 15, the amendment will increase the visual effect at this viewpoint due to the presence of a taller headhouse building in proximity to properties. The change in the area available for mitigation planting adjacent to the property boundaries along Parkville Road will have an effect on the depth and effectiveness of screen planting. The Wilmslow Road vent shaft headhouse will be filtered, but will remain visible above and beyond the line of maturing landscape mitigation planting. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	Moderate adverse (significant)
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. This would be due to the greater maturity of landscape mitigation planting that would further screen and integrate the Wilmslow Road vent shaft headhouse into the wider landscape. At year 30, the amendment will change the visual effect at this viewpoint, as views of the taller headhouse will be filtered but will remain visible above and beyond the maturing mitigation planting. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	Moderate adverse (significant)
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
	<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	No cumulative effect

# Viewpoint 336-02-016: view north-west from B5167 Palatine Road

This new viewpoint is located in an area where there will be changes from the original scheme and is representative of views experienced by residents of properties off B5167 Palatine Road and people using the Britannia Country House Hotel.

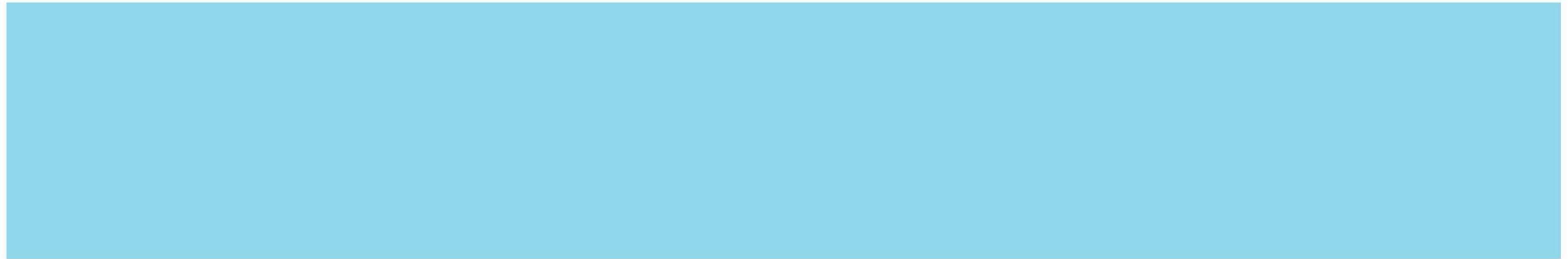
## Winter view (baseline)

Date taken: 30/11/2022 (stitched panorama)

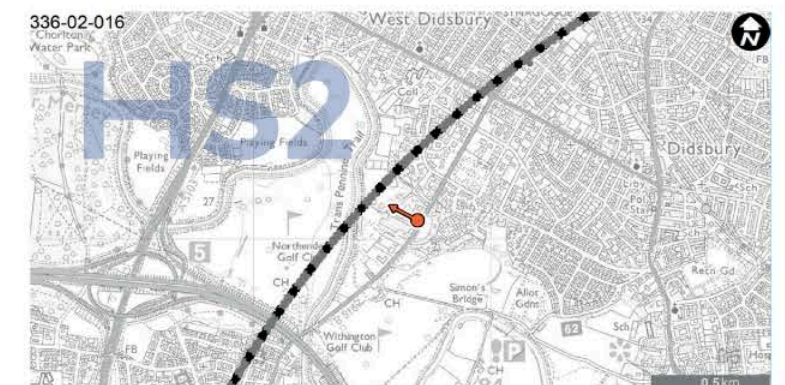


## Summer view (baseline)

Date taken: It has not been possible to capture summer photography



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	383693, 391078	
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value as the view contains typical features of the local landscape including areas of roadside vegetation including hedgerows and hedgerow trees and built form that is typical of an urban area.	<b>Sensitivity of the receptor:</b>
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme. Hotel users have a lower susceptibility as their attention is less focussed on the landscape.	<b>Medium-high</b>



# Viewpoint 336-02-016: view north-west from B5167 Palatine Road

## Visual baseline description

<b>Winter</b>	Properties, including the Britannia Country House Hotel, are separated from B5167 Palatine Road by an access road, grass verge and pavement. In the near to middle distance, a combination of property boundaries including shrub planting and mature trees, metal palisade fencing and a low level wall, form the entrances to the Britannia Country House Hotel, Riverside Court and Riverside Lodge. These buildings are typically red brick of varying styles and heights with Riverside Lodge standing at five storeys and comprising flats with balconies. Tall, mature trees are prominent within the view, forming the skyline between the built elements. These trees form a dense backdrop and screen and filter views beyond. The hotel and Riverside Court properties extend from B5167 Palatine Road to the west.
<b>Summer</b>	During the summer, the vegetation within the middle distance provides denser screening and a leafier character to the view. The vegetation in the far distance becomes more noticeable and provides further definition of a prominent skyline feature.
<b>Night-time</b>	The B5167 Palatine Road is a residential area and lighting is typical of the urban setting. The undeveloped land to the north and west, is unlit, surrounded by mature tree planting. Beyond this, the River Mersey and golf courses are also unlit. Skyglow from the surrounding urban area is widely noticeable.

## Future baseline description

<b>Construction (2025)</b>	Committed development MA07/576A (Volume 5, Planning Data/Committed Development Map Book) is an application for a rooftop extension to Block A to form four x two bedroom apartments and provision of an additional five car parking spaces. This is anticipated to result in a small number of new visual receptors during the construction phase.
<b>Operation (2038)</b>	Committed development MA07/576A (Volume 5, Planning Data/Committed Development Map Book) is an application for a rooftop extension to Block A to form four, two bedroom apartments and provision of an additional five car parking spaces. This is anticipated to result in a small number of new visual receptors during the operation phase.

## Visual impact assessment

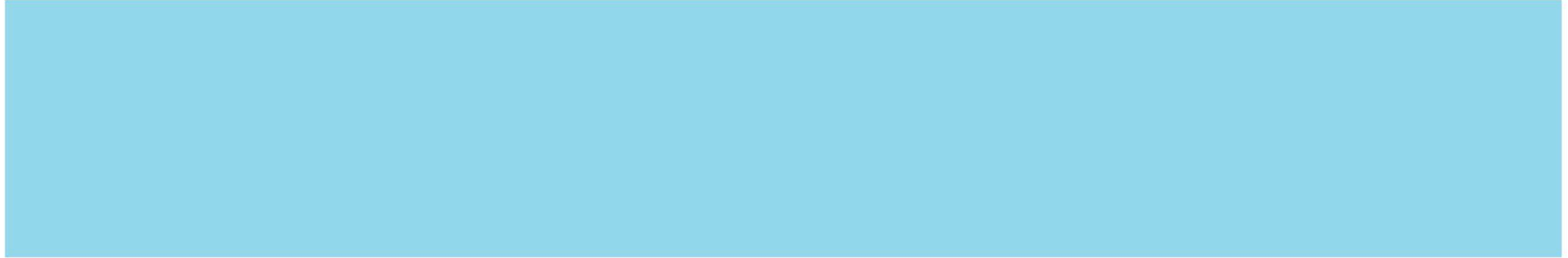
		Temporary effects during construction	Significance of effect
	<b>Construction</b>	This new viewpoint is located in an area where there will be changes from the original scheme. The amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), will include construction activities visible in the background of the view, beyond the intervening middle-distance vegetation. Views of the construction activity will be limited to the presence of taller aspects of construction including the movement of cranes and the gradual emergence of The Hollies vent shaft, heavily filtered by intervening vegetation. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Construction night-time</b>	The amendment will introduce additional lighting in the background of the view which is likely to be largely filtered by intervening vegetation. However, the night-time lighting associated with The Hollies vent shaft satellite compound will result in an area of localised skyglow in a previously unlit area to the west of the viewpoint. The skyglow will be viewed in the context of existing lighting associated with adjacent properties and street lighting along B5167 Palatine Road. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The amendment, will give rise to a barely perceptible change in the background view for residents and hotel users, due to the presence of intervening vegetation which will heavily filter views to the west. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	At year 15, maturing landscape mitigation planting will filter views of The Hollies vent shaft. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	At year 30, the greater maturity of the landscape mitigation planting will further screen views of The Hollies vent shaft, making it barely perceptible within the view. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
	<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

# Viewpoint 336-02-017: view west from Mersey Meadows

This new viewpoint is located in an area which was unaffected by the original scheme and is representative of views experienced by residents of properties off Mersey Meadows and Mersey Road.

## Winter view (baseline)

Date taken: It has not been possible to capture winter photography

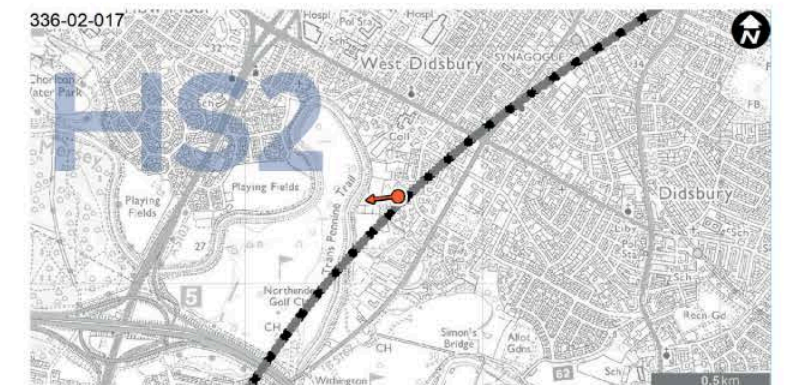


## Summer view (baseline)

Date taken: It has not been possible to capture summer photography



Camera:	n/a	
Approximate GPS co-ordinates ref.	383646.45, 391366.39	
Value of the viewpoint:	This viewpoint has a <b>medium</b> value. The view is typically suburban and includes residential properties with front gardens, roads with footpaths and off-street parking.	<b>Sensitivity of the receptor:</b>
Susceptibility of the receptor to the change arising from the AP2 revised scheme:	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme.	<b>Medium-high</b>





# Viewpoint 336-02-017: view west from Mersey Meadows

## Visual baseline description

<b>Winter</b>	Mersey Meadows is a residential road of detached properties with driveways and front gardens, planted with trees and shrubs. In the middle distance, two storey houses and associated brick walls, screen views beyond. Hollies Path, marked by a green vehicle barrier at the entrance off Mersey Meadows, is used as an informal footpath by local residents. This path is heavily screened by existing mature trees and shrubs either side of the path. A bank of mature, tall trees, approximately double the height of the houses, creates a dense backdrop and forms the skyline.
<b>Summer</b>	During the summer, the vegetation within the near-distance of the view becomes more prominent although the evergreen vegetation provides some year-round screening. The wooded backdrop appears denser in full leaf.
<b>Night-time</b>	Mersey Meadows is a residential area with street lighting and other artificial light sources typical of its suburban setting. The undeveloped land to the north and west is unlit and is surrounded by a mature tree belt. Beyond this, lighting is generally absent from the areas associated with the River Mersey and golf courses. Skyglow generated by the surrounding urban area is widely noticeable.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2038)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	This new viewpoint is located in an area which was unaffected by the original scheme. The amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), will introduce construction activity into the view, beyond existing intervening vegetation where retained. Construction activities will include the removal of mature trees and shrubs along the alignment of the informal Hollies Path, to accommodate an access track, and more extensive areas of vegetation removal to the west of properties but beyond the existing established woodland bank which will be retained. The removal of vegetation along Hollies Path will open up framed views towards construction activity resulting in a noticeable change in the view from a section of Mersey Meadows. The presence of taller construction equipment including cranes will be visible above intervening vegetation. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	<b>Moderate adverse (significant)</b>
	<b>Construction night-time</b>	The amendment will introduce lighting into a previously unlit area to the rear of the residential properties. The presence of lighting associated with The Hollies vent shaft satellite compound will be largely filtered in the view by intervening garden vegetation but will add to the existing skyglow from the surrounding urban area. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	No cumulative effect
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The amendment, will result in a discernible change in the background of the view due to the loss of vegetation during construction, to facilitate construction of The Hollies vent shaft and access road. The replacement planting will be immature and provide no additional screening of The Hollies vent shaft and headhouse at year 1. The area associated with the informal Hollies Path will appear more open, which will improve natural surveillance along the footpath but will open up framed views of the proposed access road. There will be a <b>low</b> magnitude of change a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 15</b>	<b>Summer</b>	At year 15, the maturing replacement planting will largely filter views of The Hollies vent and shaft headhouse and associated access road. The area associated with the informal Hollies Path will appear more open along the path than the existing condition, but the establishing replacement planting will reinstate some of the vegetation screening and reduce the extent of the framed view of the proposed access road. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 30</b>	<b>Summer</b>	At year 30, the maturing replacement planting will be of a similar stature and nature to the existing vegetation resulting in denser screening of The Hollies vent shaft which will be barely perceptible in the view. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
	<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	No cumulative effect

# Viewpoint 336-03-018: view south-east from Footpath Manchester 235

This new viewpoint is located in an area which was unaffected by the original scheme and is representative of views experienced by recreational users of Footpath Manchester 235 and Northenden Golf Club.

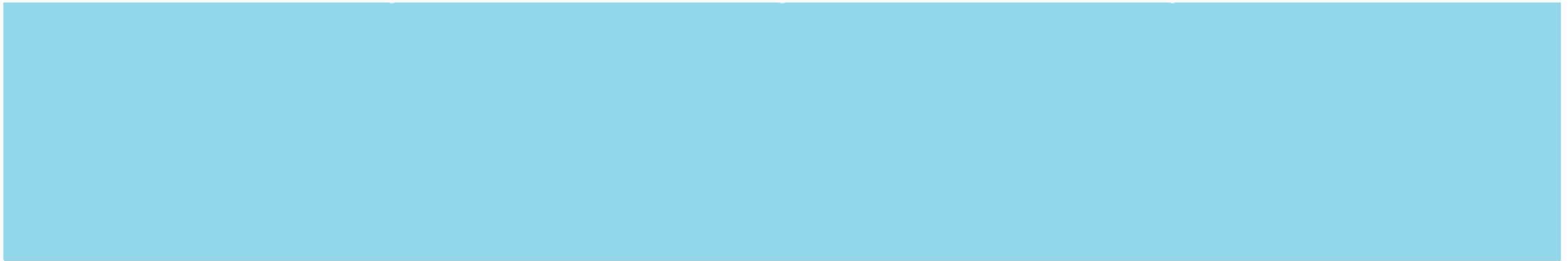
## Winter view (baseline)

Date taken: 30/11/2022 (stitched panorama)



## Summer view (baseline)

Date taken: It has not been possible to capture summer photography.



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	383483, 391462	
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium-high</b> value. A view where existing detracting features do not form a clearly apparent part of the view composition, and the view has local recreational importance.	<b>Sensitivity of the receptor:</b>
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . The attention of recreational receptors is focused on the landscape and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme. Golfers have a lower susceptibility to visual change as their attention is less focused on the landscape.	<b>High</b>



# Viewpoint 336-03-018: view south-east from Footpath Manchester 235

## Visual baseline description

<b>Winter</b>	Footpath Manchester 235 follows the grassed bank of the River Mersey fringed by grassland and riparian vegetation. The surfaced Trans Pennine Trail and Mersey Path follows the opposite bank and is visible across the river. Views along the river are partially enclosed by the presence of flood banks and associated vegetation which is particularly notable on the opposite bank. Dense trees and scrub in the middle-distance screen and provide a sense of enclosure.
<b>Summer</b>	During the summer, the vegetation within the middle distance is more prominent and provides stronger screening, adds to the sense of enclosure along the River Mersey and creates a more prominent skyline.
<b>Night-time</b>	The night-time visual baseline is not described for this viewpoint as night-time effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2038)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	This new viewpoint is located in an area which was unaffected by the original scheme. The amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), will result in a noticeable change in the view due to the presence of construction activity including the movement of plant and materials and the gradual emergence of The Hollies vent and shaft headhouse in the middle to far distance. Views will be partially filtered by existing vegetation along the River Mersey. However, the removal of sections of the vegetation on the opposite bank of the River Mersey, associated with the existing flood bank, will open up views towards construction activity and The Hollies vent shaft satellite compound. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	<b>Moderate adverse (significant)</b>
	<b>Construction night-time</b>	Night-time visual effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	Not assessed
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	No cumulative effect
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The amendment will be discernible in the middle to far distance of the view beyond existing vegetation where retained. The removal, during construction, of sections of the vegetation associated with the existing flood bank will open up views towards The Hollies vent shaft and headhouse viewed against the existing wooded backdrop. The landscape mitigation planting will be immature and provide no additional screening at year 1. There will be a <b>low</b> magnitude of change a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	Night-time visual effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	Not assessed
<b>Year 15</b>	<b>Summer</b>	The amendment will be discernible in the middle to far distance of the view, beyond the flood bank, existing vegetation and landscape mitigation planting. At year 15, the maturing landscape mitigation planting will be of a similar scale and stature to the existing vegetation which, in combination with retained vegetation, will partially filter views of The Hollies vent shaft and headhouse. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	Night-time visual effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	Not assessed
<b>Year 30</b>	<b>Summer</b>	The amendment will be barely perceptible in the middle to far distance of the view. The landscape mitigation planting will have matured further and combined with the existing vegetation will create denser screening of The Hollies vent shaft and headhouse. There will be a <b>negligible</b> magnitude of change a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	Night-time visual effects have only been considered for occupiers of residential properties and residents staying in hotels and healthcare institutions.	Not assessed
	<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	No cumulative effect

# Viewpoint 336-02-019: view south-east from the Trans Pennine Trail/the Mersey Path/ Footpath Manchester 139

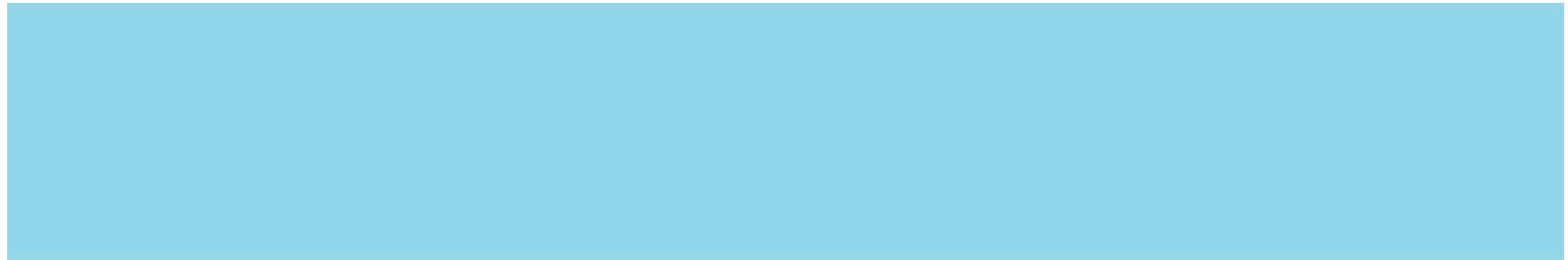
This new viewpoint is located in an area which was unaffected by the original scheme and is representative of views experienced by residents of properties off The Beeches and recreational users of the Trans Pennine Trail/the Mersey Path/Footpath Manchester 139.

## Winter view (baseline)



## Summer view (baseline)

Date taken: It has not been possible to capture summer photography



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	383470, 391624	
<b>Value of the viewpoint:</b>	The susceptibility of these receptors is <b>high</b> . Residents and walkers have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme.	<b>Sensitivity of the receptor:</b>
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	This viewpoint has a <b>medium-high</b> value. A view where existing detracting features do not form a clearly apparent part of the view composition, and the view has local recreational importance.	<b>Medium-high</b>



# Viewpoint 336-02-019: view south-east from the Trans Pennine Trail/the Mersey Path/ Footpath Manchester 139

## Visual baseline description

<b>Winter</b>	In the near distance is the surfaced path of the Trans Pennine Trail/the Mersey Path/Footpath Manchester 139 noted as Trans Pennine Trail, with long distance views along the footpath and over the River Mersey with associated riparian vegetation and grassed flood banks. The level path is bordered to the east by a tall, vegetated embankment that screens lower-level views. Open views are available along the footpath and River Mersey, partly framed by the flood banks, towards the mature tree planting associated with Northenden Golf Course on the western side of the river and established trees within an open, undeveloped area to the east of the river which form the skyline. Residential properties off The Beeches including Beech House, Highover House and Beeches Mews range between three and five storeys and views south-east are largely filtered and screened by intervening established trees.
<b>Summer</b>	Summer foliage encloses the view and filters the majority of the views beyond the River Mersey corridor.
<b>Night-time</b>	The River Mersey area and Northenden Golf Course are localised areas of relative darkness within an otherwise well-lit urban area. Skyglow from the surrounding residential areas is present.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2033)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	This new viewpoint is located in an area where there will be changes from the original scheme. The amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), will result in the visibility of construction activities in the background of the view beyond the vegetation along the River Mersey. The removal of a section of the vegetation along the eastern flood bank of the River Mersey, vegetation adjacent to the car park of the Manchester Islamic Educational Trust Campus and from the undeveloped land beyond, will reduce the density of screening vegetation. Taller construction elements associated with the Hollies vent shaft will be visible above the retained riverside vegetation and flood bank. However, the majority of the construction activity will be in the background of the view, largely filtered by the flood bank and intervening vegetation. There will be a <b>medium</b> magnitude of change a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	<b>Moderate adverse (significant)</b>
	<b>Construction night-time</b>	At night-time, for residents in properties off The Beeches, the light sources associated with The Hollies satellite compound will increase the lighting levels in the background of the view but will be viewed in the context of the lighting associated with the adjacent residential areas to the east. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The amendment will be discernible in the background of the view. The Hollies vent shaft and headhouse will be discernible due to the loss of existing established trees removed during construction, from the eastern flood bank of the River Mersey and the undeveloped land beyond. Landscape mitigation planting will be immature and provide no additional screening at year 1. However, retained vegetation along the river flood bank and associated with residential properties will partly filter views of the access road and The Hollies vent shaft and headhouse in the background of the view. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	The amendment will be less discernible in the background of the view, and just visible amongst the existing vegetation. The maturing landscape mitigation planting will be of a similar scale and stature to the existing vegetation and partially filter views reducing the visibility of the access road and The Hollies vent shaft and headhouse. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	The amendment will be barely discernible in the background of the view and hardly visible amongst the existing vegetation. The landscape mitigation planting will be more mature and of a similar scale and stature to the existing vegetation and will further filter views of the access road and The Hollies vent shaft and headhouse. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Operation cumulative</b>		There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

# Viewpoint 336-02-020: view south-east from the A5145 Barlow Moor Road

This new viewpoint is located in an area where there will be changes from the original scheme. This viewpoint is representative of views experienced by residents of the A5145 Barlow Moor Road, The Beeches, Beech Court and Burton Road and people visiting Didsbury Central Mosque.

## Winter view (baseline)

Date taken: 30/11/2022 (stitched panorama)



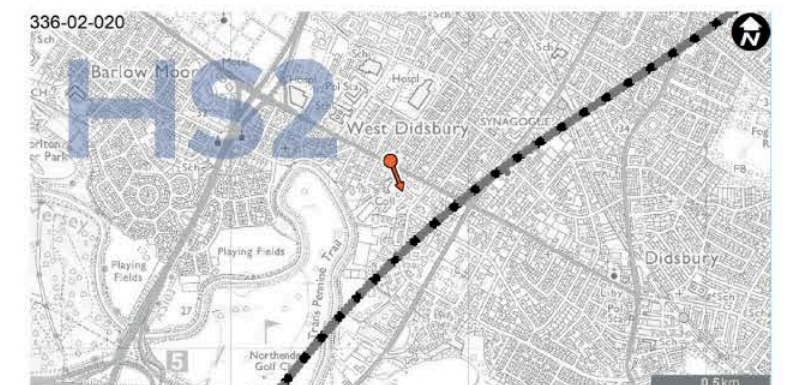
## Summer view (baseline)

Date taken: 29/09/2022 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens
<b>Approximate GPS co-ordinates ref.</b>	383673, 391788
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. The view comprises a busy, tree-lined road with a mixture of building types including, residential, educational and places of worship. The road infrastructure detracts from the view.
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme. People visiting places of worship will have a lower susceptibility as they are less focussed on the landscape.

**Sensitivity of the receptor:**  
**Medium-high**



# Viewpoint 336-02-020: view south-east from the A5145 Barlow Moor Road

## Visual baseline description

<b>Winter</b>	In the near distance is the walled boundary of Didsbury Central Mosque, which fronts onto the A5145 Barlow Moor Road. The Manchester Islamic Educational Trust Campus is bounded by a stone wall and mature tree planting which creates an avenue character along A5145 Barlow Moor Road. The large-scale (two storey and six storey) brick and concrete campus buildings are set back behind the stone wall boundary. Mature tree planting punctuates the skyline in the middle-distance filtering views of the educational buildings in the far distance. Mature trees along the access road to the college follow the boundary to the rear of properties on The Beeches and Beech Court.
<b>Summer</b>	In summer the mature tree planting becomes more dominant and views towards the upper storeys of the buildings within the Manchester Islamic Educational Trust Campus are largely obscured. The summer foliage also shortens views along the A5145 Barlow Moor Road.
<b>Night-time</b>	Lighting along the A5145 Barlow Moor Road is typical of an urban area including lighting along the main road and from surrounding developments.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2033)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	This new viewpoint is located in an area where there will be changes from the original scheme. The amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), will introduce construction activity in the near distance for residents along the A5145 Barlow Moor Road, The Beeches and Beech Court. The removal of mature tree planting, stone walls and demolition of the two-storey educational building will create a wide entrance off the A5145 Barlow Moor Road and will open up views to the college buildings and towards the construction activities. The A5145 Barlow Moor Road will be a construction traffic route. The Hollies vent shaft satellite compound, in the background of the view, will be largely filtered by intervening buildings and vegetation retained within the former Manchester Islamic Educational Trust Campus. There will be a <b>high</b> magnitude of change and a <b>major</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	<b>Major adverse (significant)</b>
	<b>Construction night-time</b>	The amendment will add to the existing lighting on the B5145 Barlow Moor Road, which is a well-lit urban environment. The construction lighting will result in an additional, localised area of skyglow seen in the background for users of the A5145 Barlow Moor Road. The construction lighting will be comparable to the baseline situation. The controls on light spill set out in the draft CoCP will limit the change these new light sources introduce to the wider view. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The amendment will give rise to a noticeable change to near-distance views due to the loss of the two-storey educational building and mature tree planting along property boundaries, removed during construction. Although the stone wall boundary to the college will have been reinstated, landscape mitigation planting along the A5145 Barlow Moor Road will be immature and the character of the tree lined road will not have been restored. Replacement planting at the rear of properties on The Beeches and Beech Court will also be immature and will not provide any visual screening towards the Manchester Islamic Educational Trust Campus. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	<b>Moderate adverse (significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	At year 15, the maturing landscape mitigation and replacement planting along The Hollies vent shaft access road will further assist with the integration of the amendment within the view. View of the amendment will be largely filtered through intervening vegetation. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	At year 30, the greater maturity of tree planting will have restored the tree-lined character of the A5145 Barlow Moor Road. The amendment will be barely perceptible within the view. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Operation cumulative</b>		There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

# Viewpoint 336-02-021: view west from the A5145 Barlow Moor Road

This new viewpoint is located in an area where there will be changes from the original scheme and is representative of views experienced by residents of properties off the A5145 Barlow Moor Road, Northern Grove and people at Bright Horizons Day Nursery and the Manchester Islamic Educational Trust Campus.

## Winter view (baseline)

Date taken: 30/11/2022 (stitched panorama)



## Summer view (baseline)

Date taken: 29/09/2022 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	383744, 391746	
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. The view comprises a busy, tree-lined road with a mixture of building types including; residential, educational and places of worship. The road infrastructure detracts from the view.	<b>Sensitivity of the receptor:</b>
<b>Susceptibility of the receptor to the change arising from the AP1 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme. Educational receptors have a lower susceptibility as their attention is less focused on the landscape.	<b>Medium-high</b>





# Viewpoint 336-02-021: view west from the A5145 Barlow Moor Road

## Visual baseline description

<b>Winter</b>	This new viewpoint is located in an area where there will be changes from the original scheme. Near-distance views are along the A5145 Barlow Moor Road which is lined with mature trees and planting within the curtilage of adjacent buildings, including two storey residential properties, the Bright Horizons Didsbury Day Nursery and Pre-School and the multi storey former Manchester Islamic Educational Trust Campus. Views of these buildings are partially filtered through the presence of boundary walls and associated vegetation. In the middle-distance, the former Manchester Islamic Educational Trust Campus stretches to the south-east, comprising large-scale, (two and six storey) concrete and brick buildings. West Didsbury Sure Start Children's Centre (within the Manchester Islamic Educational Trust Campus) is visible in the middle-distance to the west.
<b>Summer</b>	In summer, the mature tree planting is more prominent in the view and further filters views of adjacent buildings.
<b>Night-time</b>	The A5145 Barlow Moor Road is lit by roadside lighting columns and lighting levels are typical of an urban area.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments that will change the baseline.
<b>Operation (2038)</b>	There are no committed developments that will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	This new viewpoint is located in an area where there will be changes from the original scheme. The amendment, Change to Bill powers required for relocation of vent shaft and headhouse from Palatine Road to the Hollies (AP2-007-003), will result in a noticeable change to near and middle-distance views due to the introduction of construction activity, including the movement of construction traffic along the A5145 Barlow Moor Road and realignment of the existing junction at the access to the Manchester Islamic Educational Trust Campus off the A5145 Barlow Moor Road. West Didsbury Sure Start Children's Centre will be demolished and several mature trees removed, from within the grounds of the Manchester Islamic Educational Trust Campus, to facilitate these junction changes. These key visual features will be lost from middle-distance views. However, construction vehicle movements will be seen in the context of existing traffic along the road corridor and views of the construction traffic and junction under construction, will be partially filtered through intervening vegetation. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	<b>Moderate adverse (significant)</b>
	<b>Construction night-time</b>	The night-time view in construction was not assessed as there is no requirement for continuous construction lighting in this location.	Not assessed
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	No cumulative effect

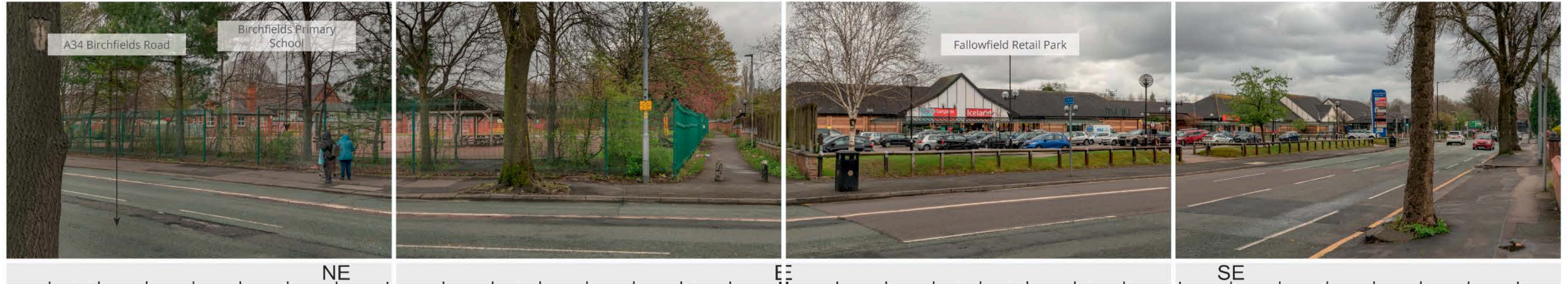
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The amendment will give rise to a perceptible change in near and middle-distance views due to the loss of the West Didsbury Sure Start Children's Centre and several mature trees, removed during construction, which will open up views of The Hollies vent shaft access road and the built form in the background. Replacement tree planting will be immature at Year 1. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 15</b>	<b>Summer</b>	At year 15, the maturing landscape mitigation planting will be of a similar stature and nature to the existing vegetation, partially filtering views of The Hollies vent shaft access road. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Year 30</b>	<b>Summer</b>	At year 30, the maturing landscape mitigation planting will be of a similar stature and nature to the existing adjacent vegetation further filtering views of The Hollies vent shaft access road. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	Not assessed
<b>Operation cumulative</b>		There are no developments which will result in cumulative effects.	No cumulative effect

# Viewpoint 337-02-001: view east from Footpath Manchester 156 and the A34 Birchfields Road

This viewpoint is representative of views experienced by residents of properties on the A34 Birchfields Road, users of Footpath Manchester 156 and visitors to Birchfields Primary School.

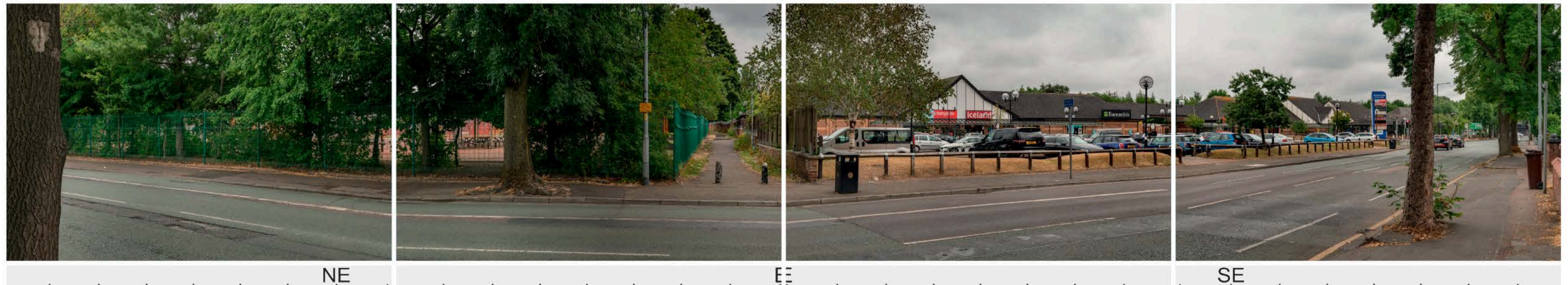
## Winter view (baseline)

Date taken: 07/04/2022 Time taken:14.35



## Summer view (baseline)

Date taken: 21/07/2022 Time taken: 11.32



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens
<b>Approximate GPS co-ordinates ref.</b>	386415.27,394154.91
<b>Elevation:</b>	46.087m AOD
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. The view is of a typical urban street with limited garden spaces, busy arterial roads and direct views to car parking and a retail park.
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and the attention of footpath users is focused on the landscape. They are both, therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme.
	<b>Sensitivity of the receptor:</b> <div style="background-color: #00728f; color: white; padding: 5px; text-align: center; font-weight: bold;">Medium-high</div>



# Viewpoint 337-02-001: view east from Footpath Manchester 156 and the A34 Birchfields Road

## Visual baseline description

<b>Winter</b>	In the near distance is the A34 Birchfields Road which is tree-lined, beyond which the flat landform allows open views towards the car park of Fallowfield Retail Park to the south-east. The skyline is punctuated by lighting columns, signage and trees. To the north, visibility of the middle ground is limited by the trees along the western boundary of Birchfields Primary School. To the east, the red brick and white rendered concrete retail buildings are prominent in the view and the roof lines of Fallowfield Retail Park, form the skyline. Overhead line equipment associated with the South Trans Pennine Styal Railway Line can be seen in part, appearing above the roofline of the retail buildings. Trees along the western boundary of the primary school allow filtered views through to the school buildings and playground.
<b>Summer</b>	The mature street trees lining the road are more prominent and provide more shade during summer. Summer foliage of boundary vegetation helps to obscure visibility of Birchfields Primary School. To the south-east, tall trees within the Fallowfield Retail Park car park have a stronger visual presence.
<b>Night-time</b>	The A34 Birchfields Road and the existing Fallowfield Retail Park area are lit at night. The surrounding area is also well lit, typical of an urban area.

## Future baseline description

<b>Construction (2025)</b>	MA07/524S will introduce a new area of commercial development with an existing urban area, which will lie in proximity to Fallowfield Retail Park. As such, this committed development has been included as part of the construction future baseline and considered within this assessment.
<b>Operation (2033)</b>	MA07/524S will introduce a new area of commercial development within an existing urban area, which will lie in proximity to Fallowfield Retail Park. As such, this committed development has been considered within this area.

## Visual impact assessment

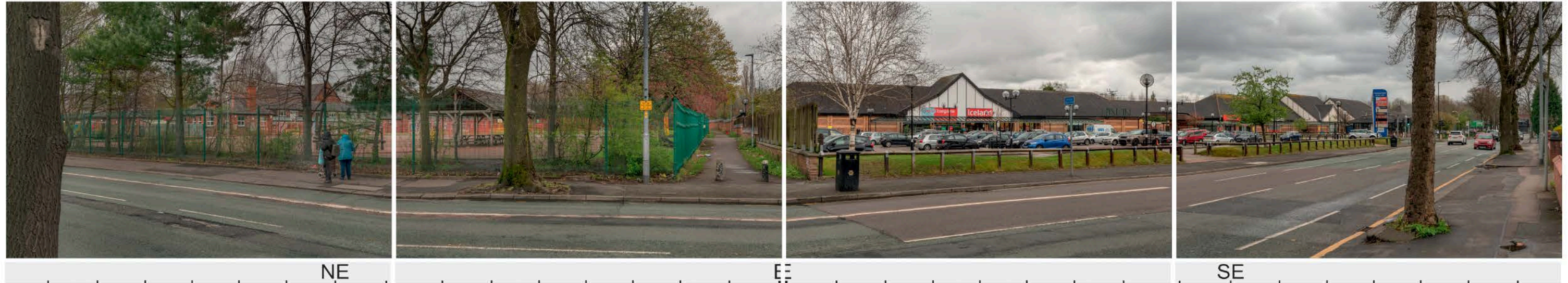
		Temporary effects during construction	Significance of effect
	<b>Construction</b>	The main ES reported a <b>moderate</b> adverse (significant) effect. This would be due to the introduction of large-scale construction activity in the near and middle distance of the view in association with construction of Birchfield Road vent shaft and Birchfields Road vent shaft auto-transformer station. The amendment, Change to Bill powers required for modifications to the Birchfields Road vent shaft headhouse (AP2-007-005), will change the visual effect at this viewpoint, due to the reconfiguration of the site, which will bring the construction of Birchfields Road vent shaft auto-transformer station closer in the view for residents and footpath users. The amendment will give rise to a different significant effect, however the level of significance of the effect will remain as reported in the main ES.	<b>Moderate adverse (significant)</b>
	<b>Construction night-time</b>	The main ES reported a <b>moderate</b> adverse (significant) effect due to the additional night-time lighting required for Birchfields Road vent shaft satellite compound that will intensify the existing light spill and skyglow. The amendment will not change the visual effect at this viewpoint, as the level of lighting within the view will be comparable to that previously assessed. The amendment will not give rise to a different effect and the level of significance of the effect will remain as reported in the main ES.	<b>Moderate adverse (significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The main ES reported <b>moderate</b> adverse (significant) effect. This would be due to the northern part of Fallowfield Retail Park car park being replaced with Birchfields Road vent shaft headhouse and Birchfields Road vent shaft auto-transformer station in the middle distance of the view and the presence of hoarding demarking the land to be returned to suitable development use in the near distance. At year 1, the amendment will change the visual effect at this viewpoint, due to the increase in footprint of the above ground buildings, together with the reconfiguration of the compound area which will replace return to suitable development land parcel with the Birchfields Road vent shaft auto-transformer station. The boundary mitigation planting will be immature at year 1 and will not provide any screening or integration into views. The amendment will therefore give rise to a different significant effect, however the level of significance of the effect will remain as reported in the main ES.	<b>Moderate adverse (significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>minor</b> adverse (non-significant) effect. This would be due to the growth of mitigation planting which would be sufficiently mature to partially filter views of Birchfields Road vent shaft headhouse and Birchfields Road vent shaft auto-transformer station set within the context of Fallowfield Retail Park. At year 15, the amendment will change the visual effect at this viewpoint, due to the increase in footprint of the above ground buildings, together with the reconfiguration of the compound area which will replace return to suitable development land parcel with the Birchfields Road vent shaft auto-transformer station. Views of the Birchfields Road vent shaft headhouse, auto-transformer station and fencing will be filtered by the maturing landscape mitigation planting along the compound boundary. The amendment will therefore give rise to a different non-significant effect, however the level of significance of the effect will remain as reported in the main ES.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>minor</b> adverse (non-significant) effect. This would be due to the greater maturity of landscape mitigation planting that would provide denser screening and further integrate Birchfields Road vent shaft headhouse and auto-transformer station into views. At year 30, the amendment will change the visual effect at this viewpoint due to the reconfiguration of the scheme elements in the compound area. The maturing boundary landscape mitigation planting will be more established providing denser screening of Birchfields Road vent shaft headhouse and auto-transformer station. The amendment will therefore give rise to a different non-significant effect, however the level of significance of the effect will remain as reported in the main ES.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Operation cumulative</b>		There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

# Viewpoint 337-02-001: view east from Footpath Manchester 156 and the A34 Birchfields Road

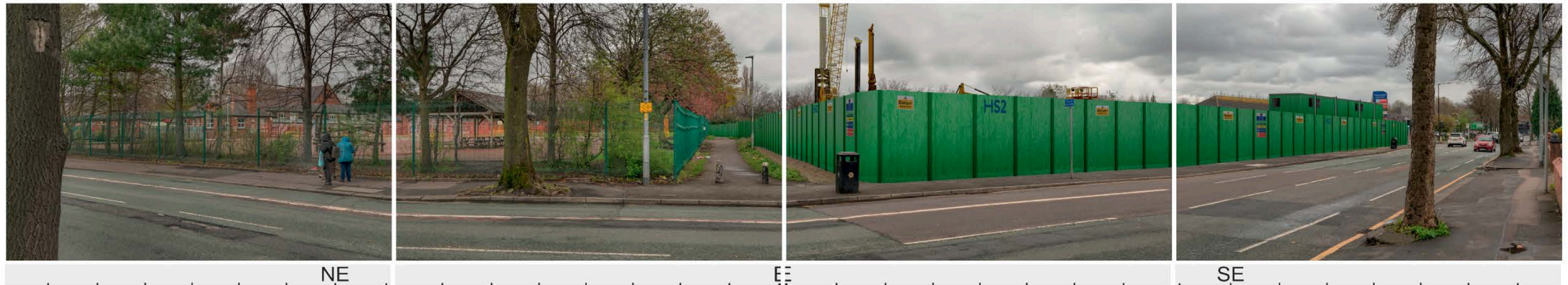
This viewpoint is representative of views experienced by residents of properties off the A34 Birchfields Road, Birchfields Primary School and recreational users of Footpath Manchester 156.

## Current baseline - winter view

Date taken: 07/04/2022. Time taken: 14.35



## Winter verifiable photomontage - construction



The viewpoint has been taken approximately 95m away from the AP revised scheme. Viewpoint location shown on Map LV-01-794. For full details of the visual assessment at viewpoint 337-02-001 refer to SES2 and AP2 ES Volume 5, Appendix: LV-001-0MA07, Part 3.

This verifiable photomontage (Type 4 as described in Visual Representation of Development Proposals LI TGN 06/19) provides an illustration of how the AP2 revised scheme may look during the peak construction to help inform the visual impact assessment. The construction methods and siting of construction activities of the AP2 revised scheme may be subject to change in response to consultation and ongoing design. The extent of land required temporarily to construct the AP2 revised scheme will not extend beyond that shown in the photomontage. Changes in the construction of the AP2 revised scheme will not result in any significant adverse change in the environmental effects reported in the assessment.

Each individual image represents a 39.6° horizontal field of view with planar projection. At this scale the images do not lend themselves to direct comparison out in the field. Therefore, for viewing in the field, it is recommended that each image from the panoramic photomontage is printed individually, onto an A3 landscape sheet (image size 390mm x 260mm) to be viewed at a comfortable arms length. For further details on the selection of photomontage locations, verifiable methodology and presentation refer to the Landscape and visual assessment Technical Note - Approach to verifiable photomontages (SMR Volume 5, Appendix: CT-001-00001) of the main ES.

<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens		
<b>Approximate GPS co-ordinates ref.</b>	386415.277, 394154.913	<b>Direction of View:</b>	93°
<b>Elevation:</b>	46.08m AOD	<b>Height of Camera:</b>	1.58m

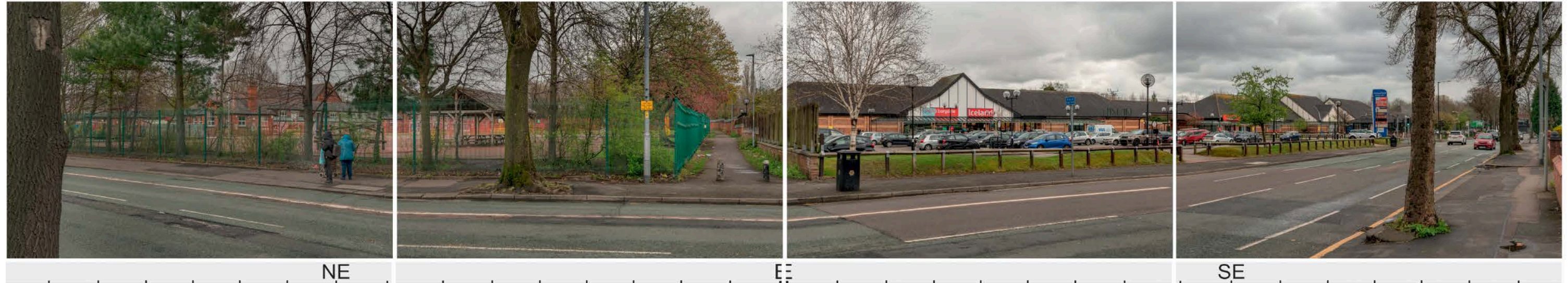
<p><b>Key Plan</b></p>	Map Number <b>LV-01-794</b>	<p>HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it issued in part or issued incomplete in any way.</p> <p>Registered in England. Registration number 06791686.                  Registered office: One Canada Square, London, E14 5AB.                  © Crown copyright and database rights 2021.                  Ordnance Survey Licence Number 100049190.</p>
	Map Name <b>Verifiable Photomontage Construction (2038) - Winter Viewpoint 337-02-001</b>	
	Community area <b>MA07</b>	
Doc Number: 2PT27-MWJ-EV-MAP-M000-004572-P01		Date: 20/02/2023

# Viewpoint 337-02-001: view east from Footpath Manchester 156 and the A34 Birchfields Road

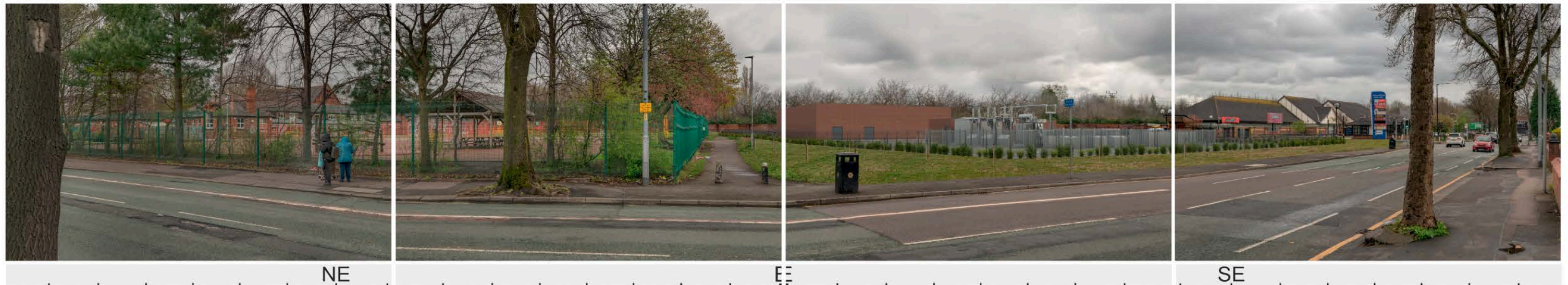
This viewpoint is representative of views experienced by residents of properties off the A34 Birchfields Road, Birchfields Primary School and recreational users of Footpath Manchester 156.

## Current baseline - winter view

Date taken: 07/04/2022. Time taken: 14.35.



## Winter verifiable photomontage - operation year 1



The viewpoint has been taken approximately 95m away from the AP2 revised scheme. Viewpoint location shown on Map LV-01-795. For full details of the visual assessment at viewpoint 337-02-001 refer to SES2 and AP2 ES Volume 5, Appendix: LV-001-0MA07, Part 3.

This verifiable photomontage (Type 4 as described in Visual Representation of Development Proposals LI TGN 06/19) provides an illustration of how the AP2 revised scheme may look in 2038 (opening year) to help inform the visual impact assessment. The design of the AP2 revised scheme may be subject to design development in response to consultation. Development of detail design after AP2 submission will not result in any significant adverse change in the environmental effects reported in the assessment. Where new planting is proposed, it has been shown as immature plants which would mature over time to further integrate the AP2 revised scheme into the landscape.

Each individual image represents a 39.6° horizontal field of view with planar projection. At this scale the images do not lend themselves to direct comparison out in the field. Therefore, for viewing in the field, it is recommended that each image from the panoramic photomontage is printed individually, onto an A3 landscape sheet (image size 390mm x 260mm) to be viewed at a comfortable arms length. For further details on the selection of photomontage locations, verifiable methodology and presentation refer to the Landscape and visual assessment Technical Note - Approach to verifiable photomontages (SMR Volume 5, Appendix: CT-001-00001) of the main ES.

<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens		
<b>Approximate GPS co-ordinates ref.</b>	386415.277, 394154.913	<b>Direction of View:</b>	93°
<b>Elevation:</b>	46.08m AOD	<b>Height of Camera:</b>	1.58m

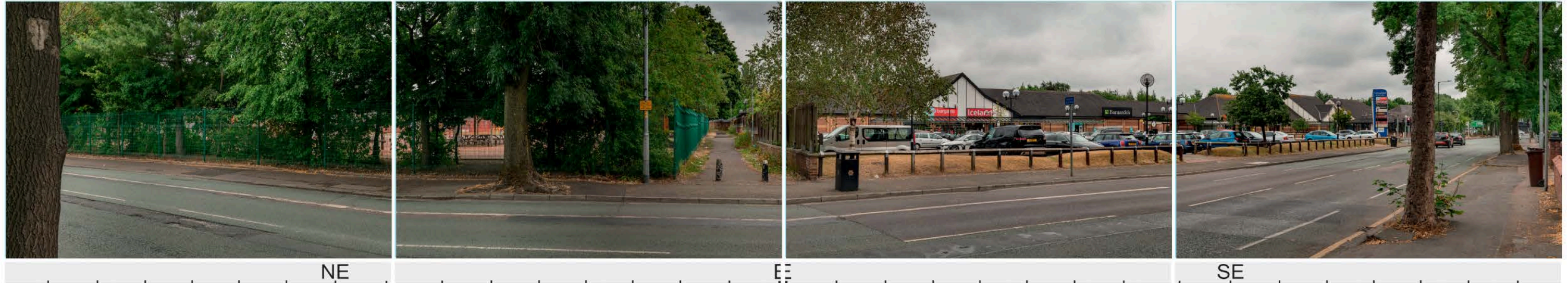
<p><b>Key Plan</b></p>	Map Number LV-01-795	<p>HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it issued in part or issued incomplete in any way.</p> <p>Registered in England. Registration number 06791886.                  Registered office: One Canada Square, London, E14 5AB.                  © Crown copyright and database rights 2021.                  Ordnance Survey Licence Number: 100049190.</p> <p>Doc Number: 2PT27-MWJ-EV-MAP-M000-004615</p>
	Map Name Verifiable Photomontage Operation Year 1 (2038) - Winter Viewpoint 337-02-001	
	Community area MA07	

# Viewpoint 337-02-001: view east from Footpath Manchester 156 and the A34 Birchfields Road

This viewpoint is representative of views experienced by residents of properties off the A34 Birchfields Road, Birchfields Primary School and recreational users of Footpath Manchester 156.

## Current baseline - summer view

Date taken: 21/07/2022 Time taken: 11.32



## Summer verifiable photomontage - operation year 15



The viewpoint has been taken approximately 95m away from the AP2 revised scheme. Viewpoint location shown on Map LV-01-796. For full details of the visual assessment at viewpoint 337-02-001 refer to SES2 and AP2 ES Volume 5, Appendix: LV-001-OMA07, Part 3.

This verifiable photomontage (Type 4 as described in Visual Representation of Development Proposals LI TGN 06/19) provides an illustration of how the SES2 scheme / AP2 revised scheme may look in 2053 (15 years after opening) to help inform the visual impact assessment. The design of the SES2 scheme / AP2 revised scheme may be subject to design development in response to consultation. Development of detail design after SES2 / AP2 submission will not result in any significant adverse change in the environmental effects reported in the assessment. Where new planting is proposed, it has been shown as semi-mature trees which have put on 15 years of growth to illustrate how the SES2 scheme / AP2 revised scheme will further integrate into the landscape over time.

Each individual image represents a 39.6° horizontal field of view with planar projection. At this scale the images do not lend themselves to direct comparison out in the field. Therefore, for viewing in the field, it is recommended that each image from the panoramic photomontage is printed individually, onto an A3 landscape sheet (image size 390mm x 260mm) to be viewed at a comfortable arms length. For further details on the selection of photomontage locations, verifiable methodology and presentation refer to the Landscape and visual assessment Technical Note - Approach to verifiable photomontages (SMR Volume 5, Appendix: CT-001-00001).

<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens		
<b>Approximate GPS co-ordinates ref.</b>	386415.277, 394154.913	<b>Direction of View:</b>	93°
<b>Elevation:</b>	46.08m AOD	<b>Height of Camera:</b>	1.58m

<p><b>Key Plan</b></p>	<p>Map Number <b>LV-01-796</b></p>	<p>HS2 Ltd accept no responsibility for any circumstances, which arise from the reproduction of this map after alteration, amendment or abbreviation or if it issued in part or issued incomplete in any way.</p> <p>Registered in England. Registration number 05791688. Registered office: Two Snowhill, Snow Hill, Queensway, Birmingham B4 6QA. © Crown copyright and database rights 2022. Ordnance Survey Licence Number 100049190.</p> <p><b>Doc Number:</b> 2PT27-MWJ-EV-MAP-M000-004615 <b>Date:</b> 20/02/2023</p>
	<p>Map Name <b>Verifiable Photomontage Operation Year 15 (2053) - Summer Viewpoint 337-02-001</b></p>	
	<p>Community area <b>MA07</b></p>	

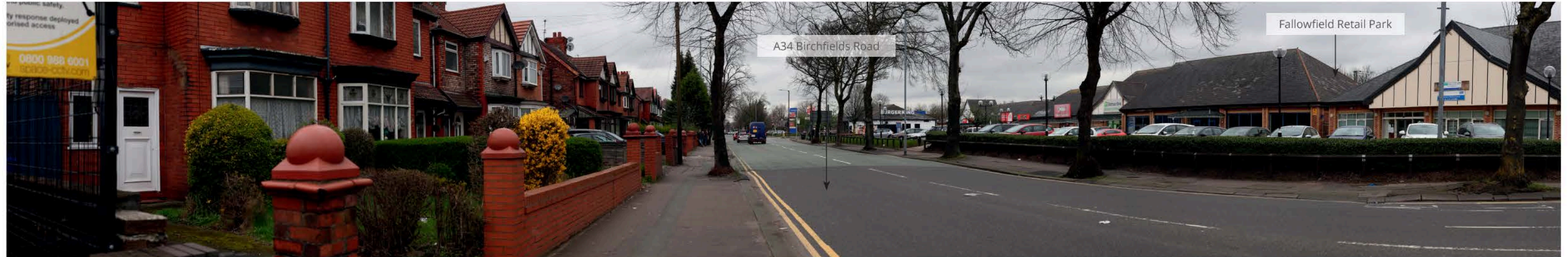
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# Viewpoint 337-02-002: view north-east from the A34 Birchfields Road

This viewpoint is representative of views experienced by residents at properties off the A34 Birchfields Road and road users travelling along the A34 Birchfields Road.

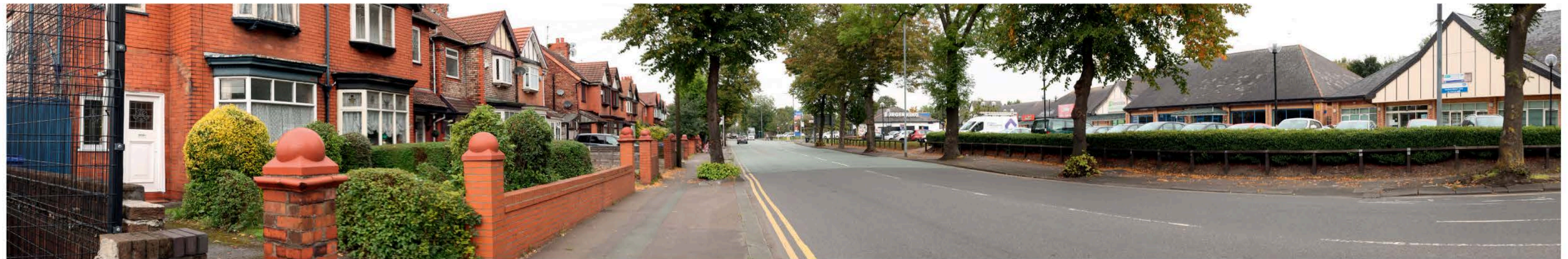
## Winter view (baseline)

Date taken: 21/03/2019 (stitched panorama)



## Summer view (baseline)

Date taken: 18/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens
<b>Approximate GPS co-ordinates ref.</b>	386451.46, 393958.92
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. The view is of a typical urban street with limited garden spaces, busy arterial roads and direct views of car parking and retail park.
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme.
<b>Sensitivity of the receptor:</b>	
<b>Medium-high</b>	





# Viewpoint 337-02-002: view north-east from the A34 Birchfields Road

## Visual baseline description

<b>Winter</b>	In the near distance is the A34 Birchfields Road. To the west, the view is contained by the two-storey red brick properties set back from the pavement behind walled front gardens. Across the A34 Birchfield Road, in the gaps between the large mature street trees, Fallowfield Retail Park car park and single storey retail units are visible. The retail park is edged by a knee rail and hedge. The retail units with associated signage, advertising, car parking and lighting columns continue into the background to the north and north-east.
<b>Summer</b>	Summer foliage gives the street trees along the A34 Birchfields Road more prominence, and further filters views towards the retail units at Fallowfield Retail Park. The vegetation in leaf provides a greater visual presence between built elements, further obscuring views to the north-west.
<b>Night-time</b>	The A34 Birchfields Road and the existing Fallowfield Retail Park are lit at night. The artificial lighting associated with the urban area is visible throughout the view.

## Future baseline description

<b>Construction (2025)</b>	MA07/524S will introduce a new area of commercial development with an existing urban area, which will lie in proximity to Fallowfield Retail Park. As such, this committed development has been included as part of the construction future baseline and considered within this assessment.
<b>Operation (2033)</b>	MA07/524S will introduce a new area of commercial development within an existing urban area, which will lie in proximity to Fallowfield Retail Park. As such, this committed development has been considered within this area.

## Visual impact assessment

	Temporary effects during construction	Significance of effect
<b>Construction</b>	The main ES reported a <b>moderate</b> adverse (significant) effect. This would be due to the introduction of large-scale construction activity in the background of the view in association with construction of Birchfield Road vent shaft and Birchfields Road vent shaft auto-transformer station. Views would be partially screened by intervening buildings. The amendment, Change to Bill powers required for modifications to the Birchfields Road vent shaft headhouse (AP2-007-005), will not change the visual effect at this viewpoint as a result of the reconfigured construction compound which will be visible in the background of the view. The amendment will not give rise to a different effect and the level of significance of the effect will remain as reported in the main ES.	<b>Moderate adverse (significant)</b>
<b>Construction night-time</b>	The main ES reported a <b>moderate</b> adverse (significant) effect due to the additional night-time lighting required for Birchfields Road vent shaft satellite compound. This will intensify existing sky glow resulting in a noticeable change in the characteristics of the view. The amendment will not change the visual effect at this viewpoint, as the level of lighting within the view will be comparable to that previously assessed. The amendment will not give rise to a different effect and the level of significance of the effect will remain as reported in the main ES.	<b>Moderate adverse (significant)</b>
<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

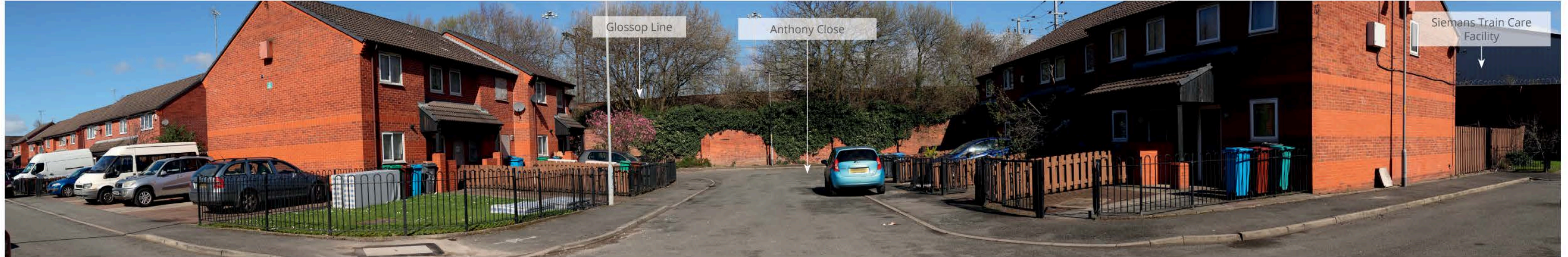
	Permanent effects during operation	Significance of effect	
<b>Year 1</b>	<b>Winter</b>	The main ES reported a <b>minor</b> adverse (non-significant) effect. This would be a result of the northern part of Fallowfield Retail Park car park being replaced with the Birchfields Road vent shaft headhouse and Birchfields Road vent shaft auto-transformer station in the background of the view and the presence of hoarding surrounding the land returned to suitable development plot extending to A34 Birchfields Road. At year 1, the amendment will change the visual effect at this viewpoint. The amendment will be in the background of the view and although the permanent above ground elements will include a ventilation exhaust building in addition to the headhouse and auto-transformer station included in the original scheme, the hoarding surrounding the land returned to suitable development will be omitted. The amendment will give rise to a different non-significant effect, however the level of significance of the effect will remain as reported in the main ES.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>negligible</b> (non-significant) effect. This would be due to the presence of mitigation planting that would be sufficiently mature to partially filter views of Birchfields Road vent shaft headhouse and Birchfields Road vent shaft auto-transformer station. At year 15, the amendment will change the visual effect at this viewpoint as maturing landscape mitigation planting and existing street trees will largely screen views of the amendment in the background of the view. The amendment will give rise to a different non-significant effect however, the level of significance of the effect will remain as reported in the main ES.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>negligible</b> (non-significant) effect. This would be due to the greater maturity of mitigation planting along the boundaries of Birchfields Road vent shaft and Birchfields Road vent shaft auto-transformer station that would further filter and integrate the headhouse and auto-transformer station into views. At year 30, the amendment will not change the visual effect at this viewpoint as maturing landscape mitigation planting and existing street trees will largely screen views of the amendment in the background of the view. The amendment will not give rise to a different effect and the level of effect will remain as reported in the main ES.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>	

# Viewpoint 340-02-001: view north from Anthony Close

This viewpoint is representative of views experienced by residents of properties off Anthony Close.

## Winter view (baseline)

Date taken: 25/03/2019 (stitched panorama)



## Summer view (baseline)

Date taken: 18/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens	
<b>Approximate GPS co-ordinates ref.</b>	386409.11, 397139.18	
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. The view is a typical urban scene with transport infrastructure and warehouses in the view.	<b>Sensitivity of the receptor:</b>
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme.	<b>Medium-high</b>



# Viewpoint 340-02-001: view north from Anthony Close

## Visual baseline description

<b>Winter</b>	Two-storey residential red brick properties, in the near distance, front onto Anthony Close and frame the view. At the end of Anthony Close, there is a substantial brick wall with mature trees to the rear, which screens the elevated Glossop Line, overhead line equipment and the Siemens Ardwick Train Care Facility.
<b>Summer</b>	In summer months, the trees are more prominent in the view and fully screen views towards railway infrastructure and the train care facility.
<b>Night-time</b>	Anthony Close residential area is well-lit, typical of an urban area. In the background additional lighting from the Siemens Ardwick Train Care Facility add further artificial lighting elements to the view as well as background skyglow.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments which will change the baseline.
<b>Operation (2033)</b>	There are no committed developments which will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
<b>Construction</b>	<b>Construction</b>	The main ES reported a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. This would be due to the introduction of construction activities associated with Manchester tunnel portal main compound and the Manchester tunnel north portal satellite compound in the background of the view but largely screened by the existing wall and trees at the end of Anthony Close. The amendment, Additional land permanently required for the diversion of Blackbrook Culvert (AP2-007-006), will increase the visual effect at this viewpoint as a result of the introduction of construction activity into near-distance views including localised vegetation clearance of trackside trees and scrub associated with the embankment along the Glossop Line, and the temporary, partial removal of the existing wall at the end of Anthony Close. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	<b>Moderate adverse (significant)</b>
	<b>Construction night-time</b>	The main ES reported a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. This would be due to additional lighting from the construction of the original scheme that would contribute to the existing skyglow in the background of the view. The amendment will result in the loss of screening vegetation that will increase awareness of lighting associated with Manchester tunnel portal main and satellite compounds in the background of the view. The controls on light spill set out in the draft CoCP will limit the change these new light sources introduce to the wider view. There will be a <b>low</b> magnitude of change and a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a different non-significant effect.	<b>Minor adverse (non-significant)</b>
<b>Construction cumulative</b>		There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The main ES reported a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. This would be due to the presence of intervening vegetation, the boundary wall and intervening railway infrastructure which would largely screen views of the original scheme in the background of the view. At year 1, the amendment will change the visual effect at this viewpoint. There will be a change in the view as a result of the localised loss of trackside trees and scrub vegetation, removed during construction. The existing brick wall will have been reinstated but there will be a perceptible gap within the tree planting along the embankment and Glossop line where replacement planting will not provide any screening effect by year 1. There will be a <b>low</b> magnitude of change a <b>minor</b> adverse (non-significant) effect. The amendment will therefore give rise to a different non-significant effect.	<b>Minor adverse (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	The main ES reported a <b>negligible</b> (non-significant) effect. This would be as a result of the original scheme being in the background of the view, with views largely filtered by intervening vegetation, railway infrastructure and screened by the brick boundary wall at the end of Anthony Close. At year 15, the amendment will not change the visual effect at this viewpoint as the maturing landscape mitigation planting will be of a similar nature and stature to the existing vegetation. The amendment will not give rise to a different effect and the level of significance of the effect will remain as reported in the main ES.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	The main ES reported a <b>negligible</b> (non-significant) effect. This would be as a result of intervening vegetation, brick boundary wall and intervening railway infrastructure largely screening views of the original scheme in the background of the view. At year 30, the amendment will not change the visual effect at this viewpoint. It is assumed that the mature landscape mitigation will have achieved a similar stature to the existing tree planting. The amendment will not give rise to a different effect and the level of significance of the effect will remain as reported in the main ES.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location	<b>Not assessed</b>
<b>Operation cumulative</b>		There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

# Viewpoint 341-02-008: view south from Viaduct Street

This viewpoint is representative of views experienced by residents living in properties off Viaduct Street.

## Winter view (baseline)

Date taken: 25/03/2019 (stitched panorama)



## Summer view (baseline)

Date taken: 18/09/2019 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens
<b>Approximate GPS co-ordinates ref.</b>	402721.15, 323063.63
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. The view consists of some mature tree planted verges with infrastructure and industrial elements dominating the view.
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	Residents have a strong interest in their visual environment. They therefore have a <b>high</b> susceptibility to visual change arising from the construction and operation of the AP2 revised scheme.

**Sensitivity of the receptor:**

**Medium-high**



# Viewpoint 341-02-008: view south from Viaduct Street

## Visual baseline description

<b>Winter</b>	In the near-distance is Viaduct Street with its associated pavement, cycleway and verge. The view is framed by the boundary fences of the gardens to the west, and trees in the green space to the east. In the middle distance are areas of green space incorporating artificial mounding, with security fencing beyond around the car parks of commercial units. The presence of fencing and level changes restricts low level views towards A635 Ashton Old Road. In the background of the view, are large-scale commercial buildings along A635 Ashton Old Road; including the yellow commercial unit and the smaller adjacent commercial unit.
<b>Summer</b>	Summer foliage increases the prominence of vegetation in the view towards the south-east, filtering visibility of the commercial units and features beyond.
<b>Night-time</b>	Viaduct street includes residential street lighting and further artificial lighting associated with A635 Ashton Old Road and the industrial area beyond.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments which will change the baseline.
<b>Operation (2038)</b>	There are no committed developments which will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	The main ES reported a <b>minor</b> adverse (non-significant) effect. This would be due to the presence of construction activities associated with Manchester tunnel north portal main compound which would be visible in the background of the view, beyond intervening trees. The amendment, Additional land temporarily required for the reconfiguration of Ardwick construction sidings (AP2-007-009), will change the visual effect at this viewpoint as a result of the removal of tree planting in the middle distance, close to the junction with A635 Ashton Old Road. The amendment will give rise to a different non-significant effect, however the level of significance of the effect will remain as reported in the main ES.	<b>Minor adverse (non-significant)</b>
	<b>Construction night-time</b>	The main ES reported a <b>minor</b> adverse (non-significant) effect due to construction lighting adding to existing skyglow in the background of the view. The amendment will change the visual effect at this viewpoint due to the additional tree loss in the middle distance which will slightly increase the awareness of background lighting. The amendment will give rise to a different non-significant effect, however the level of significance of the effect will remain as reported in the main ES.	<b>Minor adverse (non-significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
	<b>Night-time</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
	<b>Night-time</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
	<b>Night-time</b>	Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>
<b>Operation cumulative</b>		Viewpoint not assessed at AP2 during operation.	<b>Not assessed</b>

# Viewpoint 341-02-009: view south-west from Wren Way

This new viewpoint is located in an area where there will be changes from the original scheme and is representative of views experienced by residents of properties off Wren Way and the cyclists travelling along the A635 Ashton Old Road.

## Winter view (baseline)

Date taken: 28/03/2022 (stitched panorama)



## Summer view (baseline)

Date taken: 05/07/2022 (stitched panorama)



<b>Camera:</b>	Canon EOS 6D, Fixed 50mm lens
<b>Approximate GPS co-ordinates ref.</b>	386422.16, 397609.76
<b>Value of the viewpoint:</b>	This viewpoint has a <b>medium</b> value. The view is a typical urban scene with transport infrastructure and warehouses in the view.
<b>Susceptibility of the receptor to the change arising from the AP2 revised scheme:</b>	The susceptibility of these receptors is <b>high</b> . Residents have a strong interest in their visual environment and are therefore highly susceptible to visual change arising from the construction and operation of the AP2 revised scheme.
<b>Sensitivity of the receptor:</b>	
<b>Medium-high</b>	



# Viewpoint 341-02-009: view south-west from Wren Way

## Visual baseline description

<b>Winter</b>	This new viewpoint is located in an area where there will be changes from the original scheme. The near-distance view is of Wren Way and a block of flats at the junction with Rylance Street and the A635 Ashton Old Road. A grass verge with shrub and tree planting separates Wren Way from the A635 Ashton Old Road. To the south side of the A635 Ashton Old Road is an existing construction site, enclosed by a red brick wall, embankment (behind wall) and mature boundary vegetation which also extends along Gorton Road. Gaps in the vegetation and earthworks allow glimpsed and filtered views of a large, excavated material mound and railway bridge in the background.
<b>Summer</b>	Summer leaf cover provided by trees in the near and middle-distance further encloses the view and screens/partially screens the features beyond.
<b>Night-time</b>	Wren Way, Rylance Street and the A635 Ashton Old Road are lit, typical of an urban area. The street lighting is visible in the near and middle distance of the view for residents in this location.

## Future baseline description

<b>Construction (2025)</b>	There are no committed developments which will change the baseline.
<b>Operation (2033)</b>	There are no committed developments which will change the baseline.

## Visual impact assessment

		Temporary effects during construction	Significance of effect
	<b>Construction</b>	This new viewpoint is located in a residential area where there will be changes from the original scheme. The amendment, Additional land temporarily required for the reconfiguration of Ardwick construction sidings (AP2-007-009), will introduce areas for the storage of excavated material, south of the viewpoint within the area of land potentially required for construction. Residents will experience a noticeable change to middle-distance views as a result of the loss of mature boundary vegetation along the A635 Ashton Old Road and Gorton Road. Large-scale construction activity associated with the HS2 route, will be seen in the background of the view, but largely screened by the existing viaduct. There will be a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new significant effect.	<b>Moderate adverse (significant)</b>
	<b>Construction night-time</b>	The amendment will not change the visual effect at this viewpoint. The amendment will not introduce additional lighting in this location. However, lighting of the construction compounds associated with the AP2 revised scheme will be visible in the background of the view but seen in the context of existing street lighting. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Construction cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>
		Permanent effects during operation	Significance of effect
<b>Year 1</b>	<b>Winter</b>	The amendment will give rise to a noticeable change in the middle-distance views due to the loss of the mature trees along the A635 Ashton Old Road and Gorton Road, removed during construction, which will open up views of the return to suitable development land beyond. Replacement tree planting will be immature at Year 1. The amendment will give rise to a <b>medium</b> magnitude of change and a <b>moderate</b> adverse (significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Moderate adverse (significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 15</b>	<b>Summer</b>	At year 15, the maturing replacement planting will be of a similar stature and nature to the existing vegetation, partially filtering views of the return to suitable development land beyond. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
<b>Year 30</b>	<b>Summer</b>	At year 30, the maturing replacement planting will be of a similar stature and nature to the existing vegetation further filtering views of the return to suitable development land. There will be a <b>negligible</b> magnitude of change and a <b>negligible</b> (non-significant) effect. The amendment will therefore give rise to a new non-significant effect.	<b>Negligible (non-significant)</b>
	<b>Night-time</b>	The night-time view in operation was not assessed as there is no requirement for continuous operational lighting in this location.	<b>Not assessed</b>
	<b>Operation cumulative</b>	There are no developments which will result in cumulative effects.	<b>No cumulative effect</b>

### 3.3 AP2 revised scheme assessment matrices

#### AP2 revised scheme landscape assessment matrix

3.3.1 Table 1 below summarises the assessment of significance for the LCA assessed in the Davenport Green to Ardwick (MA07) community area. These are ordered from south to north along the route of the AP2 revised scheme. The assessment of significant effects is presented in the SES2 and AP2 ES Volume 2, Davenport Green to Ardwick report (MA07) Section 3.

**Table 1: AP2 revised scheme landscape assessment matrix summarising the assessment of significance for the LCA affected by the AP2 revised scheme identified in the Davenport Green to Ardwick (MA07) community area.**

LCA	Construction	Construction cumulative	Operation year 1 (2038)	Operation year 15 (2053)	Operation year 30 (2068)	Operation cumulative
Mersey Valley Managed Open Space	Moderate adverse	No cumulative effect	Moderate adverse	Minor adverse	Minor adverse	No cumulative effect

#### AP2 revised scheme visual assessment matrix

3.3.2 Table 2 below summarises the assessment of significance for all the representative viewpoints assessed as part of AP2 revised scheme in the Davenport Green to Ardwick (MA07) community area. These are ordered from south to north along the route of the AP2 revised scheme. The assessment of significant effects is presented in SES2 and AP2 ES Volume 2, Davenport Green to Ardwick report (MA07) Section 11. The night-time assessment (reported in Part 3 of this document, as appropriate) has only been undertaken for certain receptors with a view of proposed continuous lighting during either construction or operation. Further detail on this is provided within the Technical Note: Approach to night-time assessment, contained within the SMR. In most cases, in urban areas, additional lighting is not considered to give rise to significant effects due to the widespread presence of street lighting, lightspill from adjacent buildings and skyglow. Where there is no direct foreground visibility of additional lighting, no further assessment has been undertaken.

**Table 2: AP2 revised scheme visual assessment matrix summarising the assessment of significance for the viewpoints affected by the AP2 revised scheme identified in the Davenport Green to Ardwick (MA07) community area.**

Viewpoints		Construction			Operation year 1 (2038)		Operation year 15 (2053)		Operation year 30 (2068)		Operation cumulative
		Winter	Night-time	Cumulative	Winter	Night-time	Summer	Night-time	Summer	Night-time	
334-02-003	View north-west from Royalthorn Road	Minor adverse	Negligible	No cumulative effect	Not assessed	Not assessed	Not assessed	Not assessed	Not assessed	Not assessed	Not assessed
335-03-008	View north-east from the B5167 Palatine Road, the Mersey Path and Footpath Manchester 139	Negligible	Not assessed	No cumulative effect	Negligible	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
335-03-009	View north-west from Footpath Manchester 139, Footpath Manchester 212 and the River Mersey	Negligible	Not assessed	No cumulative effect	Negligible	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
335-02-010	View south from the B5167 Palatine Road and Footpath Manchester 211	Negligible	Negligible	No cumulative effect	Negligible	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
335-03-011	View west from Footpath Manchester 211 and Withington Golf Course	Negligible	Not assessed	No cumulative effect	Negligible	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
336-02-003	View south-west from the B5167 Palatine Road	Negligible	Negligible	No cumulative effect	Negligible	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
336-02-009	View north-east from the B5039 Wilmslow Road	Not assessed	Not assessed	Not assessed	Moderate adverse	Not assessed	Minor adverse	Not assessed	Minor adverse	Not assessed	No cumulative effect
336-02-011	View west from Lynway Drive	Not assessed	Not assessed	Not assessed	Moderate adverse	Not assessed	Moderate adverse	Not assessed	Moderate adverse	Not assessed	No cumulative effect
336-02-012	View south-west from Parkville Road	Not assessed	Not assessed	Not assessed	Moderate adverse	Not assessed	Moderate adverse	Not assessed	Moderate adverse	Not assessed	No cumulative effect
336-02-016	View north-west from B5167 Palatine Road	Minor adverse	Minor adverse	No cumulative effect	Negligible	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
336-02-017	View west from Mersey Meadows	Moderate adverse	Minor adverse	No cumulative effect	Minor adverse	Not assessed	Minor adverse	Not assessed	Negligible	Not assessed	No cumulative effect
336-03-018	View south-east from Footpath Manchester 235	Moderate adverse	Not assessed	No cumulative effect	Minor adverse	Not assessed	Minor adverse	Not assessed	Negligible	Not assessed	No cumulative effect



336-02-019	View south-east from the Trans Pennine Trail/ the Mersey Path/ Footpath Manchester 139	Moderate adverse	Minor adverse	No cumulative effect	Minor adverse	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
336-02-020	View south-east from the A5145 Barlow Moor Road	Major adverse	Negligible	No cumulative effect	Moderate adverse	Not assessed	Minor adverse	Not assessed	Negligible	Not assessed	No cumulative effect
336-02-021	View west from the A5145 Barlow Moor Road	Moderate adverse	Not assessed	No cumulative effect	Minor adverse	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
337-02-001	View east from Footpath Manchester 156 and the A34 Birchfields Road	Moderate adverse	Moderate adverse	No cumulative effect	Moderate adverse	Not assessed	Minor adverse	Not assessed	Minor adverse	Not assessed	No cumulative effect
337-02-002	View north-east from the A34 Birchfields Road	Moderate adverse	Moderate adverse	No cumulative effect	Minor adverse	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
340-02-001	View north from Anthony Close	Moderate adverse	Minor adverse	No cumulative effect	Minor adverse	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect
341-02-008	View south from Viaduct Street	Minor adverse	Minor adverse	No cumulative effect	Not assessed	Not assessed	Not assessed	Not assessed	Not assessed	Not assessed	Not assessed
341-02-009	View south-west from Wren Way	Moderate adverse	Negligible	No cumulative effect	Moderate adverse	Not assessed	Negligible	Not assessed	Negligible	Not assessed	No cumulative effect