

TECHNICAL NOTE: Sister Plot C - Impact of Proposed Amendments upon Solar Glare

This technical note has been prepared in relation to the impact of the proposed amendments upon the solar glare effects reported in ES Chapter 11 submitted in support of the Proposed Development known as Sister Plot C in Manchester (planning ref. 143024/FO/2025).

2025 Environmental Impact Assessment

In 2025, GIA produced the Solar Glare ES Chapter (Chapter 11) of the Environmental Statement in support of 143024/FO/2025. This concluded that there would be no significant solar glare effects to all road locations surrounding the Site nor trains travelling westbound. Minor to Moderate Adverse and Significant solar glare effects were identified for train drivers travelling in the eastbound direction towards Manchester Piccadilly Station. Mitigation measures were proposed for the western elevations of C1 and C2 which comprise specification of low reflectance glazing which would reduce the overall effects to Minor Adverse and Not significant.

Proposed Amendments

The design of the Proposed Development has been amended in the following ways:

- Updates the facade design, incl. materiality/finish; and
- Updates to the landscaping layout.

Any updates to the landscaping design would not have any impact on sunlight reflected from the Proposed Development, so do not need to be considered further in terms of solar glare. The potential impacts of the updates to the facade are set out below.

Updates to the Facade Design

The facade has been updated as follows (as per updated elevation drawings dated September 2025 and DAS Addendum Section 3 prepared by Allies and Morrison):

- Recessing of pre-cast spandrel (by 100mm) on all facades;
- Introduction of pre-cast splayed lintel replacing angled flat metal panels covering louvres on all facades; and
- Introduction of a light shelf to replace the angled brise soleil on the southern elevation.

The above changes are all very minor in terms of how they change the overall reflectivity of the building. The areas of visible glazing would not be materially altered and so the location, times of the day/year and scale of reflections would remain comparable with the original assessment. Whilst the revised light shelf would marginally alter the reflections from the southern elevation, the total area of shading and visible glazing would be similar. As a result, the conclusions and subsequent mitigation measures reported in the submitted EIA in terms of solar glare remain valid.

Yours sincerely

For and on behalf of GIA



Krystle Stewart

Director

krystle.stewart@gia.uk.com