
RE: Albert Bridge House - App Ref no 143164/FO/2025 - Solar Glare

From [REDACTED]

Date Wed 06/08/2025 11:56

To Angela Leckie <[REDACTED]>

Cc [REDACTED]

Hi Angela,

Thank for your email and sending this through. Based on the justification within the EIA Highways would not expect a stand alone Solar Glare Assessment.

Many thanks,

[REDACTED]

[REDACTED]
Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

Please Note my Working Hours: Mon - Fri 08:00 - 16:00

Email: [REDACTED]

Phone Number: [REDACTED]

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA



Out of Office: Thursday 28th August

Annual Leave: Friday 29th August – Monday 1st September

From: Angela Leckie <[REDACTED]>
Sent: 06 August 2025 08:50
To: [REDACTED]
Subject: Albert Bridge House - App Ref no 143164/FO/2025 - Solar Glare

Hi [REDACTED]

Just further to your Highways comments. There was no Solar Glare Report submitted with this application and in the EIA Scoping Report they said:

Solar glare

- 8.5 The nearest railway line is situated approximately 180m to the north (the Preston – Manchester line) and is separated behind existing neighbouring buildings of up to 35 storeys. Due to this distance and the intervening built form it is considered unlikely that a material increase in solar glare will occur.
- 8.6 Furthermore, the fenestration of the blocks will not consist of large areas of uninterrupted glazing. The windows are separated by cladding that breaks up the glazed portions of the towers. In the case of the commercial block, as well as areas of cladding, a portion of the windows are shielded by louvres. It is expected that

¹³⁸ BRE (2022) Guidelines: Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice (3rd Edition).

the effect of the design will be to mitigate against some instances of solar glare. However, as with any building that contains reflective surfaces, the Proposed Scheme may cause some isolated instances of solar glare which should be of short duration and for limited periods of day / year.

- 8.7 Therefore, the risk of solar glare at transport intersections is unlikely to be significant and will not be considered within the EIA or reported in the ES.

On the basis of the above we Scoped Solar Glare out of the ES but do you think that we should require a stand alone Solar Glare Report to support this application?

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) [REDACTED]

Tel (Internal) [REDACTED]

email [REDACTED]

www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

Upcoming Leave

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