

Sunlight and Daylight Assessment



**Proposed Mixed Use Development
Bury New Road & Fairy Lane, Manchester**

BOI Trading Company Ltd

December 2021

1. Introduction

- 1.1 This Sunlight and Daylight Assessment has been prepared in support of an application for outline planning permission from BOI Trading Company Ltd for a mixed use development on the land adjacent to the junction of Fairy Lane and Bury New Road in Manchester. The proposal would involve the construction of ground floor retail and commercial units (Class E) with residential apartments on the upper floors of a building totalling five storeys in height.
- 1.2 Matters relating to the proposed site layout, scale, appearance, landscaping and means of access are all reserved for subsequent approval although indicative site layout plans, floor plans, elevations and site access alterations have been prepared and submitted with the application to demonstrate how the site could be developed. It is on the basis of these indicative plans that the Sunlight and Daylight Assessment has been prepared.
- 1.3 The application site is a rectangular shaped parcel of land measuring approximately 0.63ha in area which is located immediately south of the junction between Fairy Lane and Bury New Road. Bury New Road (A56) is an arterial route into the centre of Manchester with the application site being located around 1km from the city centre just to the north of Strangeways.
- 1.4 The site has a frontage facing Bury New Road of approximately 130m in length whilst it has a depth from its western to eastern boundaries of some 50m at its widest point. Historically, the site has been cleared of terraced houses from the early 1900's and is now overgrown with semi mature trees towards its eastern boundary and areas of hardstanding/former roadways.
- 1.5 Elevated behind the application site to the east and north east are two storey residential properties on Fairy Lane, Holbeton Close and Sandsend Close. Two residential terraces on Holbeton Close face each other and do not directly overlook the site whilst the houses on Sandsend Close are generally screened by the mature group of trees running along the eastern site boundary, many growing on land supported by retaining structures.
- 1.6 The proposed development would result in the comprehensive redevelopment of this brownfield site to deliver a stylish and attractive new building that would be supported by a ground level under-croft car park with vehicle manoeuvring/servicing area and perimeter hard and soft landscaping. Vehicular access to the site would be via Bury New Road with modifications to the junction that currently serves the adjacent terrace of commercial units to the south that are owned by the applicant. The main pedestrian access to the building would be from Bury New Road with an alternative "residents only" access off Fairy Lane to the north.
- 1.7 The proposed building has been designed over five storeys which has determined the overall height of the development. Circa 624 sqm of ground floor commercial units (Class E) would be provided at street level fronting onto Bury New Rd whilst a total of 136 apartments comprising a combination of one and two bed units of varying sizes would sit above.

2. Assessment

- 2.1 Paragraph 126 of the National Planning Policy Framework (NPPF) published in July 2021 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is identified as being a key aspect of achieving sustainable development, creating better places in which to live and work, and helping to make development acceptable to local communities. This is further reinforced by paragraph 130 of the Framework which requires planning decisions to ensure that, amongst other things, places are created that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future residents.
- 2.2 At a local level, the Manchester Core Strategy was adopted in July 2012 and establishes the key spatial principles to guide the strategic development of Manchester up to and including 2027. This contains a policy, Policy DM1, which requires all new development proposals to have regard to a range of specific issues including effects on residential amenity and design for health.
- 2.3 In specific relation to assessing impacts on sunlight and daylight to existing residential properties, Manchester City Council's validation checklist references that such assessments should be undertaken in accordance with the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight & Sunlight - A Guide to Good Practice" 2011 Second Edition and British Standard 8206:2 Part 2
- 2.4 The BRE guidelines advise that daylight and sunlight levels should be assessed for the main habitable rooms of neighbouring residential properties with habitable rooms in residential properties being defined as kitchens, living rooms and dining rooms. Bedrooms are recognised as being less important as they are mainly occupied at night time.
- 2.5 The BRE guidelines states that:
- "If, for any part of the new development, the angle from the centre of the lowest affected window to the head of the new development is more than 25° then a more detailed check is needed to find the loss of skylight to the existing buildings."*
- 2.6 In this case there are only a small number of residential receptors in the vicinity of the application site that could be affected by the proposed development. Specifically, two storey residential properties on Fairy Lane, Holbeton Close and Sandsend Close sit on elevated land above the site to the north east and east.
- 2.7 The properties on Fairy Lane to the north would be unaffected by the proposed development in terms of sunlight and daylight as these are substantially offset from the proposed building line of the development. Indeed, Figure 1 overleaf shows the Indicative Site Layout Plan and this clearly identifies the proposed building running largely parallel to the existing Halfords store on the corner of Fairy Lane and Bury New Road with the residential properties further up Fairy Lane continuing to have an open aspect across the rear part of the application site. Views of the development from the front elevation windows of these properties would be at oblique angles and therefore any impacts on sunlight and daylight would be minimal.
- 2.8 In a similar vein, the residential properties on Holbeton Close to the east would be unaffected by the proposals in terms of sunlight and daylight because properties are orientated on a north-south axis and face onto each other across a cul-de-sac. The end properties on either

side of the street i.e. those nearest to the application site, present blank gables onto the application site ensuring that there would be no resultant adverse effects on these dwellings.

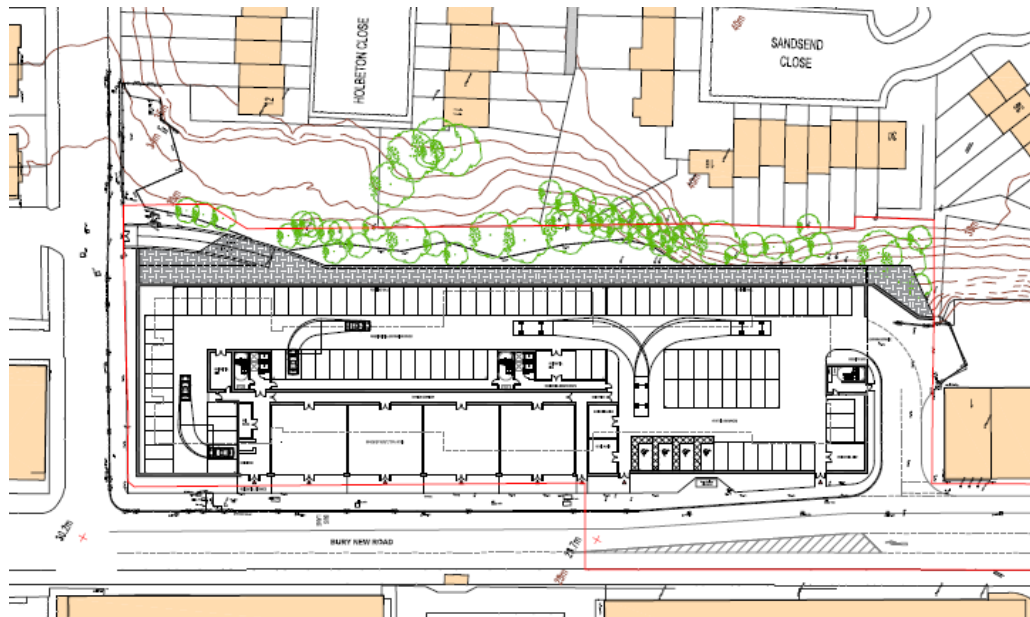


Figure 1: Indicative Site Layout Plan

- 2.9 It is therefore the case that only the properties on Sandsend Close towards the south eastern end of the site have the potential to be affected by the proposed development in terms of sunlight and daylight. However, again there are properties within Sandsend Close that are orientated in such a way that they present blank gable elevations towards the application site and, otherwise, there are only 8 properties that actually back onto the site boundary.
- 2.10 These 8 properties are heavily screened by the mature group of trees running along the eastern site boundary which would be retained in its entirety and incorporated into the proposed development. The building would be largely invisible from these neighbouring properties due to the substantial extent of the existing tree cover along the eastern site boundary as shown in the photograph in Figure 2 below.



Figure 2: Photograph of the site from Bury New Road

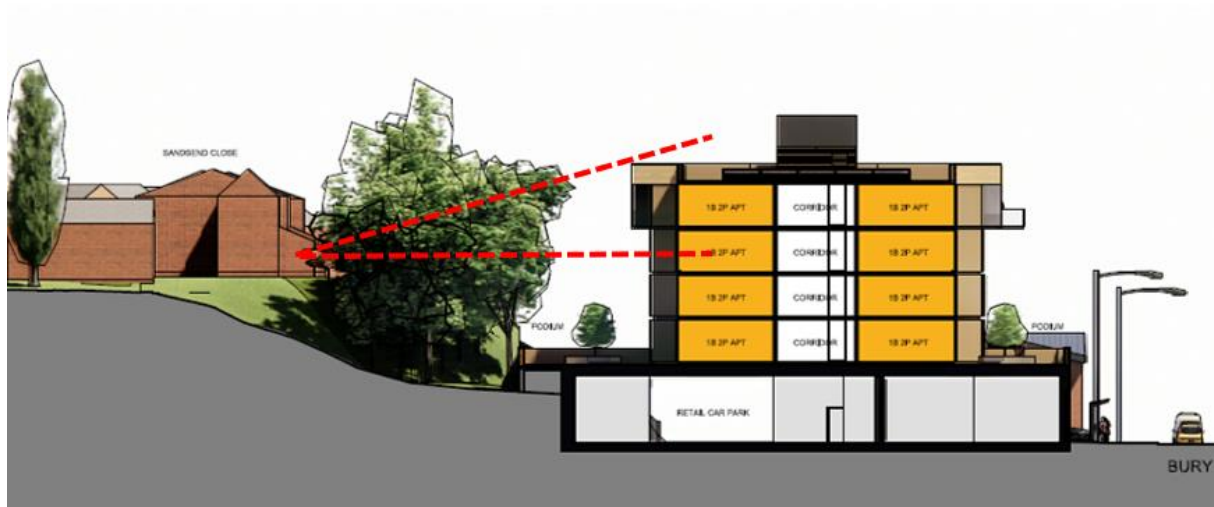


Figure 3: Cross Section showing relationship with Sandsend Close

- 2.11 Figure 3 above further highlights the relationship between the proposed building and the rear elevations of those properties on Sandsend Close. Notwithstanding the extensive mature tree cover along the eastern site boundary, this demonstrates that the reduced height of the building down to five storeys (when compared to the previously proposed six storey scheme) would ensure that there would not be an unacceptable adverse impact on daylight and sunlight to these properties. The illustration shows that, in line with BRE guidelines, when measured from the central part of the lowest (ground floor) windows to the highest part of the new development that sits within direct line of sight of these neighbouring properties, the angle would be around 20° and therefore significantly less than the 25° or more when a more detailed daylight and sunlight assessment is required.
- 2.12 This Sunlight and Daylight Assessment has therefore demonstrated that there would not be any resultant adverse effects on the existing residential properties surrounding the application site to the extent that either a more detailed analysis is required or that planning permission should be withheld on this basis. Indeed, there are only a small number of properties on Sandsend Close that have the potential to be affected by the proposed development in terms of sunlight and daylight loss but these already have extensive mature tree coverage along their boundaries with the application site to the extent that the new building would be largely unseen. It has also been demonstrated, notwithstanding the existing tree coverage, that in any event the proposed development would not impinge more than a 25° degree angle from the centre point of the ground floor rear windows of the neighbouring properties and therefore the relationship is considered to be entirely acceptable in terms of BRE guidelines. In turn, the proposal therefore accords fully with both the NPPF and Core Strategy Policy DM1 in these respects.