

**Our Ref [2497]MPS – Proposed “Viadux” Development, Manchester
Daylight & Sunlight, Overshadowing and Solar Glare Amenity Impact
Minor Material Amendment Technical Note – 01 May 2020**

This Note has been prepared by Gray Scanlan Hill in support of an application to vary the planning permission for Viadux as approved by the LPA on 27 July 2017 (Application Reference: 115871/FO/2017) in light of minor amendments proposed by the Applicant. These are explained in full within the application documentation but principally consist of: alterations to a phasing plan, rationalisation of the building’s massing, footprint, and layout, alteration to the structural strategy, reduction in number of car parking spaces, alterations to the elevations, and refinement of the energy strategy.

In light of the proposed amendments there are no changes to the original report/s produced by Gray Scanlan Hill, as follows:

- Chapter 11 of the Environmental Statement - Daylight & Sunlight, Overshadowing and Solar Glare Amenity Impact Chapter, plus Technical Appendix; and
- Supplementary Advice on Axis Tower dated 16 May 2017.

In addition, the minor nature of the changes will not cause any additional significant effects and, as a result, the conclusions of EIA deliverables in the original application remain the same with no further work required.

The proposed changes to the approved scheme that are worthy of comment from a daylight & sunlight, overshadowing and solar glare amenity perspective are the proposed change in the phasing plan, the proposed change in the footprint and height (massing) of the residential tower, and certain proposed changes to the elevational treatment of the residential tower.

Phasing Plan

As set out in our original Chapter, the impact that the construction or phasing of the Proposed Development will have on these amenity issues is temporary, because they are a function of the proposed massing which will vary during construction phase operations.

On this basis, the proposed change to the phasing of the Proposed Development is non-significant. The Proposed Development will always have its greatest and long-term amenity impact upon completion of the construction phase once the massing has been fully established.

Reduced Massing

The massing (footprint, height, and general shape) of a building is a direct influence on the measured daylight & sunlight amenity impact of a proposed building and the extent to which it creates shadow.

On the basis that it is proposed to reduce the height and footprint of the proposed residential tower, its daylight & sunlight amenity impact will be no more adverse than that communicated in the Environmental Statement. The extent to which the Proposed Development will create permanent or transient shadow will also be no greater than that previously communicated.

The original Chapter considered the propensity for the Proposed Development to create solar glare, with the adjacent Metrolink lines identified as key neighbouring receptors. That it is

proposed to reduce the massing of the proposed residential tower would mean that the solar glare impact of the Proposed Development would be no more adverse than that previously communicated.

Elevational Changes

It is proposed to remove the vertical fins to the end elevation of the proposed residential tower. These fins were not modelled as part of our Technical Analysis. On that basis, the removal of the fins will have no material influence on the daylight and sunlight, overshadowing or solar glare impact of the Proposed Development as presented in the original Chapter.

This Note should be read in conjunction with the Covering Letter prepared by Deloitte and its enclosures submitted as part of this application.