
RE: Highways response to 142535/FO/2025

From [REDACTED]
Date Tue 17/06/2025 10:58
To Lucy Harrison [REDACTED]
Cc [REDACTED]

Morning Lucy,

I hope you are well. Thanks for your email and helping me to locate the assessment! Please see Highways comments below:

FURTHER HIGHWAYS COMMENTS 17TH JUNE 2025:

An Independent Daylight & Sunlight Solar Glare Assessment report has been prepared by Gia. The report undertook solar glare assessments at all sensitive locations where the proposals would be visible within 30 degrees of a driver's direct line of site.

The assessment has undertaken a worst-case scenario where it is anticipated that there is no cloud cover and the sun is shining for all days of the year for the full duration of daylight hours.

It was found that 20 junctions / pedestrian crossing would be impacted by reflections 10 degrees or below during certain times of the day and/or certain times of the year.

The assessment found that 8 locations would see no reflections within 30 degrees of a drivers line of sight:

- HwS1 - Houldsworth Street junction with Newton Street
- HwS2 - Houldsworth Street junction with Dean Street
- SS1 - Store Street pedestrian crossing
- GA4 - Great Ancoats Street junction with Store Street/Old Mill
- GA5 - Great Ancoats Street junction with Newton Street
- GA6 - Great Ancoats Street pedestrian crossing
- GA7 - Great Ancoats Street pedestrian crossing
- GA8 - Great Ancoats Street junction with Laystall Street

Seven of the remaining 13 location have at least one viewpoint which experiences solar reflection within 30 degrees of a driver line of sight, but not greater than 10 degrees:

- BS - Bengal Street junction with Redhill Street
- MS1 - Murray Street junction with Jersey Street
- MS2 - Murray Street junction with Redhill Street
- HS - Henry Street junction with Redhill Street
- SS2 - Store Street junction with Great Ancoats Street
- GA2 - Great Ancoats Street junction with Adair Street
- GA3 - Great Ancoats Street junction with Pollard Street.

Of the 6 remaining locations the assessment deemed it appropriate to recommend Low Visible Light Reflectance glazing to the following locations:

- Woodward Street (WS) North-west elevations of Building A and Building B
- Pickford Street (PfS) North-east elevation of Building B

- Old Mill 1 (OM1) Lower half of north-east elevation of Building A
- Old Mill 2 (OM2) Lower half of north-east elevation of Building A

The VLR will reduce the intensity of any reflections that occur within 10 degrees of a drivers direct line of sight. Highways accept this proposed mitigation.

For location Old Mill 3 it was noted that the location of the reflects will sit within the most sensitive 3 degrees field of view. As such fixed shading elements are to be applied to an area of façade capable of generation reflections towards this junction. It is noted that this mitigation could comprise of fins, louvres or Bres Soliel. Highways accept this proposed mitigation.

Overall, the report summarises that based on the location of reflection related to the drivers direct line of site, the times when reflections would occur, solar glare at the majority of listed junctions / pedestrian crossing are considered unlikely to cause significant concern for drivers. For those that will have a significant impact appropriate mitigation will be in place to reduce the significance. Overall, this is acceptable to Highways in principle.

Many thanks,

[REDACTED]

[REDACTED]

Development Control Engineer
Highways Development Control
Neighbourhoods Directorate

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

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Out of Office: Friday 20th June & Monday 23rd June

Annual Leave:

From: Lucy Harrison [REDACTED]

Sent: 16 June 2025 10:57

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Highways response to 142535/FO/2025

Hi [REDACTED]

Further to your email below regarding solar glare, GIA have advised that the information requested is contained within ES Chapter 11: Solar Glare. Please would you assess it and let me have your comments.

Many thanks

Lucy