

Your reference:
Our reference: [3194]NLK
09 May 2022



Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
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The Old Post Office
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By Post & E-mail

Dear Sirs

Approved Planning Application 128698/FO/2020 Site Bounded by Stockport Road, Swallow Street, Siddall Street & Pennington Street Minor Material Application (MMA) Daylight, Sunlight & Overshadowing Commentary

Introduction

In accordance with instructions received on behalf of the applicant, Views (Holding) Limited, we have reviewed the amended details set down in the MMA document dated April 2022 prepared by Ollier Smurthwaite Architects to advise whether or not the proposed amendments would have any impacts on the daylight, sunlight and overshadowing amenity to the relevant neighbouring properties.

Daylight / Sunlight / Overshadowing Planning Principles

In preparing this assessment, we have had reference to the Daylight, Sunlight and Overshadowing Commentary prepared by Avison Young dated 05 February 2021 in support of the approved Planning Application. That Report relied on and reflected the guidance detailed in the Building Research Establishment (BRE Guidelines) – “*Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (the BRE Guide) – (Second Edition 2011)*”. This commentary relies on and reflects the same guidelines as previously.

The assessment approach adopted by Avison Young was to contrast the Proposed Development, which has now been approved, against the proposed structure on the Site that had been previously approved in Planning Application 117411/FO/2017 – the baseline position. That Planning Application, and the structure approved by it, has been superseded by the now proposed structure detailed in the approved Planning Application to which the MMA applies. Consequently, the baseline position which the MMA needs to be tested / contrasted against is the now approved structure detailed in approved application 128698/FO/2020.

Daylight, Sunlight & Overshadowing – Preliminary Assessment Results

The driving factor in establishing the daylight, sunlight and overshadowing impacts from a Proposed Development is the scale and massing of that development, compared to the relevant baseline position.

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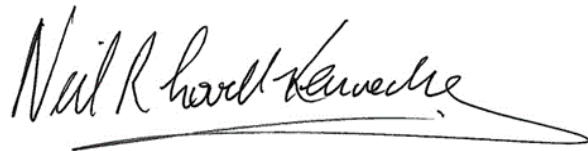
The alterations detailed in the MMA do not add to the overall massing of the Proposed Development to any significant degree. It is noted that the MMA provides for the 4th floor to be removed which will result in a reduction to the overall massing of the proposed development when compared and contrasted to the appropriate baseline position.

When considered against the baseline condition, namely the extent of the structure that was approved in the original application, the MMA proposals will not, in our opinion, result in any adverse daylight or sunlight impacts or any additional overshadowing to any of the relevant neighbouring properties.

Conclusion

In conclusion, the alterations detailed in the MMA will not, in our opinion, generate any adverse impacts in terms of daylight or sunlight residential amenity to the adjacent residential accommodation or any adverse overshadowing impacts to any neighbouring garden or amenity areas.

Yours faithfully

A handwritten signature in black ink, reading 'Neil Lovell-Kennedy', with a long horizontal flourish extending to the right.

Neil Lovell-Kennedy

Director

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