

Table 17.8.1: Magnitude and Significance of Visual Effects (Assessment Boundary)

Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
Users of footpaths and roads within the western extents of the Assessment Boundary (Photoviewpoints 1, 2, 3 and 4 and Photomontage Viewpoint 2)	Medium	Photoviewpoint 1 is taken from the Restricted Byway BY/85BUR and Castle Road, Photoviewpoint 2 is taken from BY/7WHI, Photoviewpoints 3 and 4 are taken from BY/6WHI and Griffe Lane. This receptor is located within the western extents of the Assessment Boundary. These photoviewpoints are representative of views from local footpath and road users, with views often curtailed by the associated roadside hedgerow boundaries. Views looking west and east are screened and filtered by both the mature and outgrown roadside hedgerow, by fencing associated with a substation along Castle Road and also by the embankment associated with the M66 to the west, though traffic movement and signage clutter is visible. Where filtered views through the vegetation and fencing are possible, they look across an agricultural landscape on undulating topography, with scattered built form (such as Thurston Fold Farm Cottage) visible in the middle distance. Construction activity relating to the Assessment Boundary and Project for Assessment would be visible in immediate proximity to the receptors. The construction of development within Plot FF, would be directly visible in views from the receptor. The construction associated with Plot EE (North), Plot EE (South), Plot DD (North) and Plot DD (South) would also be directly visible in views from the receptor. Further east, more distant views of the upper elements of construction activities associated with the taller buildings associated with Plot D would also be visible. To the north-west of the Assessment Boundary the Landscape Mitigation Area will be present., which would be unlikely to be affected by construction activities, other than for activities associated with landscape enhancements. In accordance with CODE O5-1 of the Design Code existing PRoWs must be maintained or diverted where necessary. Upon completion, the 21m maximum overall development height associated with Plot FF, would be directly visible in views from the receptor. The 42m maximum overall development heights associated with Plot EE (North -42m), Plot EE (South -35m), Plot DD (North – 44m) and Plot DD (South -35m) would be directly visible in views from the receptor. Further east, more distant views of the upper elements of taller buildings associated with Plot D (maximum overall development height of 69m) would also be visible. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the built form and softening their appearance in views.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
Users of Unsworth Academy Playing Fields (Photoviewpoint 2 and Photomontage Viewpoint 2)	Medium	The receptor is located within the western extents of the Assessment Boundary. To the immediate west of the playing fields, the M66 is located on embankment, with traffic movement being a feature of the view. Views further west are obstructed by the M66 embankment. Views looking towards the east are predominantly open, looking across the playing fields and towards the agricultural landscape beyond, across layers of field boundary vegetation. Construction activity relating to the Assessment Boundary would be visible in immediate proximity to the receptor. The construction of development associated with Plot FF, Plot EE (North) and Plot DD (North) would be directly visible in views from the receptor. Further east, more distant views of the upper elements of construction activity associated with the taller buildings associated with Plot D would also be visible. Both lower level and taller construction activities would be directly visible from this receptor, looking north, east and south from the receptor. This would be limited only by the use of temporary hoarding to screen lower level construction activity. Upon completion, the 21m maximum overall height associated with Plot FF, the 42m maximum overall height associated with Plot EE (North) and the 44m maximum overall height associated with Plot DD (North) would be directly visible in views from the receptor. Further east, more distant views of the upper elements of taller buildings associated with Plot D (maximum overall height of 69m) would also be visible. There is potential for the introduction of planting along the periphery of the receptor, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse
Users of M66 (Photoviewpoints 2 and 5, and Photomontage Viewpoint 2)	Low	The receptor is located along the western boundary of the Assessment Boundary. Boundary vegetation along the full length of the Assessment Boundary generally comprises mature linear tree belts, often raised on embankment. There are a number of brief breaks in the vegetation which allow glimpsed views into the Site, particularly at the north-west corner of the Site. Construction activity relating to the Assessment Boundary would be visible in proximity to the receptor. Intervening vegetation associated with the M66 will screen and filter lower level construction activity, however taller construction activities would be directly visible from this receptor. For the majority of the receptor route, construction activity associated with Plot FF, Plot EE (North) and Plot EE (South) would be visible. Upon completion, the buildings associated with Plot FF, Plot EE (North) and Plot EE (South) would be directly visible in views along the full length of the route adjacent to the Assessment Boundary. There is potential for the introduction of further planting along the western peripheries of the Project for Assessment, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the route along the boundary with the Project for Assessment. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
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Users of BY/12WHI / Pole Lane (Photoviewpoint 5)	Medium	The receptor is located approximately 135m west of the Assessment Boundary. The footpath follows the route of Pole Lane. Beginning at the residential settlement of Whitefield, it travels north towards Unsworth Cricket Club. The route is located west of the M66, with views often contained by both vegetation along the route of Pole Lane and also by vegetation and landform associated with the M66. Construction activity relating to the Assessment Boundary would be visible in proximity to the receptor. Intervening vegetation associated with the M66 will screen and filter lower level construction activity, however taller construction activities would be directly visible from this receptor. For the majority of the receptor route, construction activity associated with Plot EE (North) and Plot EE (South) would be visible. Upon completion, the buildings associated with Plot EE (North) and Plot EE (South) would be visible in views along the full length of the PRoW and road (behind the existing vegetation that exists along the M66). There is potential for the introduction of further planting along the western peripheries of the Assessment Site, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the PRoW and road route. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse
Users of BY/9WHI / Egypt Lane (Photoviewpoint 6)	Medium	The receptor is located within the western extents of the Assessment Boundary. The footpath follows the route of Egypt Lane. Beginning at the M66, it travels east along Egypt Lane, towards Unsworth Moss Farm. The route is located south of Pike Fold Golf Club, with its associated vegetation. The M62 is aligned further to the south, with associated movement, noise and linear tree belts. Views are partially screened in places as a result of roadside vegetation, Pike Fold Golf Club and the M66 and M62. Construction activity relating to the Assessment Boundary would be visible in proximity to the receptor. Both lower level and taller construction activities would be directly visible from this receptor. This would be limited only by the use of temporary hoarding to screen lower level construction activity. For the majority of the receptor route, construction activity associated with Plot EE (North) and Plot EE (South) would be visible in close proximity (both to the north and south). To the eastern extents of the receptor route, construction activity relating to Parcel DD (South) would be visible. Upon completion, the buildings associated with Plot EE (North) and Plot EE (South) would be directly visible in views along the full length of the PRoW and road. Views would also be available of Parcel DD (South) to the eastern extents of the PRoW and road. There is potential for the introduction of further planting along the route of the PRoW, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the PRoW and road route. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
Users of M62 (Photoviewpoints 7 and 8, and Photomontage Viewpoint 7)	Low	Users of the M62 are located approximately 40m south of the Assessment Boundary. Photoviewpoints 7 and 8 are both located on M62 overbridges, offering elevated views across the Assessment Boundary, unless otherwise screened by intervening roadside tree belts. Boundary vegetation varies along the length of the M62 alongside the Assessment Boundary, with mature trees present for a short stretch along the junction with the M66, before transitioning to lower level hedgerow and shrub species along the boundary. These lower level vegetation features enable views across the southern extents of the Assessment Boundary. Distant views of the rising topography associated with hills to the north of Rochdale (including Knowl Hill and Whittle Hill) are available. Construction activity relating to the southern extents of the Project for Assessment would be visible to the receptor. Construction activity associated with Plots EE (South), DD (South), D (South), E and BB will be visible from the receptors. Intervening vegetation along the route of the M62 will serve to screen and filter views of the lower level construction activity. Taller construction activities will be visible to all receptors. Upon completion, the buildings associated with Plots EE (South), DD (South), D (South), E and BB will be visible from the receptor. There is potential for the introduction of further planting along the southern periphery to the Assessment Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Adverse
Users of BY/8WHI, BY/46WHI (PRoW crossing motorway) (Photoviewpoints 7 and 8, and Photomontage Viewpoint 7)	Medium	The receptors are located within the southern extents of the Assessment Boundary, to the south-east of the Pike Fold Golf Club. The footpaths all form local connections between Egypt Lane via onward footpath connections to roads within Simister and Bowlee. Views from these PRoW generally look across a well vegetated landscape with layers of intervening roadside and field boundary vegetation. Photoviewpoints 7 and 8 are both located on M62 overbridges which offer elevated views across the Assessment Boundary. Distant views of the rising topography associated with hills to the north of Rochdale (including Knowl Hill and Whittle Hill) are available. Construction activity relating to the southern extents of the Assessment Boundary would be visible to the receptor. Construction activity associated with Plots EE (South and North), DD (South and North), D (South and North) and E will be visible from the receptors. Upon completion, the buildings associated with Plots EE (South and North), DD (South and North), D (South and North) and E will be visible from the receptors. There is potential for the introduction of further planting along the southern periphery to the Project for Assessment, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Major/ Moderate Adverse	Large	Major/ Moderate Adverse	Large	Major/ Moderate Adverse



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Users of Whittle Lane and Birch Services (Photoviewpoint 10)	Low	Whittle Lane is located within the central southern extents of the Assessment Boundary. Whittle Lane forms a connection from Heywood Old Road to the south of the M62, crossing under it, travelling past Birch services where it continues north, past the Birch Industrial Estate before transitioning into Moss Hall Road. The road gains elevation as it travels north through the Assessment Boundary and is aligned on both sides with mature field and roadside boundary hedgerows. Birch Services is located within the southern extents of the Assessment Boundary. The M62 forms the southern boundary to the Assessment Boundary and forms a barrier to views towards the south from Birch Services. The northern extents of Birch Services are surrounded by a belt of mature vegetation, along with areas of raised embankment, which combine to limit views beyond the immediate vicinity of the Services. Construction activity relating to Plot D (North and South) (Proposed 40m and 69m maximum overall height respectively) within the Project for Assessment would be visible to the receptor in views looking west, with views of construction activity relating to Plot E (up to 51m maximum overall height) would be visible to the receptor in views looking east. Both lower level and taller construction activities would be directly visible from this receptor. This would be limited only by the existing roadside vegetation, and the use of temporary hoarding to screen lower level construction activity. Upon completion, the buildings associated with Plot D (North and South) and Plot E would be directly visible in views from both Whittle Lane and Birch Services. Views of the buildings would be prominent and generally unobstructed. There is potential for the introduction of further planting along the route, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the route. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Moderate Adverse	Large	Moderate Adverse	Medium	Minor Adverse



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Users of BY/3WHI (Photoviewpoint 11)	Medium	The receptor is located within the central extents of the Assessment Boundary. The footpath forms local connections from Hollins Brook to the west, to Moss Hall Road to the east. The route traverses predominantly agricultural fields, with views towards the north including the Pilsworth South Landfill Site and views looking east along the route including built form of both Heywood Distribution Park and Birch Industrial Estate. The route of the footpath is aligned on an east west orientation directly through Plot D, which is proposed for a 69m maximum overall height. Construction activity relating to the Assessment Boundary would be visible in immediate proximity to the receptor. Both lower level and taller construction activities would be directly visible from this receptor. This would be limited only by the use of temporary hoarding to screen lower level construction activity. In accordance with CODE 05-1 of the Design Code existing PRoWs must be maintained or diverted where necessary. To the western extents of the receptor route, construction activity associated with Plot D (North) would be visible along the full length of the PRoW. Plot DD (North) (proposed 44m maximum overall height) would be visible in close proximity. To the eastern extents of the receptor route, construction activity relating to Plot C (proposed 53m maximum overall height) would be visible, along with existing views of the Birch Industrial Park. Upon completion, the 69m maximum overall height associated with Plot D (North) would be directly visible in views along the full length of the PRoW. Views would also be available of Plot DD (North) (proposed 44m maximum overall height) to the western extents of the PRoW and Plot C (proposed 53m maximum overall height) to the eastern extents of the PRoW, along with existing views of the Birch Industrial Park. There is potential for the introduction of further planting along the route of the PRoW, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the PRoW and road route. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Major/ Moderate Adverse	Large	Major/ Moderate Adverse	Large	Major/ Moderate Adverse



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Users of Moss Hall Road (Photoviewpoint 11)	Low	The receptor is located within the central extents of the Assessment Boundary, forming a connection from Whittle Lane adjacent to Birch Industrial Estate and continues north to meet Pilsworth Road adjacent to Heywood Distribution Park. The road gains elevation as it travels north through the Assessment Boundary and is aligned on both sides with mature field and roadside boundary hedgerows. Construction activity relating to the Assessment Boundary would be visible in immediate proximity to the receptor. Both lower level and taller construction activities would be directly visible from this receptor. This would be limited only by the potential use of hoarding to screen lower level construction activity. Construction of the 69m maximum overall height associated with Plot D (North) would be directly visible in views along the full length of the road. Views would also be available of construction activities associated with Plot C (proposed 53m maximum overall height) to the east of the road along with existing views of the Birch Industrial Park. Further north along the road, construction of buildings associated with Plot B (36m maximum overall height) and Plot A (35m maximum overall height) would be available. Upon completion, the 69m maximum overall height associated with Plot D (North) would be directly visible in views along the full length of the road. Views would also be available of Plot C (proposed 53m maximum overall height) to the east of the road along with existing views of the Birch Industrial Park. Further north along the road, buildings associated with Plot B (36m maximum overall height) and Plot A (35m maximum overall height) would be available. There is potential for further enhancement of existing planting along the route of Moss Hall Road, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the road route. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Adverse
Users of Rochdale Way Promoted Long Distance Footpath to the south-east (Photoviewpoints 12, 13 and 14, and Photomontage Viewpoints 12 and 14)	High - Medium	The receptors are located between approximately 40m and 500m south of the Assessment Boundary. The footpaths all form local connections to roads and onward footpath connections. Views generally look across a well vegetated landscape with layers of intervening roadside and field boundary vegetation. Construction activity relating to the southern extents of the Assessment Boundary, particularly Plots EE (South and North) (35m and 42m maximum overall height respectively), DD (South and North) (35m and 44m maximum overall height), D (South and North) (40m and 69m maximum overall height respectively), CC (36m maximum overall height), E (51m maximum overall height), BB (35m maximum overall height) and Infrastructure Area BBB, will be visible from the receptors. Intervening vegetation for receptors on the Rochdale Way will serve to screen and filter views of the lower level construction activity. Taller construction activities will be visible to all receptors. Upon completion, the buildings associated with Plots EE (South and North) (35m and 42m maximum overall height respectively), DD (South and North) (35m and 44m maximum overall height respectively), D (South and North) (40m and 69m maximum overall height respectively), CC (36m maximum overall height), E (51m maximum overall height), BB (35m maximum overall height) and Infrastructure Area BBB will be visible from the receptor. Those receptors along the Rochdale Way will benefit from layers of intervening field boundary and roadside vegetation, however the majority of the buildings will remain visible above this. There is potential for the introduction of further planting along the southern periphery to the Assessment Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse



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Users of Hareshill Road (Photoviewpoint 15)	Low	The receptor is located approximately 295m east of the Assessment Boundary. Views in the foreground comprise rough pastureland, with the middle ground to the west comprising the recently constructed Hopwood Meadows (South Heywood) development. Further to the east of the view, middle distance views are available of industrial units associated with the Birch Industrial Park. Construction activity relating to the eastern extents of the Assessment Boundary would be visible to the receptor. Construction activity associated with Plots BB (35m maximum overall height), AA (52m maximum overall height), E (51m maximum overall height) and F (51m maximum overall height) will be visible from the receptors. Lower and upper construction activity associated with Plot B will be visible. Intervening vegetation for receptors further north along the route will serve to screen and filter views of the lower level construction activity. Taller construction activities will be visible. Upon completion, the buildings associated with Plots BB, AA, E and F will be visible. Along with the Infrastructure Areas AAAA, BBB and CCC. There is potential for the introduction of further planting along the eastern periphery to the Assessment Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse
Users of A6184 Queen Elizabeth Way (Photoviewpoint 17)	Low	The receptor forms a link between Heywood Distribution Park in the north and Junction 19 of the M62 Motorway to the south. The north-east section of the Assessment Boundary abuts the Queen Elizabeth Way for approximately 780m, before the boundary leads to the west, away from the receptor, before rejoining it again at the southern extents of the Assessment Boundary, adjacent to the Junction 19 roundabout. The north-east corner of the Assessment Boundary that abuts the A6184 is formed by embankment, which limits views into the Assessment Boundary from this location. Further south, the embankment tapers down to road level. The slightly elevated landform to the north-east of the Assessment Boundary, in combination with there being no boundary vegetation present, results in open views across the western extents of the Assessment Boundary. Further south along the road, the distance from the Assessment Boundary in combination with the intervening built form and associated vegetation along Hareshill Road, limits views towards the Assessment Boundary. Construction activity relating to the eastern extents of the Assessment Boundary, associated with Plots AA (52m maximum overall height), F (51m maximum overall height), BB (35m maximum overall height) and E (51m maximum overall height), will be visible from these receptors. Both lower level and taller construction activities will be visible. This would be limited only by the potential use of hoarding to screen lower level construction activity. Upon completion, buildings associated with Plots BB, AA, E and F, along with the Infrastructure Areas AAAA, BBB and CCC will be visible from the receptor in middle range views. Other than proposed planting associated with the proposed landscape strategy, there will be limited existing elements that will screen the new built form. There is potential for the introduction of further planting along the eastern periphery to the Project for Assessment, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse



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Users of RD/Hey/Fp72, RD/Hey/Fp75 and RD/Hey/Fp74 (Photoviewpoints 16, 17 and 18, and Photomontage Viewpoint 18)	Medium	The receptors are located within the eastern extents of the Assessment Boundary. The footpaths form local connections to roads and onward footpaths. The roads and existing built form to the periphery of the Assessment Boundary (including Queen Elizabeth Way, Pilsworth Road, Moss Hall Road), along with Heywood Distribution Park, form influencing features of the view. Construction activity relating to the northern and eastern extents of the Assessment Boundary would be visible to the receptors. Construction activity associated with Plots D (69m maximum overall height), B (36m maximum overall height), A (36m maximum overall height), AA (52m maximum overall height), F (51m maximum overall height), BB (35m maximum overall height) and E (51m maximum overall height) will be visible from these receptors. Both lower level and taller construction activities will be visible. This would be limited only by the use of temporary hoarding to screen lower level construction activity. In accordance with CODE O5-1 of the Design Code existing PROWs must be maintained or diverted where necessary. Upon completion, the built form associated with Plots D (69m maximum overall height), B (36m maximum overall height), A (36m maximum overall height), AA (52m maximum overall height), F (51m maximum overall height), BB (35m maximum overall height) and E (51m maximum overall height) will be visible from these receptors in close range views. Other than proposed mitigation tree planting associated with the Project for Assessment, there will be limited existing elements that will screen the new built form. There is potential for the introduction of further planting along the northern and eastern periphery to the Assessment Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse
Users of Pilsworth Road (Photoviewpoint 18, and Photomontage Viewpoint 18)	Low	The receptor is located at the northern boundary to the Assessment Boundary. Pilsworth Road forms a connection from the Queen Elizabeth Way westwards to Moss Hall Road. Heywood Distribution Park is located to the north of the road. There is little field or roadside boundary vegetation present along the southern boundary of the road, allowing views into the northern portion of the Assessment Boundary. Construction activity relating to Plot A (36m maximum overall height) and Plot B (36m maximum overall height) would be visible in the foreground of views from this receptor. Both lower level and taller construction activity associated with these parcels would be visible from the receptor. This would be limited only by the existing roadside vegetation, and the use of temporary hoarding to screen lower level construction activity. More distant views (350m distance and beyond) of the construction of Plots AA (52m maximum overall height), C (53m maximum overall height) and D (69m maximum overall height), would be visible further east along Pilsworth Road, however given the distance from the receptor, views of the lower elements of construction associated with these plots would be screened by intervening topography and vegetation. Views of taller construction activity would be available. Upon completion, the buildings associated with Plot B and Plot A would be directly visible in views looking south along the road. Views of the building would be prominent and generally unobstructed. Views of Infrastructure Areas AAA, AAAA and CCC would also be available. More distant views of Plot D (North), Plot C and Plot AA would be available. There is potential for the introduction of further planting along the route, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the route. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
Users of BY/1WHI (along the south- eastern edge of Pilsworth Quarry) to the north (Photoviewpoints 19 and 20)	Medium	The receptor is located within the eastern extents of the Assessment boundary. The footpath forms a local connection between roads and onward footpaths. The roads and existing built form to the periphery of the Assessment Boundary (including Queen Elizabeth Way, Pilsworth Road, Moss Hall Road), along with Heywood Distribution Park, form influencing features of the view. Construction activity relating to the northern and eastern extents of the Assessment Boundary, associated with Plots D (69m maximum overall height), B (36m maximum overall height), A (36m maximum overall height) and AA (52m maximum overall height), will be visible from these receptors. Both lower level and taller construction activities will be visible. This would be limited only by the use of temporary hoarding to screen lower level construction activity. Upon completion, the built form within Plots D (69m maximum overall height), B (36m maximum overall height), A (36m maximum overall height) and AA (52m maximum overall height), along with Infrastructure Area AAA will be visible from the receptors in close range views. Other than proposed mitigation tree planting associated with the Project for Assessment, there will be limited existing elements that will screen the new built form. There is potential for the introduction of further planting along the northern and eastern periphery to the Assessment Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15, secondary mitigation planting within the Landscape Mitigation Areas, as set out in the Design Code (CODE 01-3(c), 02-3(a) and P2-5 (a) and (b)), will have become established, surrounding the lower areas of the built form and softening their appearance in views.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse
Users and visitors to 'The Temple' within Heaton Park RPG (Photoviewpoint 21, and Photomontage Viewpoint 21)	High	This receptor is located within Heaton Park, at the Listed Temple Structure, approximately 1.6km south of the Assessment Boundary. Views from the Temple are elevated and looking south and east, offers medium to long distance views. However, looking north-east in the direction of the Assessment Boundary, intervening blocks of mature woodland located at a similar elevation to the photoviewpoint serve to limit views. Heavily filtered views allow only the approximate horizon line to be seen through the tree line. Construction activity relating to the southern extents of the Assessment Boundary would be partially visible to the receptor, through dense vegetation where filtered views may be possible during winter months. High level construction activity associated with Plots EE (South) (35m maximum overall height), DD (South) (35m maximum overall height), D (South) (40m maximum overall height), D (North) 69m maximum overall height), CC (36m maximum overall height) and E (51m maximum overall height) will be visible from the receptor. Intervening woodland vegetation will serve to screen views of the lower level construction activity. Taller construction activities will be visible, in filtered views through dense intervening vegetation. Upon completion, the upper levels of the buildings associated with Plots EE (South) (35m maximum overall height), DD (South) (35m maximum overall height), D (South) (40m maximum overall height), D (North) 69m maximum overall height), CC (36m maximum overall height) and E (51m maximum overall height) will be visible in filtered views as a result of the intervening dense woodland vegetation. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Small-Medium	Moderate Adverse	Small - Medium	Moderate Adverse	Small - Medium	Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
Users and visitors to Alkrington Hall (Photoviewpoint 22, and Photomontage Viewpoint 22)	Medium	This receptor is located on an informal footpath at Alkrington Hall, approximately 3.3km south of the Assessment Boundary. The view is elevated in relation to the context, with landform sloping down to the north. An area of open recreational ground exists in the foreground, with dense woodland forming the middle ground of the views. The vegetation forms a well vegetated context to the western extents of Middleton, the built elements of which are glimpsed through the woodland. Views beyond Middleton are constrained by the intervening vegetation and built form. Our Lady Church of Assumption in Langley is visible on the horizon line. Construction activity relating to the southern extents of the Assessment Boundary, associated with Plots EE (35m and 42m maximum overall height), DD (35m and 44m maximum overall height), D (40m and 69m maximum overall height), E (51m maximum overall height) and CC (36m maximum overall height) will be visible from the receptor. Intervening woodland vegetation and rising landform will serve to screen and filter views of the lower level construction activity, however taller construction activities will be visible. Upon completion, the upper levels of the buildings associated with Plots EE (35m and 42m maximum overall height), DD (35m and 44m maximum overall height), D (40m and 69m maximum overall height), E (51m maximum overall height) and CC (36m maximum overall height) will be visible, glimpsed above the wooded horizon line. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Medium	Moderate Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse
Users of footpaths to the east, between A666 Manchester Road and the A627(M) and at the Tandle Hill Viewpoint (Photoviewpoints 23 and 24, and Photomontage Viewpoint 23)	Medium	The receptor is located approximately 3.65km east of the Assessment Boundary. Views from the Tandle Hill Memorial offer an elevated, long-distance panorama across the urban landscape of Greater Manchester. Other viewing opportunities within the park are predominantly screened by a combination of sloping topography and dense woodland. Construction activity relating to the whole Assessment Boundary, but particularly the eastern extents of the Assessment Boundary would be visible to the receptors on elevated land at Tandle Hill. Construction activity associated with Plots A (36m maximum overall height), B (36m maximum overall height), C (53m maximum overall height), D (69m maximum overall height), AA (52m maximum overall height), F (51m maximum overall height), E (51m maximum overall height), and BB (35m maximum overall height), and Infrastructure Areas BBB, CCC and AAA will be visible from the receptor. Whether elevated or not, given the distance from the Site and the layers of intervening vegetation and built form, it is likely that views of lower level construction activity will be screened, however views of taller construction elements will be available. Upon completion, the built form within Plots A (36m maximum overall height), B (36m maximum overall height), C (53m maximum overall height), D (69m maximum overall height), AA (52m maximum overall height), F (51m maximum overall height), E (51m maximum overall height), and BB (35m maximum overall height), and Infrastructure Areas BBB, CCC and AAA, will be visible from the receptor. Given the distance from the Site and the layers of intervening vegetation and built form, it is likely that views of lower level built form will be screened, however views of the upper elements of built form will be available. The built form will be seen within a wider built context, with existing industrial units a feature of the view. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Medium	Moderate Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect	Magnitude of Change	Level of Effect
Users to the north, upon rising ground north of B6222, on Footpaths RD/Hey/Fp93, RD/Hey/BP48 and RD/Hey/Fp12 (Photoviewpoints 25 and 26, and Photomontage Viewpoint 25)	Medium	These receptors are located between approximately 3.4km and 4.4km north of the Assessment Boundary. The footpaths in the area form local connections to roads and onward footpaths. The view is elevated, long distance, open and panoramic from this photoviewpoint. The view looks across an area of open agricultural land before looking across built form associated with Heywood. The Assessment Boundary is not discernible beyond the intervening built form and vegetation. Construction activity relating to the whole Assessment Boundary, but particularly the northern extents of the Assessment Boundary, would be visible to the receptors. Construction activity associated with Plots A (36m maximum overall height), B (36m maximum overall height), C (53m maximum overall height), D (69m maximum overall height), AA (52m maximum overall height), F (51m maximum overall height), E (51m maximum overall height) and BB (35m maximum overall height), will be visible from this receptor. Given the distance from the Assessment Boundary and the layers of intervening vegetation and built form, it is likely that views of lower level construction activity will be screened, however views of taller construction elements will be available. Upon completion, the built form within Plots A (36m maximum overall height), B (36m maximum overall height), C (53m maximum overall height), D (69m maximum overall height), AA (52m maximum overall height), F (51m maximum overall height), E (51m maximum overall height) and BB (35m maximum overall height) will be visible from the receptor. Given the distance from the Site and the layers of intervening vegetation and built form, it is likely that views of lower level built form will be screened, however views of the upper elements of built form will be available. The built form will be seen within a wider built context, with existing industrial units a feature of the view. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Medium	Moderate Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse
Users to the west around Elton Reservoir (Photoviewpoint 27, and Photomontage Viewpoint 27)	Medium	The receptor is located approximately 2.4km west of the Assessment Boundary. The footpaths surrounding the reservoir form local connections to roads and onward footpaths. The reservoir is an elevated feature offering medium to long distance views to the east. The view is elevated, long distance, open and panoramic from this photoviewpoint. The view looks across an area of open agricultural land before looking across woodland, within which are glimpses of built form, including upper elements of buildings within the Warth Industrial Park. The Assessment Boundary is not discernible beyond the intervening built form and vegetation. Construction activity relating to the northern and western extents of the Assessment Site would be visible to the receptors. Construction activity associated with Plots A (36m maximum overall height), B (36m maximum overall height), D (69m maximum overall height), DD (North) (44m maximum overall height), GG (21m maximum overall height), FF (21m maximum overall height) and EE (North) (42m maximum overall height) will be visible from these receptors. Given the distance from the Assessment Boundary and the layers of intervening vegetation and built form, it is likely that views of lower level construction activity will be screened, however views of taller construction elements will be available. Upon completion, the built form within Plots A (36m maximum overall height), B (36m maximum overall height), D (69m maximum overall height), DD (North) (44m maximum overall height), GG (21m maximum overall height), FF (2152m maximum overall height) and EE (North) (42m maximum overall height) will be visible from the receptor. Given the distance from the Assessment Boundary and the layers of intervening vegetation and built form, it is likely that views of lower level built form will be screened, however views of the upper elements of built form (Plot D in particular) will be available. The built form will be seen within a wider built context, with existing industrial units glimpsed as a feature of the view. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Medium	Moderate Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse



Table 17.8.2: Magnitude and Significance of Visual Effects (Application Boundary)

Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of footpaths and roads within the western extents of the Assessment Boundary (Photoviewpoints 1, 2, 3 and 4 and Photomontage Viewpoint 2)	Medium	Photoviewpoint 1 is taken from the Restricted Byway BY/85BUR and Castle Road, Photoviewpoint 2 is taken from BY/7WHI, Photoviewpoints 3 and 4 are taken from BY/6WHI and Griffie Lane. This receptor is located within the western extents of the Assessment Boundary. These photoviewpoints are representative of views from local footpath users, with views often curtailed by the associated roadside boundaries. Views looking west and east are screened and filtered by both the mature and outgrown roadside hedgerow, by fencing associated with a substation along Castle Road and also by the embankment associated with the M66 to the west, though traffic movement and signage clutter is visible. Where filtered views through the vegetation and fencing are possible, they look across an agricultural landscape on undulating topography, with scattered built form (such as Thurston Fold Farm Cottage) visible in the middle distance. Construction activity relating to the Application Boundary and Proposed Scheme would be visible in proximity to the receptor. PRoW BY/85BUR travels in a south-west to north-east direction. In views looking east towards the Application Boundary, both lower level and taller construction activities would be visible of the proposed 69m maximum overall height associated with Plot D (North) and 40m building associated with Plot D (South). This activity would occupy the majority of the view looking east. In accordance with CODE O5-1 of the Design Code existing PRoWs must be maintained or diverted where necessary. Upon completion, the 69m and 40m maximum overall height of development associated with Plot D (North and South respectively) would be directly visible in views looking south-east from the receptor. There is an existing boundary hedgerow along the route of the PRoW, with the potential for the introduction of further planting, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Development would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse
Users of Unsworth Academy Playing Fields (Photoviewpoint 2 and Photomontage Viewpoint 2)	Medium	The receptor is located approximately 900m west of the Application Boundary. To the immediate west of the playing fields, the M66 is located on embankment, with traffic movement being a feature of the view. Views further west are obstructed by the M66 embankment. Views looking towards the east are predominantly open, looking across the playing fields and towards the agricultural landscape beyond. Views are limited to middle distance by layers of field boundary vegetation. Construction activity relating to the Application Boundary would be visible in middle distance views from the receptor. Plot D (North and South) to the east of the receptor is proposed for development of 69m and 40m maximum overall height respectively. Given the distance from the receptor, lower level construction activities are anticipated to be screened and filtered by intervening layers of field boundary vegetation. Taller construction activities would be visible, looking east from the receptor. Upon completion, the 69m and 40m maximum overall height associated with Plot D(North and South respectively) would be directly visible in views looking east from the receptor. There is potential for the introduction of planting along the periphery of the receptor, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of M66 (Photoviewpoints 2 and 5, and Photomontage Viewpoint 2)	Low	The receptor is located approximately 350m from the western boundary of the Application Boundary at its closest point. Boundary vegetation along the full length of the Site boundary generally comprises mature linear tree belts, often raised on embankment. There are a number of brief breaks in the vegetation which allow glimpsed views into the Site, particularly at the north-west corner of the Site. Construction activity relating to the Application Site would be visible to the receptor. Intervening vegetation associated with the M66 will screen and filter lower level construction activity, however taller construction activities would be visible from this receptor. For the majority of the receptor route, construction activity associated with Plot D (North and South) (proposed 69m and 40m maximum overall height) would be visible. Upon completion, the buildings associated with Plot D would be visible in middle distance views along the full length of the route adjacent to the Application Site. There is potential for the introduction of further planting along the western peripheries of the Assessment Site, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the route along the boundary with the Application Site. By Year 15 the lower elements of the Proposed Development would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Moderate Adverse	Large	Moderate Adverse	Medium	Minor Adverse
Users of BY/12WHI / Pole Lane (Photoviewpoint 5)	Medium	The receptor is located approximately 1.6km west of the Application Boundary. The footpath follows the route of Pole Lane. Beginning at the residential settlement of Whitefield, it travels north towards Unsworth Cricket Club. The route is located west of the M66, with views often contained by both vegetation along the route of Pole Lane and also by vegetation and landform associated with the M66. Construction activity relating to the Plot D (North and South) (Proposed 69m and 40m building) of the Application Site would be visible to the receptor. Intervening vegetation associated with the M66 will screen and filter lower level construction activity, however taller construction activities would be visible from this receptor, filtered by intervening vegetation along the receptor route. Upon completion, the buildings associated with Plot D (North and South) would be visible in filtered views along the full length of the PRoW. There is potential for the introduction of further planting along the western periphery to the Application Site boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the PRoW route. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of BY/9WHI / Egypt Lane (Photoviewpoint 6)	Medium	The receptor is located approximately 1.3km – 340m west of the Application Boundary. The footpath follows the route of Egypt Lane. Beginning at the M66, it travels east along Egypt Lane, towards Unsworth Moss Farm. The route is located south of Pike Fold Golf Club. The M62 is aligned further to the south, with associated movement, noise and linear tree belts. Agricultural fields form the foreground of BY/9WHI, with field boundary vegetation often missing, resulting in open views towards both Pike Fold Golf Club to the north and the M62 to the south. Views looking east towards the Application Boundary are generally open, with the exception of intervening scattered trees and woodland blocks. Construction activity relating to the Plot D (North and South) (Proposed 69m and 40m building) within the Application Boundary would be visible to the receptor in views looking east. Both lower level and taller construction activities would be directly visible from this receptor. This would be limited only by the intervening vegetation associated with Whittle Brook and Pike Fold Golf Course, and the potential use of hoarding to screen lower level construction activity. Upon completion, the buildings associated with Plot D (North and South) would be directly visible in views looking east along the PRow and road. Views of the building would be prominent and generally unobstructed. There is potential for the introduction of further planting along the route of the PRow, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the PRow route. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse
Users of M62 (Photoviewpoints 7 and 8, and Photomontage Viewpoint 7)		The receptor is located along the southern boundary of the Application Boundary for approximately 275m, before the Application Boundary continues further to north, around the built form of Whittlefield Farm and Birch Services. Boundary vegetation varies along the length of the M62 alongside the Application Boundary, with lower level hedgerow and shrub species along the boundary, which then transition to more dense and mature tree planting which screens views into the Application Boundary. The lower level vegetation features enable views across the southern extents of the Application Boundary. Distant views of the rising topography associated with hills to the north of Rochdale (including Knowl Hill and Whittle Hill) are available. Construction activity relating to the southern extents of the Proposed Scheme would be visible to the receptor. Construction activity associated with Plots D (40m and 69m maximum overall height) E (51m maximum overall height) and F (51m maximum overall height) will be visible from the receptors. Lower and upper construction activity associated with Plot D will be visible where gaps in the vegetation allow. Taller construction activities will be visible. Upon completion, the buildings associated with Plots D (40m and 69m maximum overall height), E (51m maximum overall height) and F (51m maximum overall height) will be visible. There is potential for the introduction of further planting along the southern periphery to the Application Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Moderate Adverse	Large	Moderate Adverse	Medium	Minor Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of BY/8WHI, BY/46WHI (PRoW crossing motorway) (Photoviewpoints 7 and 8, and Photomontage Viewpoint 7)	Medium-Low	The receptor is located 250m – 850m to the south of the Application Boundary, to the south-east of the Pike Fold Golf Club. The footpaths all form local connections between Egypt Lane via onward footpath connections to roads within Simister and Bowlee. Views from these PRoW generally look across a well vegetated landscape with layers of intervening roadside and field boundary vegetation. Photoviewpoints 7 and 8 are both located on M62 overbridges which offer elevated views across the Assessment Boundary. Distant views of the rising topography associated with hills to the north of Rochdale (including Knowl Hill and Whittle Hill) are available. Construction activity relating to the southern extents of the Application Boundary would be visible to the receptor. Construction activity associated with Plots D (40m and 69m maximum overall height) E (51m maximum overall height) and F (51m maximum overall height) will be visible from the receptors. Lower and upper construction activity associated with Plot D (North and South) will be visible where gaps in the vegetation allow. Taller construction activities will be visible. Upon completion, the buildings associated with Plot D (40m and 69m maximum overall height), E (51m maximum overall height) and F (51m maximum overall height) will be visible. There is potential for the introduction of further planting along the southern periphery to the Proposed Scheme, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Medium	Moderate Adverse
Users of Whittle Lane and Birch Services (Photoviewpoint 10)	Low	Whittle Lane is located within the central southern extents of the Application Boundary. Whittle Lane forms a connection from Heywood Old Road to the south of the M62, crossing under it, travelling past Birch services where it continues north, past the Birch Industrial Estate before transitioning into Moss Hall Road. The road gains elevation as it travels north through the Application Boundary and is aligned on both sides with mature field and roadside boundary hedgerows. Birch Services are located immediately adjacent to the southern extents of the Application Boundary. The M62 forms the southern boundary to the services and forms a barrier to views towards the south. The northern extents of Birch Services are surrounded by a belt of mature vegetation, along with areas of raised embankment, which combine to limit any views beyond the immediate vicinity of the Services. Construction activity relating to the southern extents of the Application Boundary would be visible to the receptor. Construction activity associated with Plots D (40m and 69m maximum overall height), and E (51m maximum overall height) will be visible from the receptor. Intervening vegetation and embankment landform for the receptor will serve to screen and filter views of the lower level construction activity. Taller construction activities will be visible. Upon completion, the buildings associated with Plots D (40m and 69m maximum overall height) and E (51m maximum overall height) will be visible. There is potential for the introduction of further planting along the southern periphery to the Proposed Scheme, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Moderate Adverse	Large	Moderate Adverse	Medium	Minor Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of BY/3WHI (Photoviewpoint 11)	Medium	The receptor is located within the central extents of the Application Boundary. The footpath forms local connections from Hollins Brook to the west, to Moss Hall Road to the east. The route traverses predominantly agricultural fields, with views towards the north including the Pilsworth South Landfill Site and views looking east along the route including built form of both Heywood Distribution Park and Birch Industrial Estate. The route is aligned on an east west orientation directly through Plot D (North), which is proposed for a 69m maximum overall height. Construction activity relating to the Application Boundary would be visible in immediate proximity to the receptor. Both lower level and taller construction activities would be directly visible from this receptor. This would be limited only by the use of temporary hoarding to screen lower level construction activity. In accordance with CODE O5-1 of the Design Code existing PRoWs must be maintained or diverted where necessary. To the western extents of the receptor route, construction activity associated with Plot D (North) would be visible along the full length of the PRoW. To the eastern extents of the receptor route, construction activity relating to Plot C (proposed 53m maximum overall height) would be visible, along with existing views of the Birch Industrial Park. Upon completion, the 69m maximum overall height associated with Plot D (North) would be directly visible in views along the full length of the PRoW. Views would also be available of Plot C (proposed 53m maximum overall height) to the eastern extents of the PRoW, along with existing views of the Birch Industrial Park. There is potential for the introduction of further planting along the route of the PRoW, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the PRoW and road route. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse
Users of Moss Hall Road (Photoviewpoint 11)	Low	The receptor is located within the central extents of the Application Boundary, forming a connection from Whittle Lane adjacent to Birch Industrial Estate and continues north to meet Pilsworth Road adjacent to Heywood Distribution Park. The road gains elevation as it travels north through the Application Boundary and is aligned on both sides with mature field and roadside boundary hedgerows. Construction activity relating to the Application Boundary would be visible in immediate proximity to the receptor. Both lower level and taller construction activities would be directly visible from this receptor. This would be limited only by the use of temporary hoarding to screen lower level construction activity. Construction of the 69m maximum overall height associated with Plot D (North) would be directly visible in views along the full length of the road. To the eastern extents of the receptor route, construction activity relating to Plot C (proposed 53m maximum overall height) would be visible, along with existing views of the Birch Industrial Park. Upon completion, the 69m maximum overall height associated with Plot D (North) would be directly visible in views along the full length of the road. Views would also be available of Plot C (proposed 53m building) to the east of the road along with existing views of the Birch Industrial Park. Further north along the road, buildings associated with Plot B (36m maximum overall height) and Plot A (35m maximum overall height) would be available. There is potential for the introduction of further planting along the route of the PRoW, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the PRoW and road route. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of Rochdale Way Promoted Long Distance Footpath to the south-east (Photoviewpoints 12, 13 and 14, and Photomontage Viewpoints 12 and 14)	High - Medium	The receptors are located between approximately 320m and 1km south of the Application Boundary. The footpaths all form local connections to roads and onward footpaths. Views generally look across a well vegetated landscape with layers of intervening roadside and field boundary vegetation. Construction activity relating to the southern extents of the Assessment Boundary would be visible to the receptor. Construction activity associated with Plots D (40m and 69m maximum overall height), E (51m maximum overall height) and F (51m maximum overall height) will be visible from the receptors. Intervening vegetation for receptors on the Rochdale Way will serve to screen and filter views of the lower level construction activity. Taller construction activities will be visible to all receptors. Upon completion, the buildings associated with Plots D (40m and 69m maximum overall height respectively), E (51m maximum overall height) and F (51m maximum overall height) will be visible from all the receptors. Those receptors along the Rochdale Way will benefit from layers of intervening field boundary and roadside vegetation, however the majority of the buildings will remain visible above this. There is potential for the introduction of further planting along the southern periphery to the Proposed Scheme, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse
Users of Hareshill Road (Photoviewpoint 15)	Low	The receptor is located approximately 950m from the Application Boundary. Views in the foreground comprise rough pastureland, with the middle ground to the west comprising the recently constructed Hopwood Meadows (South Heywood) development. Further to the east of the view, middle distance views are available of industrial units associated with the Birch Industrial Park. Construction activity relating to the eastern extents of the Application Boundary would be visible to the receptor. Construction activity associated with Plots E (51m maximum overall height) and F (51m maximum overall height) will be visible from the receptors. Intervening vegetation will serve to screen and filter views of the lower level construction activity, along with Site hoarding. Taller construction activities will be visible. Upon completion, the buildings associated with Plots E and F will be visible and form a large element within the view. There is potential for the introduction of further planting along the eastern periphery to the Application Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse	Medium	Minor Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of A6184 Queen Elizabeth Way (Photoviewpoint 17)	Low	The receptor forms a link between Heywood Distribution Park in the north and Junction 19 of the M62 Motorway to the south. The Application Boundary lies approximately 900m west of the Queen Elizabeth Way. The north-east corner of the Application Boundary that abuts the A6184 is formed by embankment, which limits views into the Application Boundary from this location. Further south, the embankment tapers down to road level. The slightly elevated landform to the north-east of the Application Boundary, in combination with there being no boundary vegetation present, results in medium distance views towards the western extents of the Application Boundary. Further south along the road, the distance from the Application Boundary in combination with the intervening built form and associated vegetation along Hareshill Road, limits views towards the Application Boundary. Construction activity relating to the eastern extents of the Application Boundary would be visible to the receptor. Construction activity associated with Plot F (51m maximum overall height) and Plot E (51m maximum overall height) will be visible from this receptor. Given the distance from the receptor, intervening topography and vegetation would likely screen lower elements of construction activity, while taller construction activities will be visible. This would be limited only by the potential use of hoarding to screen lower level construction activity. Upon completion, the built form within the above noted Plots will be visible from receptor in middle distance views. Other than proposed planting associated with the proposed landscape strategy, there will be limited existing elements that will screen the new built form. There is potential for the introduction of further planting along the eastern periphery to the Proposed Scheme, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse
Users of RD/Hey/Fp72, RD/Hey/Fp75 and RD/Hey/Fp74 (Photoviewpoints 16, 17 and 18, and Photomontage Viewpoint 18)	Medium	The receptor is located to the east and north of the Application Boundary, between 70m and 500m distant. The footpaths form local connections to roads and onward footpaths. The roads to the periphery of the Assessment Boundary (including Queen Elizabeth Way, Pilsworth Road, Moss Hall Road), along with Heywood Distribution Park, form influencing features of the view. Construction activity relating to the northern and eastern extents of the Application Boundary would be visible to the receptors. Construction activity associated with Plots D (69m maximum overall height), B (36m maximum overall height), A (36m maximum overall height), C (53m maximum overall height), F (51m maximum overall height), and E (51m maximum overall height) will be visible from these receptors. Both lower level and taller construction activities will be visible. This would be limited only by the use of temporary hoarding to screen lower level construction activity. Upon completion, the built form within the above noted plots will be visible from all the receptors. Other than proposed mitigation tree planting associated with the Proposed Scheme, there will be limited existing elements that will screen the new built form. There is potential for the introduction of further planting along the northern and eastern periphery to the Application Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape mitigation.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of Pilsworth Road (Photoviewpoint 18, and Photomontage Viewpoint 18)	Low	The receptor is located at the northern boundary to the Application Boundary. Pilsworth Road forms a connection from the Queen Elizabeth Way westwards to Moss Hall Road. Heywood Distribution Park is located to the north of the road. There is little field or roadside boundary vegetation present along the southern boundary of the road, allowing views into the northern portion of the Application Boundary. Construction activity relating to Plot A (36m building) and Plot B (36m building) would be visible in the foreground of views from this receptor. Both lower level and taller construction activity associated with these plots would be visible from the receptor. This would be limited only by the existing roadside vegetation, and the potential use of hoarding to screen lower level construction activity. More distant views (350m distance and beyond) of the construction of Plots AA (52m building), C (53m building), D (North) (69m building), F (51m building) and BB (35m building) would be visible further east along Pilsworth Road, however given the distance from the receptor, views of the lower elements of construction associated with these plots would be screened by intervening topography and vegetation. Views of taller construction activity would be available. Upon completion, the buildings associated with Plot B and Plot A would be directly visible in views looking south along the road. Views of the building would be prominent and generally unobstructed. More distant views of Plots AA, F and B would be available in unobstructed views. There is potential for the introduction of further planting along the route, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent and influence the full length of the route. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of the landscape strategy.	Large	Moderate / Minor Adverse	Large	Moderate / Minor Adverse	Medium	Minor Adverse
Users of BY/1WHI (along the south-eastern edge of Pilsworth Quarry) to the north (Photoviewpoints 19 and 20)	Medium	The receptor is located to the east and north of the Application Boundary, between 70m and 500m distant. The footpath forms a local connection between roads and onward footpaths. The roads to the periphery of the Assessment boundary (including Queen Elizabeth Way, Pilsworth Road, Moss Hall Road), along with Heywood Distribution Park, form influencing features of the view. Construction activity relating to the northern and eastern extents of the Application Boundary would be visible to the receptors. Construction activity associated with Plots D (North) (69m maximum overall height), B (36m maximum overall height), A (36m maximum overall height), C (53m maximum overall height), F (51m maximum overall height), and E (51m maximum overall height) will be visible from these receptors. Both lower level and taller construction activities will be visible. This would be limited only by the potential use of hoarding to screen lower level construction activity. Upon completion, the built form within the above noted Plots will be visible from all the receptors. Other than proposed mitigation tree planting associated with the Proposed Scheme, there will be limited existing elements that will screen the new built form. There is potential for the introduction of further planting along the northern and eastern periphery to the Application Boundary, which would serve to screen and filter views of the lower levels of the buildings, however the upper elements of the buildings would remain visible and prominent. By Year 15 the lower elements of the Proposed Scheme would have become further filtered by intervening vegetation and semi-maturation of proposed mitigation tree planting.	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse	Large	Major / Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users and visitors to 'The Temple' within Heaton Park RPG (Photoviewpoint 21, and Photomontage Viewpoint 21)	High	This receptor is located within Heaton Park, at the Listed Temple Structure, approximately 2.7km south-west of the Application Boundary. Views from the Temple are elevated and looking south and east, offers medium to long distance views. However, looking north-east in the direction of the Application Boundary, intervening blocks of mature woodland located at a similar elevation to the photoviewpoint serve to limit views. Heavily filtered views allow only the approximate horizon line to be seen through the tree line. Construction activity relating to the southern extents of the Application Boundary would be partially visible to the receptor, through dense vegetation where filtered views may be possible during winter months. Construction activity associated with Plot D (40m and 69m maximum overall height) will be visible from the receptor. Intervening woodland vegetation will serve to screen views of the lower level construction activity. Taller construction activities will be visible, in filtered views through dense intervening vegetation. Upon completion, the upper levels of the buildings associated with the above noted plot will be visible in filtered views as a result of the intervening dense woodland vegetation. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Low-Medium	Moderate Adverse	Low-Medium	Moderate Adverse	Low-Medium	Moderate Adverse
Users and visitors to Alkrington Hall (Photoviewpoint 22, and Photomontage Viewpoint 22)	Medium	This receptor is located on an informal footpath at Alkrington Hall, approximately 3.3km south of the Application Boundary. The view is elevated in relation to the context, with landform sloping down to the north. An area of open recreational ground exists in the foreground, with dense woodland forming the middle ground of the views. The vegetation forms a well vegetated context to the western extents of Middleton, the built elements of which are glimpsed through the woodland. Views beyond Middleton are constrained by the intervening vegetation and built form. Our Lady Church of Assumption in Langley is visible on the horizon line. Construction activity relating to the southern extents of the Application Boundary would be visible to the receptor, particularly in relation to construction activity associated with Plot D (40m and 69m maximum overall height). Intervening woodland vegetation and rising landform will serve to screen and filter views of the lower level construction activity however taller construction activities will be visible. Upon completion, the upper levels of the buildings associated with the above noted Plot D will be visible above the wooded horizon line. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Medium	Moderate Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of footpaths to the east, between A666 Manchester Road and the A627(M) and at the Tandle Hill Viewpoint (Photoviewpoints 23 and 24, and Photomontage Viewpoint 23)	Medium	These receptors are located between approximately 4.4km and 5.3km east of the Application Boundary. The views from these receptors to the east of the Application Boundary vary. Elevated views (Tandle Hill) where long distance, open and panoramic views are available and the view looks across an area of open agricultural land before looking across built form associated with Middleton and Heywood, along with lower elevation views looking across an undulating agricultural landscape in the foreground, with dwellings associated with the settlement of Trub visible in the middle ground, along with overhead pylon lines and pylon towers. Localised rising topography and blocks of woodland north of ‘Top of Hebers’ curtail views beyond, towards the Site. Construction activity relating to the whole Application Boundary, but particularly the eastern extents, would be visible to the receptors on elevated land at Tandle Hill. Construction activity associated with Plots A (36m maximum overall height), B (36m maximum overall height), D (40m and 69m maximum overall height), F (51m maximum overall height) and E (51m maximum overall height) will be visible from this receptor. For the receptor, whether elevated or not, given the distance from the Site and the layers of intervening vegetation and built form, it is likely that views of lower level construction activity will be screened, however views of taller construction elements will be available. Upon completion, the built form within the above noted Plots will be visible from the receptor. Given the distance from the Site and the layers of intervening vegetation and built form, it is likely that views of lower level built form will be screened, however views of the upper elements of built form will be available. The built form will be seen within a wider built context, with existing industrial units a feature of the view. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Medium	Moderate Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse
Users to the north, upon rising ground north of B6222, on Footpaths RD/Hey/Fp93, RD/Hey/BP48 and RD/Hey/Fp12 (Photoviewpoints 25 and 26, and Photomontage Viewpoint 25)	Medium	These receptors are located between approximately 3.8km and 4.7km north of the Application Boundary. The footpaths in the area form local connections to roads and onward footpaths. The view is elevated, long distance, open and panoramic from this photoviewpoint. The view looks across an area of open agricultural land before looking across built form associated with Heywood. The Application Boundary is not discernible beyond the intervening built form and vegetation. Construction activity relating to the whole Application Boundary, but particularly the northern extents, would be visible to the receptors. Construction activity associated with Plots A (36m maximum overall height), B (36m maximum overall height), and D (North) (69m maximum overall height), will be visible from this receptor. Given the distance from the Application Boundary and the layers of intervening vegetation and built form, it is likely that views of lower level construction activity will be screened, however views of taller construction elements will be available. Upon completion, the built form within the above noted Plots will be visible from the receptor. Given the distance from the Application Boundary and the layers of intervening vegetation and built form, it is likely that views of lower level built form will be screened, however views of the upper elements of built form will be available. The built form will be seen within a wider built context, with existing industrial units a feature of the view. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Medium	Moderate Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse



Receptor (Photoviewpoint Numbers)	Sensitivity of visual receptor (see Appendix 17.6)	Predicted Change	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users to the west around Elton Reservoir (Photoviewpoint 27, and Photomontage Viewpoint 27)	Medium	The receptor is located approximately 3.5km west of the Application Boundary. The footpaths surrounding the reservoir form local connections to roads and onward footpaths. The reservoir is an elevated feature offering medium to long distance views to the east. The view is elevated, long distance, open and panoramic from this photoviewpoint. The view looks across an area of open agricultural land before looking across woodland, within which are glimpses of built form, including upper elements of buildings within the Warth Industrial Park. The Application Boundary is not discernible beyond the intervening built form and vegetation. Construction activity relating to the northern and western extents of the Application Boundary would be visible to the receptors. Construction activity associated with Plots A (36m maximum overall height), B (36m maximum overall height) and D (North) (69m maximum overall height), will be visible from this receptor. Given the distance from the Site and the layers of intervening vegetation and built form, it is likely that views of lower level construction activity will be screened, however views of taller construction elements will be available. Upon completion, the built form within the above noted Plots (Plot D in particular) will be visible from the receptor. Given the distance from the Application Boundary and the layers of intervening vegetation and built form, it is likely that views of lower level built form will be screened, however views of the upper elements of built form will be available. The built form will be seen within a wider built context, with existing industrial units glimpsed as a feature of the view. By Year 15 the lower elements of the Project for Assessment would have become further filtered by existing intervening vegetation. Maturation of secondary mitigation planting will not be visible for this receptor and no change to the view is anticipated.	Medium	Moderate Adverse	Medium	Moderate Adverse	Medium	Moderate Adverse

