

Our Ref: 24567

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15 October 2025

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Angela Leckie
Manchester City Council
Town Hall
Manchester
M60 3NY

Dear Angela,

Albert Bridge House, Manchester – Daylight Correction – 2-8 Left Bank Apartments

DPR is aware that a discrepancy has been raised in relation to the technical daylight results (VSC and NSL) and the main body of text within the Environmental Statement (dated June 2025) for the proposed development at Albert Bridge House. The discrepancy concerns the neighbouring residential property, 2-8 Left Bank Apartments. This letter outlines the discrepancies and sets out the revised, correct text for 2-8 Left bank Apartments in relation to daylight.

Within the June 2025 Environmental Statement, 2-8 Left Bank Apartments was outlined in paragraph 8.136 and within Table 8.16 as experiencing a Minor Adverse daylight effect when the existing vs proposed baseline is considered.

The text in paragraph 8.135 of the main body of the ES outlined that 100% of windows within 2-8 Left Bank Apartments experience a negligible change with regards to VSC. The text in the same paragraph outlined that in relation to NSL, 71 (90%) of the 79 rooms assessed would meet the 2022 BRE Guidelines. This text does not accurately reflect the technical analysis submitted with and appended to the chapter. The revised text for the 2-8 Left Bank in relation to daylight (VSC and NSL) can be seen below:

133 (85%) of the 157 windows assessed would meet the 2022 BRE Guidelines for VSC and experience a negligible change. Of the 24 windows that do not meet the target values, 20 (13%) will experience a relative reduction of between 21% – 30% (small adverse magnitude). The remaining four windows (3%) will experience reductions of between 31% – 40% (medium adverse magnitude). Each of the four windows that experiences a medium adverse alteration experiences a low VSC value in the existing baseline (7.6% to 11.3%). As the existing values are low, any meaningful change in massing over the site is likely to result in skewed VSC percentage changes to these windows. The absolute change in VSC to each window is relatively low at 2.5% to 3.6%.

Also at:

1 George Yard
London
EC3V 9DF

The Quay
12 Princes Parade
Liverpool L3 1BG

Block 4, Harcourt Centre
Harcourt Road
Dublin D02 HW77

40 Berkeley Square
Bristol
BS8 1HP

64 (86%) of the 74 rooms assessed would meet the 2022 BRE Guidelines for NSL and experience a negligible change. Nine of the 10 remaining rooms will experience alterations between 21% – 30% (small adverse magnitude). The one remaining room records a greater relative reduction of 35% (medium adverse magnitude). The room is in use as a Living / Kitchen / Dining (LKD) and experiences a low existing daylight distribution (NSL) of 34%. This low existing NSL value has in part resulted in the larger relative percentage change.

The sensitivity of the receptor is high. In consideration of the high VSC compliance, the low number of medium adverse VSC impacts, the high NSL compliance and the singular medium adverse magnitude of impact, the overall magnitude of change in respect to daylight amenity within this neighbouring building is considered to be small. Therefore, there is likely to be a direct, permanent, long-term adverse effect which is considered to be minor.

Summary

DPR is aware that a discrepancy has been raised in relation to the technical daylight results and the main body of text within the Environmental Statement for the proposed development at Albert Bridge House (dated June 2025).

Within the June 2025 Environmental Statement, 2-8 Left Bank Apartments was outlined as experiencing a Minor Adverse daylight effect when the existing vs proposed baseline is considered.

When the discrepancy is addressed, we consider the property to remain as experiencing a Minor Adverse daylight effect. As such, we consider the conclusions within the June 2025 ES regarding 2-8 Left Bank Apartments to be consistent and remain valid regarding daylight.

Yours sincerely,



Jonathan Caltieri

Partner

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