



**SUPPLEMENTARY DAYLIGHT
REPORT**

STOCKTONS, MANCHESTER

22 April 2025

GIA No: **19504**

1 INSTRUCTIONS & EXECUTIVE SUMMARY

- 1.1 GIA have been instructed by Liquid Business (Manchester) Ltd to produce a supplementary daylight report to support the findings in the Daylight, Sunlight & Overshadowing Environmental Statement Chapter (the DSO ES Chapter) submitted in support of the planning application for the development of Stocktons, Manchester (the Proposed Development).
- 1.2 The technical analysis which underpins the DSO ES Chapter has been completed using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.
- 1.3 Following consultation with MCC, a 3D visualisation of the effect on the daylight & sunlight within the following properties has been requested:-

Oxygen	47 Ducie Street
Quantum	William Jessop Court
5 Wharf Close	John Smeaton Court
Thomas Telford Basin	Paradise Mews
Laystall Street Consented Scheme	Islington Wharf Phase 2
Islington Wharf Phase 3	Islington Wharf Phase 1 BLK A
Islington Wharf Phase 1 BLK B	Islington Wharf Phase 4
Laystall House	32-34 Laystall Street
57-59 Ducie Street	Jutland House
Whittle's Croft Wharf	Piccadilly Village
Store Street Scheme	

- 1.4 The numerical analysis provided within the DSO ES Chapter and the visualisation of those analysis results contained in this supplementary report show that the effect of the Proposed development on the daylight within the above properties can be considered minor and not significant for the reasons described in DSO ES Chapter and shown in this supplementary report .
- 1.5 With regard to the effect of the Proposed Development on Oxygen compared to the existing baseline, whilst the overall magnitude of change will be high, the effect is considered to be not significant on the basis that the assessments should be based on an alternative, less stringent, guideline (a mirror massing of Oxygen as a baseline) which is in accordance with paragraph H6 of the BRE guidelines, which states:-

"Factors tending towards a minor adverse [not significant] impact include...there are particular reasons why an alternative, less stringent, guideline should be applied, for example... or a window standing unusually close to the boundary."

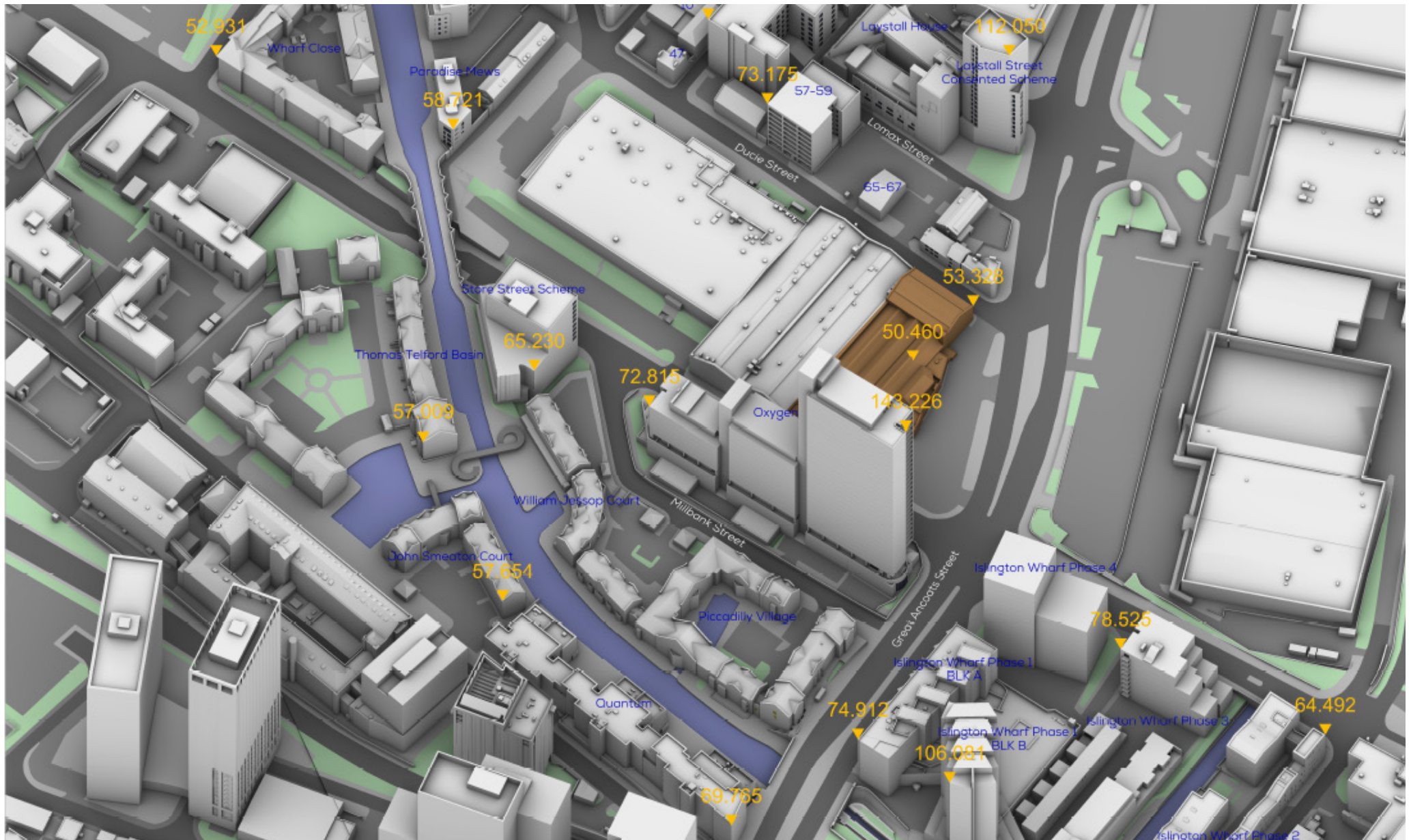


Fig. 01: The current buildings on the Site

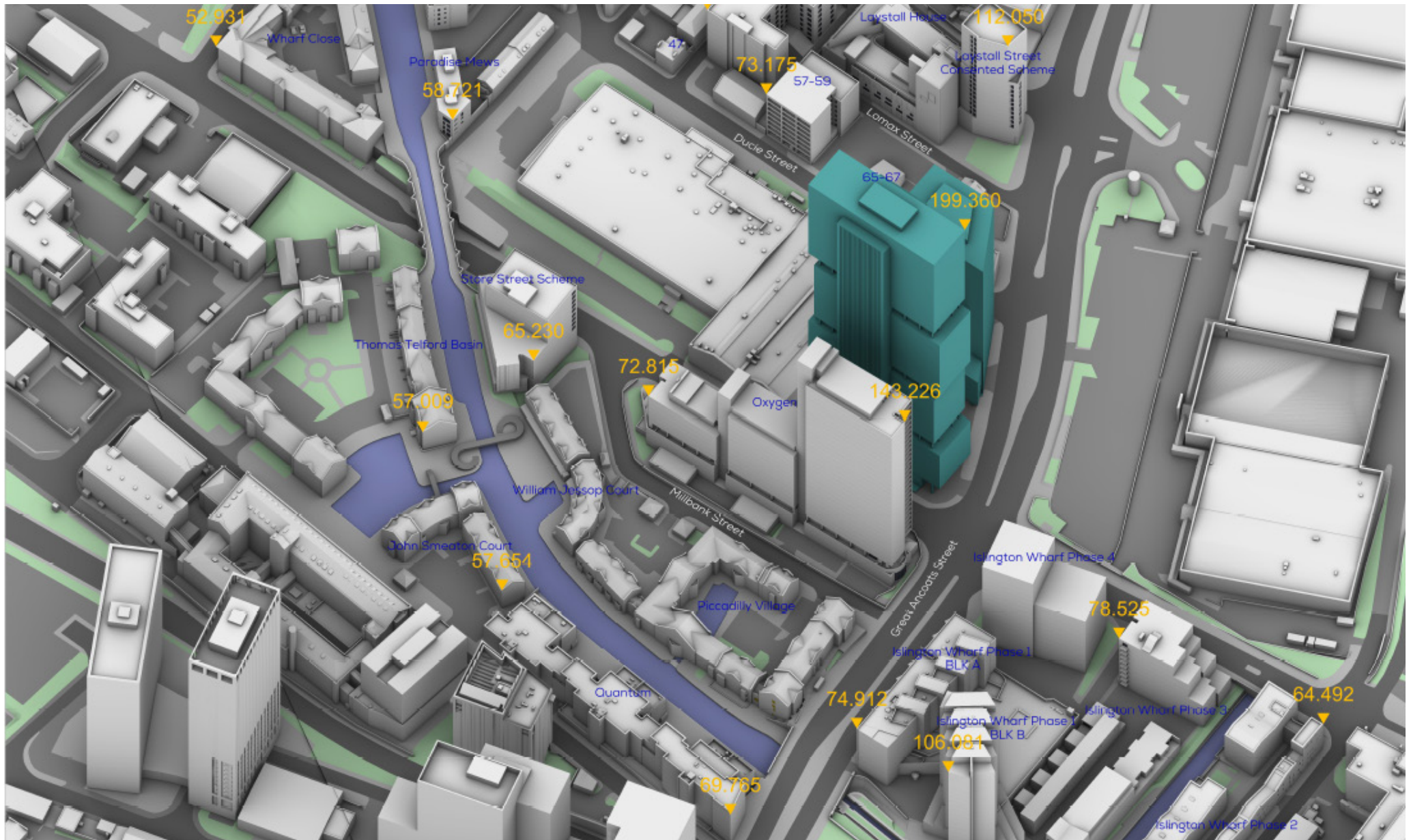


Fig. 02: The Proposed Development

2 BRE TARGET CRITERIA

2.1 The assessment of daylight effects is based principally on the amount of visible sky before and after the construction of a new development. It is for this reason that the BRE states the following at paragraph F7 in relation to the assessment of daylight changes:-

“In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylight environment as a whole.”

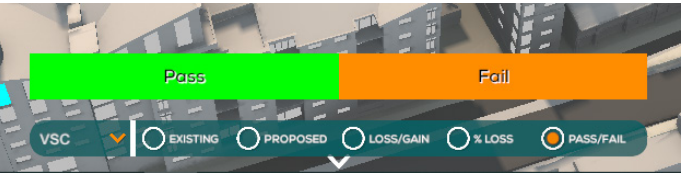
2.2 For the purpose of this supplementary report, the following two-stage assessment process has been adopted. The process stems from the High Court decision on the application of Melanie Rainbird and The Council of the London Borough of Tower Hamlets.

Stage 1 - Is there a strict compliance with the VSC recommendations in the BRE Guidelines?

Stage 2 - Can the deviations from the VSC recommendations be deemed acceptable?

2.3 The images on the following pages show the window maps of the surrounding residential properties where any changes in daylight and/or sunlight exceed the default BRE guidance .

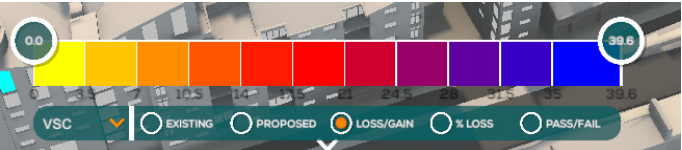
STAGE 1A - VSC PASS/FAIL



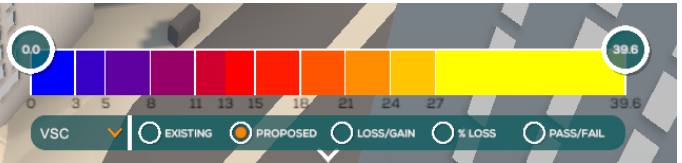
STAGE 1B - % OF BASELINE VSC CHANGE



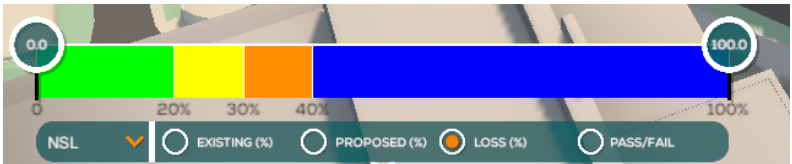
STAGE 2 - ABSOLUTE VSC CHANGE



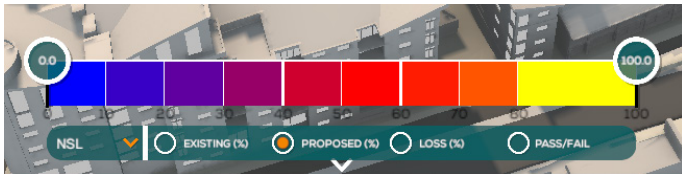
STAGE 2 - RETAINED VSC



STAGE 2 - EFFECT ON NSL



STAGE 2 - RETAINED NSL



3 DAYLIGHT WINDOW MAPS
OXYGEN - EXISTING V PROPOSED

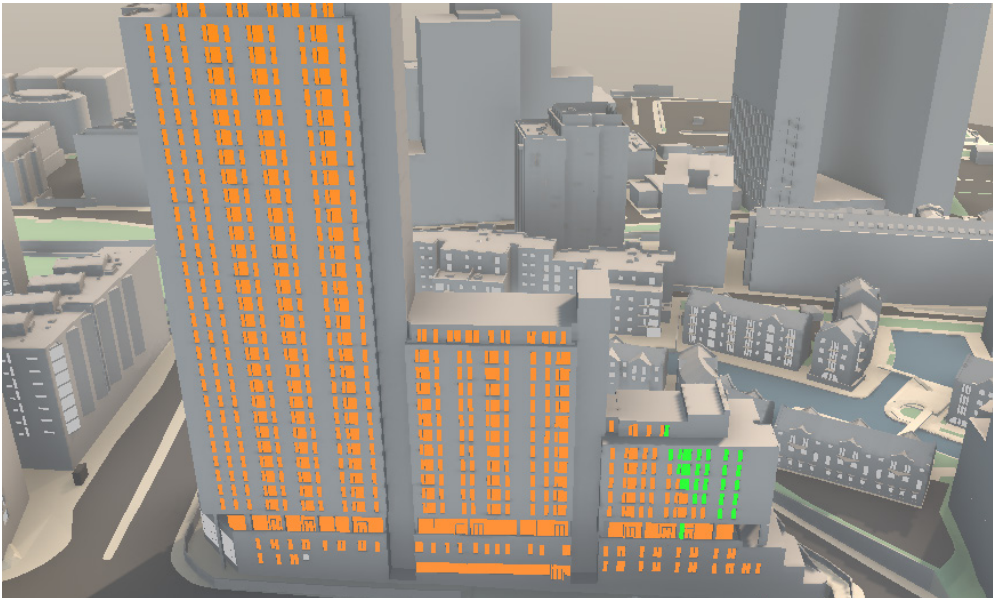


Fig. 03: STAGE 1 - VSC Pass/Fail

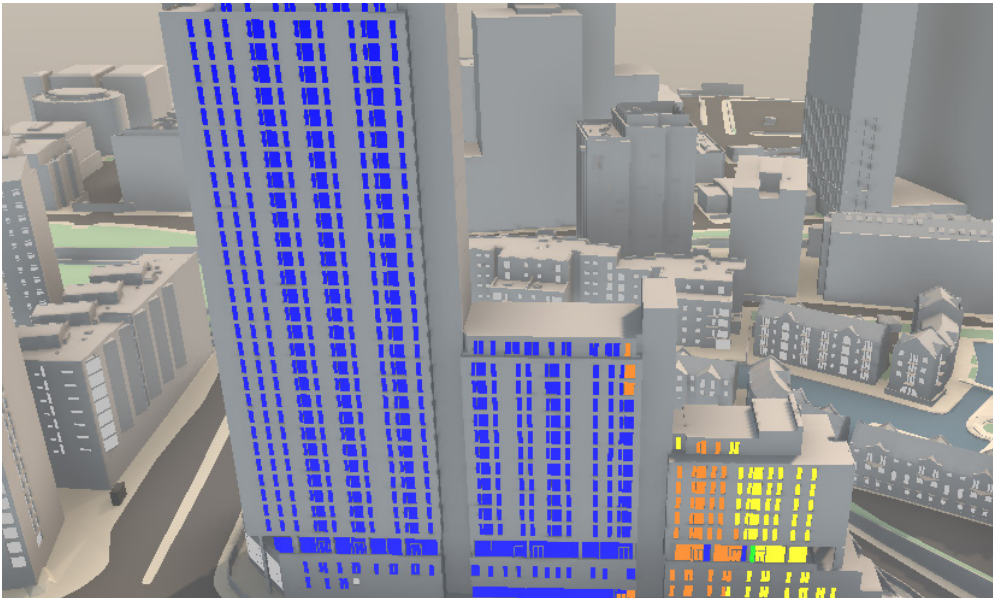


Fig. 04: STAGE 1 - VSC % Change



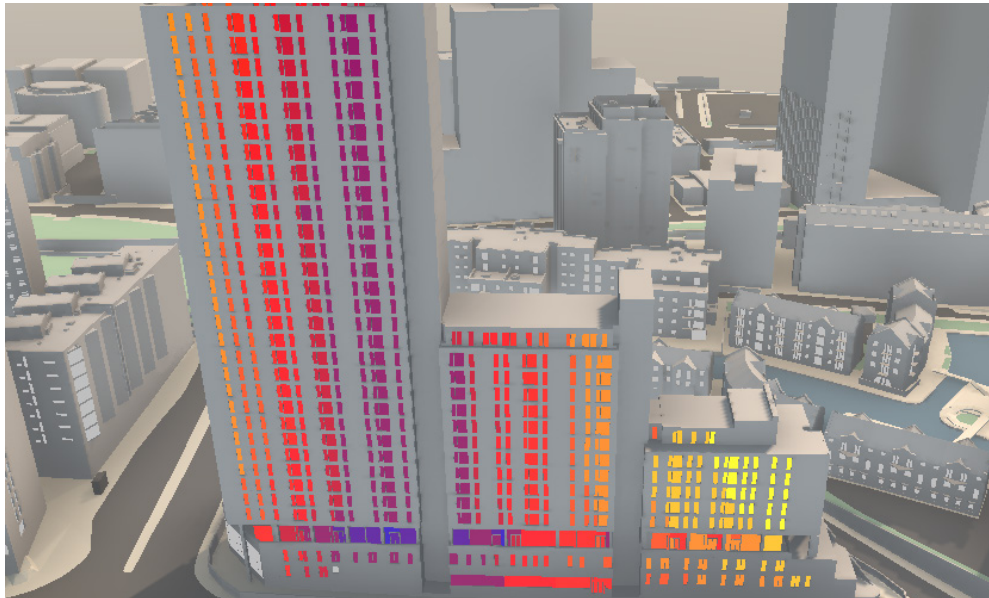
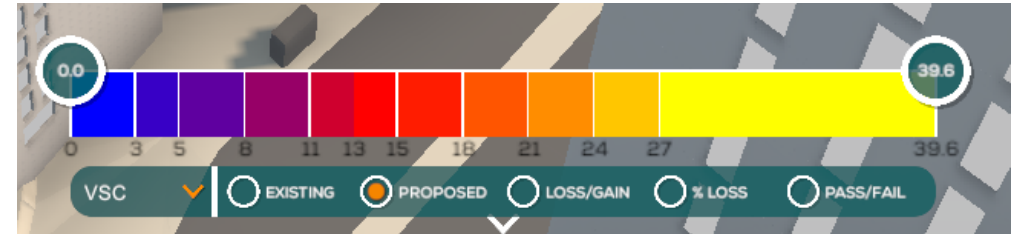


Fig. 05: STAGE 2 -Mostly mid teens retained VSC



4 DAYLIGHT WINDOW MAPS
OXYGEN - MIRROR V PROPOSED

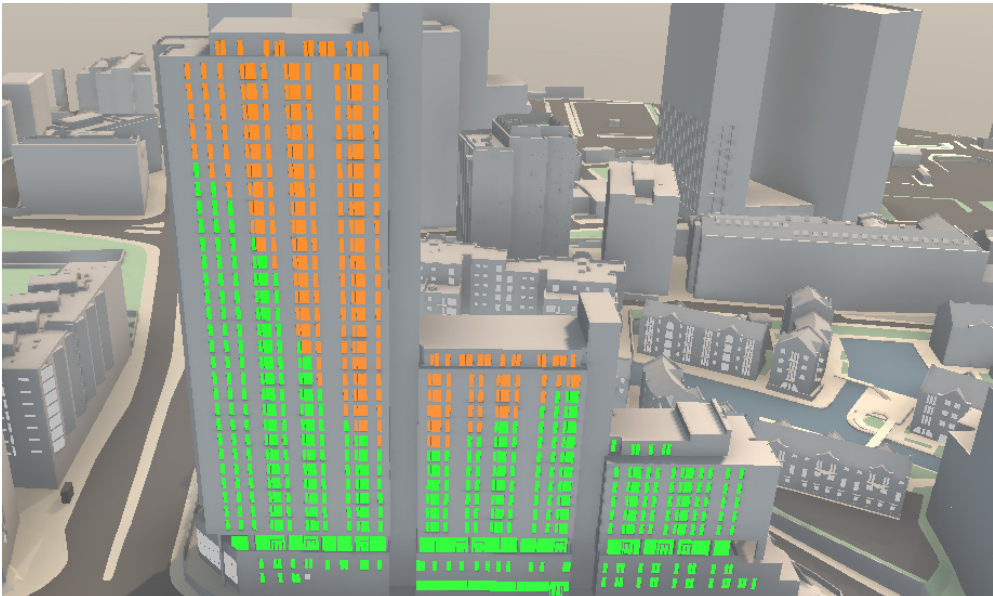


Fig. 06: STAGE 1 - VSC Pass/Fail

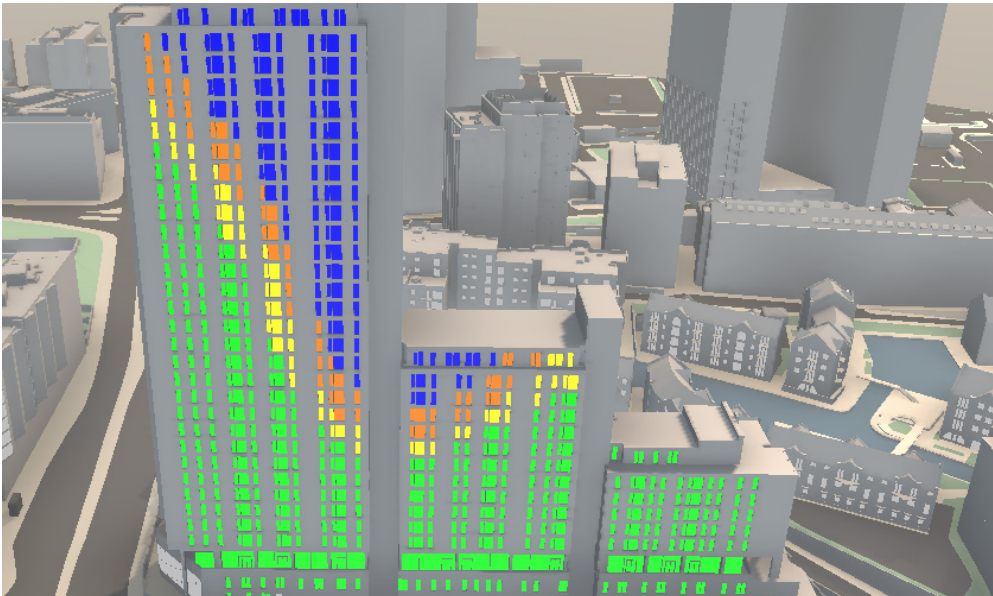


Fig. 07: STAGE 1 - VSC % Change



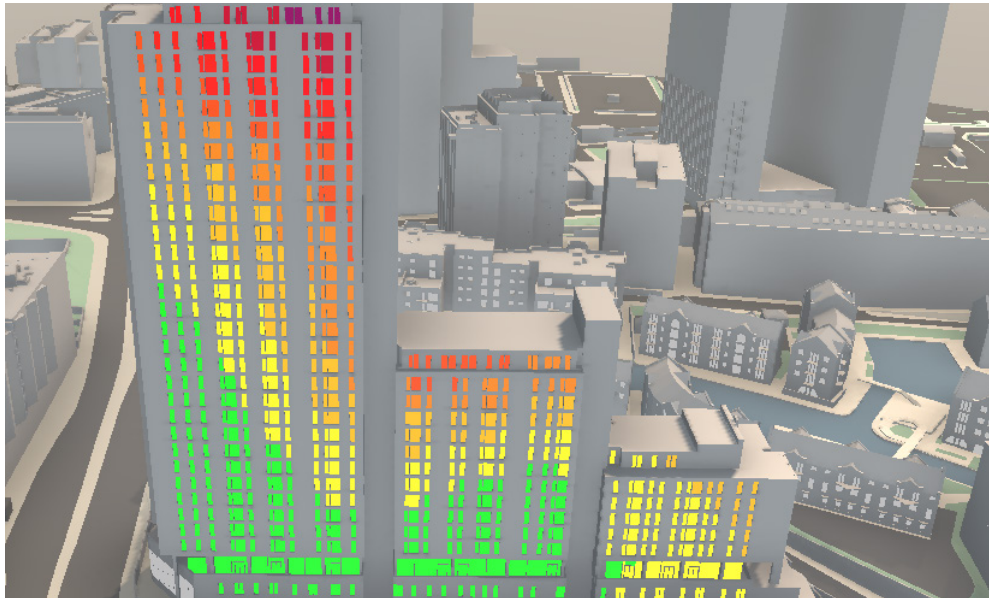


Fig. 08: STAGE 2 - Actual VSC Changes - Green = gains

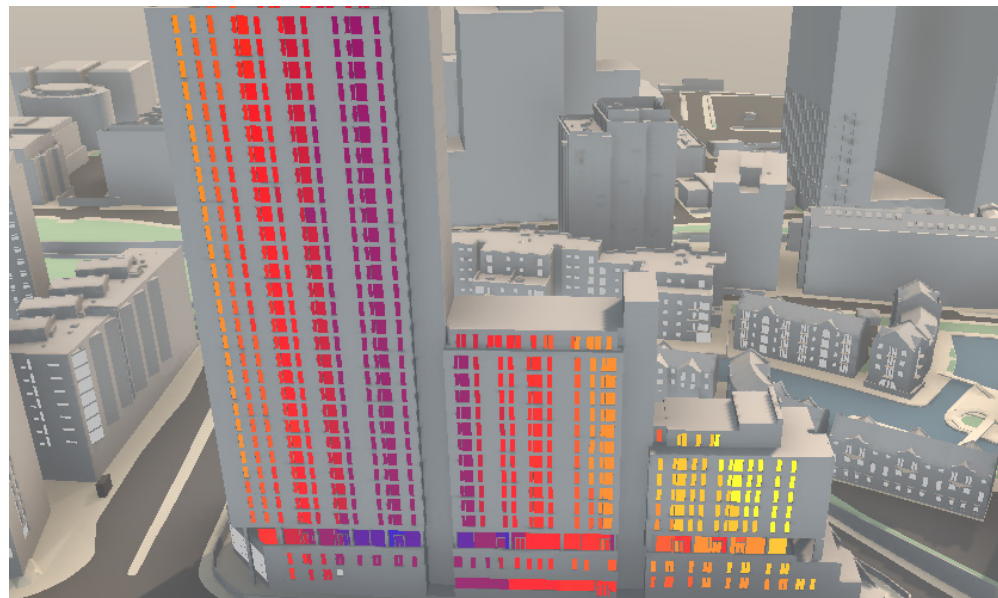
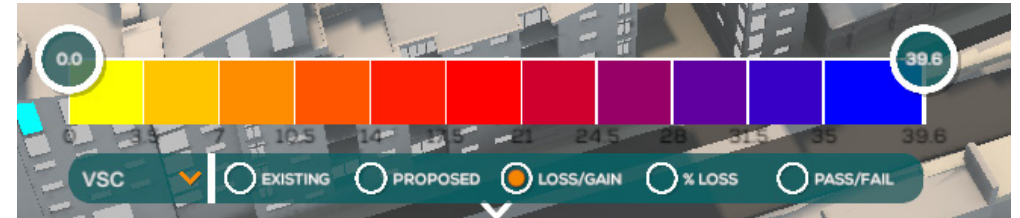
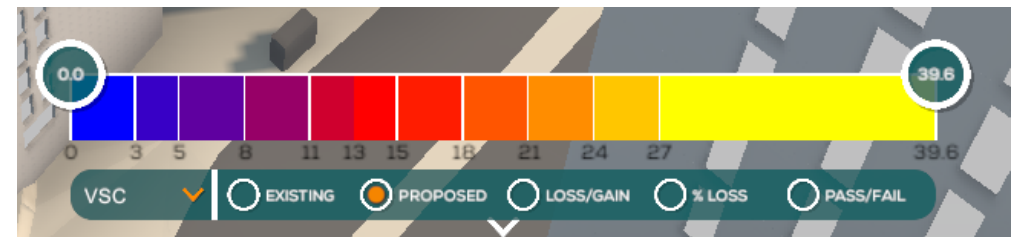


Fig. 09: STAGE 2 -Mostly mid teens retained VSC



5 DAYLIGHT WINDOW MAPS
WILLIAM JESSOP COURT

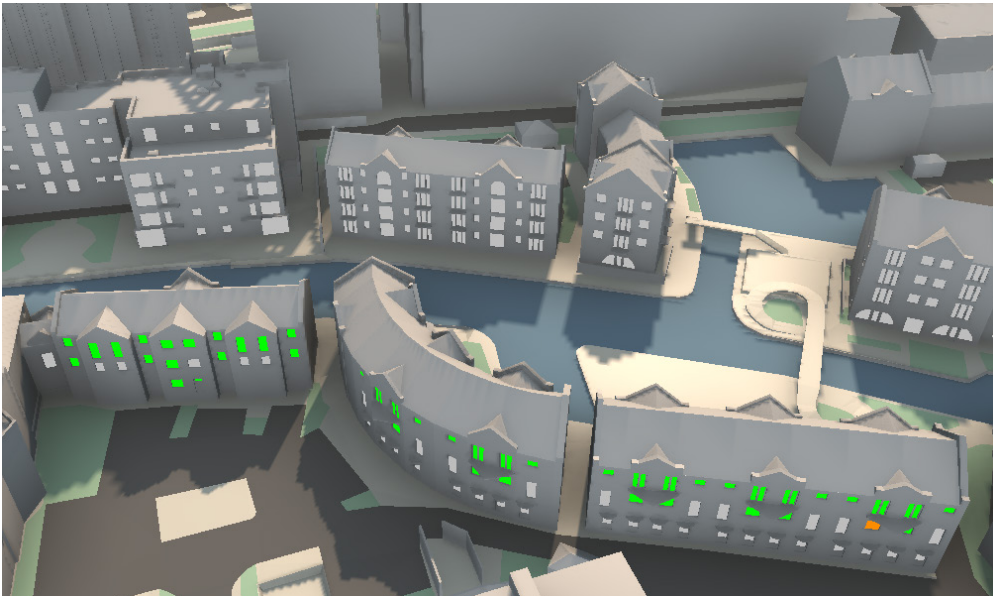


Fig. 10: STAGE 1 - VSC Pass/Fail

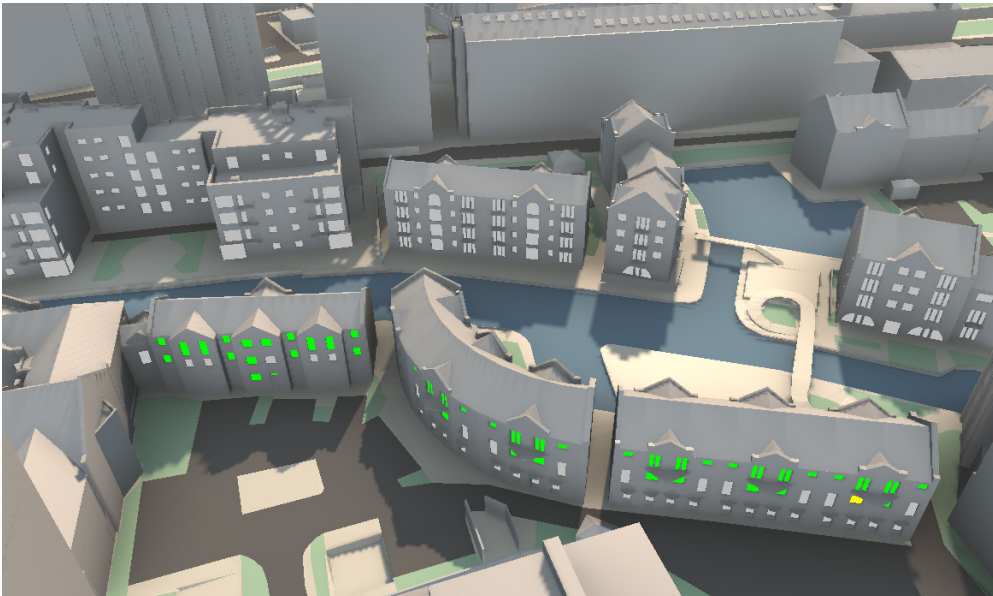


Fig. 11: STAGE 1 - VSC % Change



6 DAYLIGHT WINDOW MAPS
JOHN SMEATON COURT

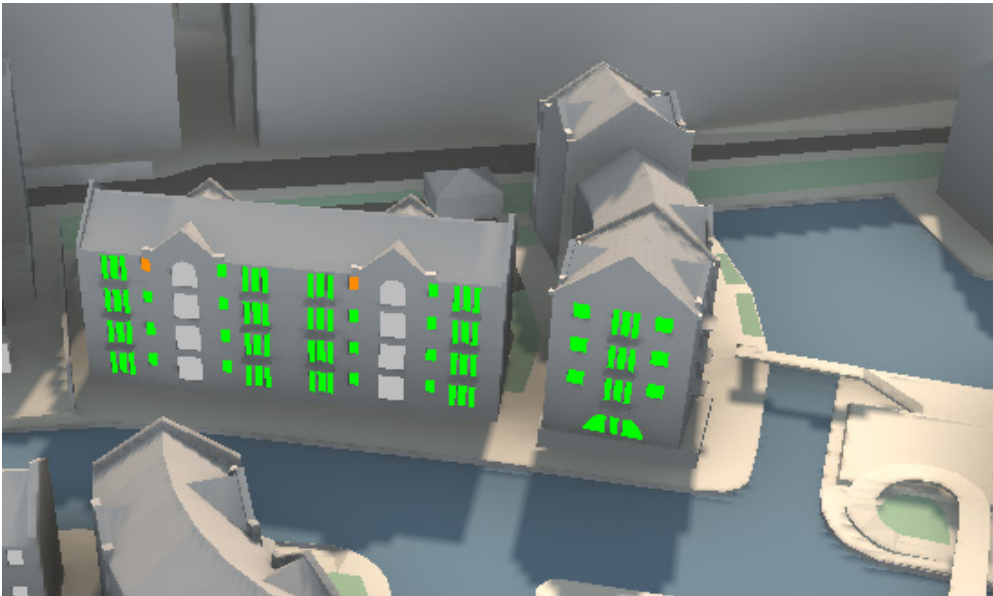


Fig. 12: STAGE 1 - NSL Pass/Fail

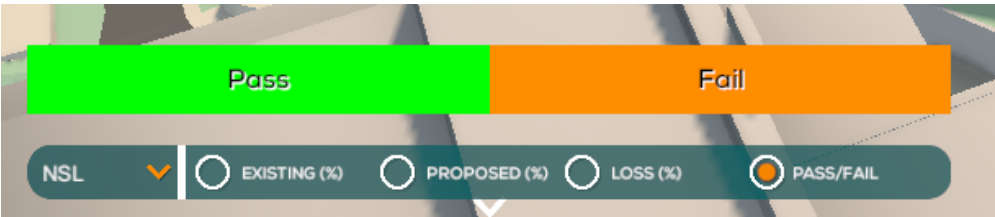
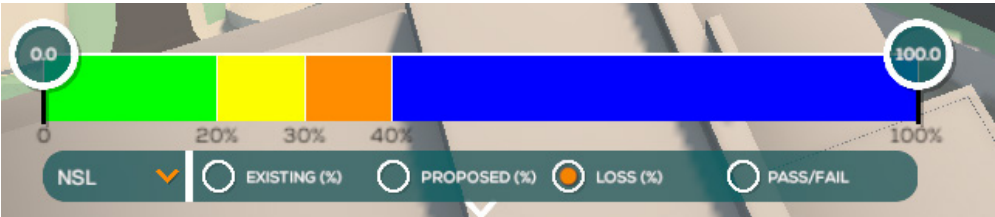


Fig. 13: STAGE 1 - NSL % Change



7 DAYLIGHT WINDOW MAPS
THOMAS TELFORD BASIN

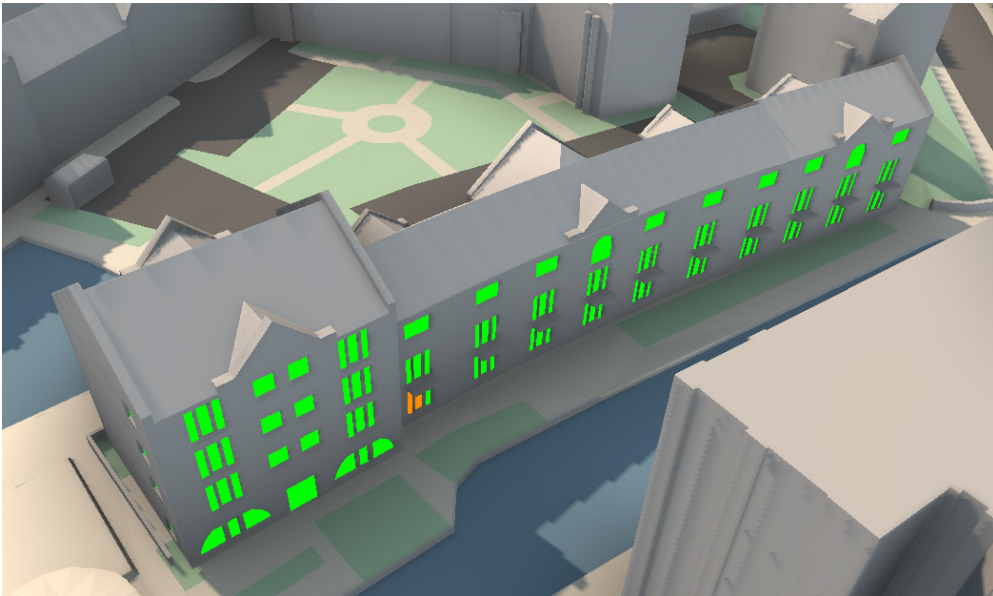


Fig. 14: STAGE 1 - VSC Pass/Fail

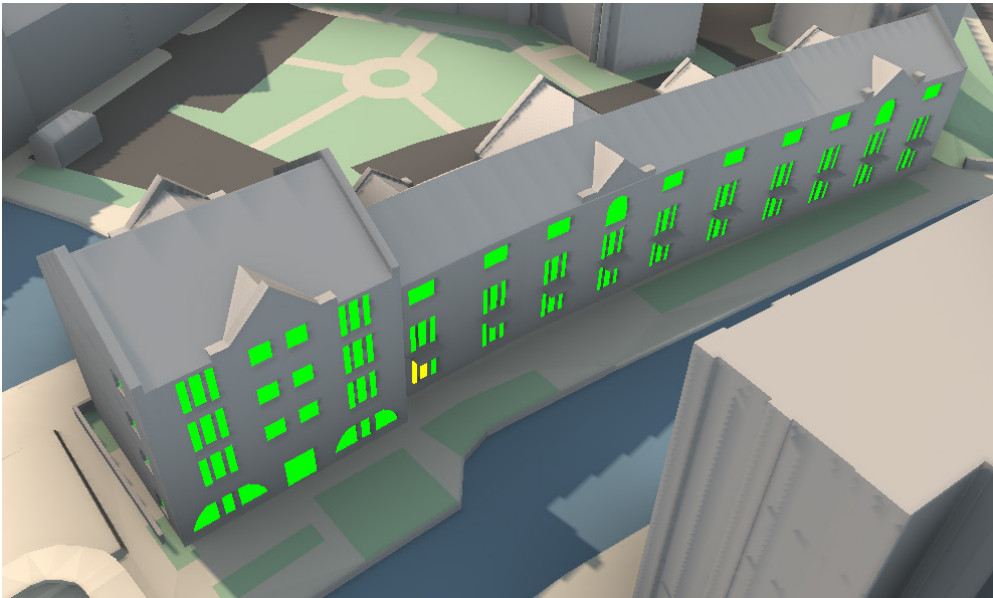


Fig. 15: STAGE 1 - VSC % Change



8 DAYLIGHT WINDOW MAPS

LAYSTALL STREET CONSENTED SCHEME

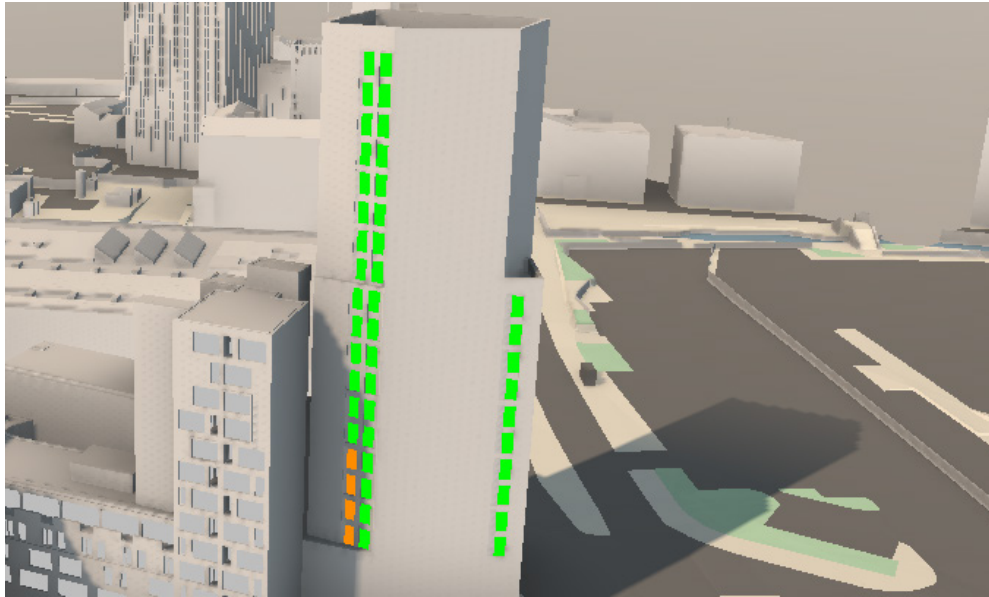


Fig. 16: STAGE 1 - VSC Pass/Fail

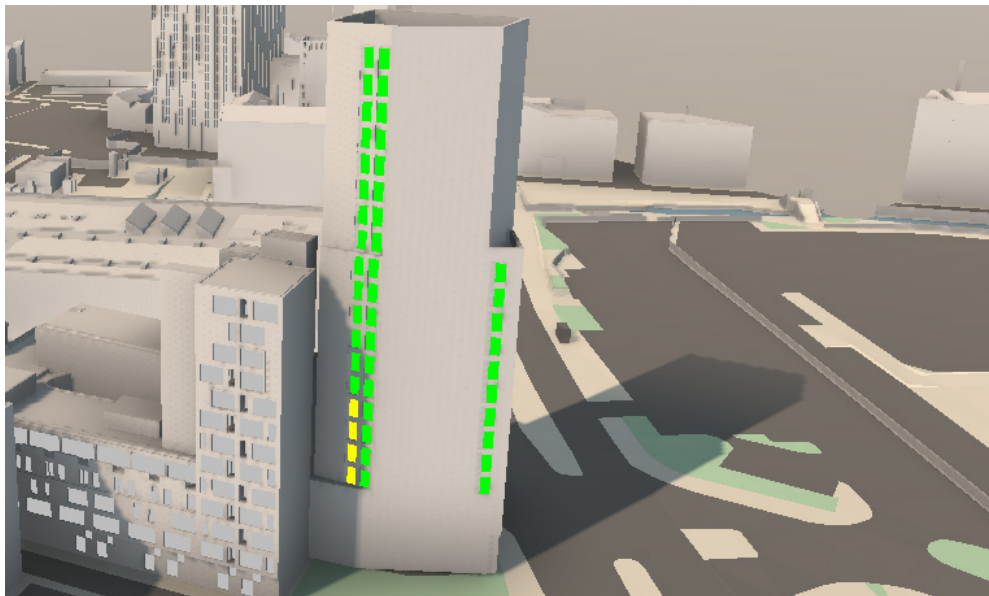
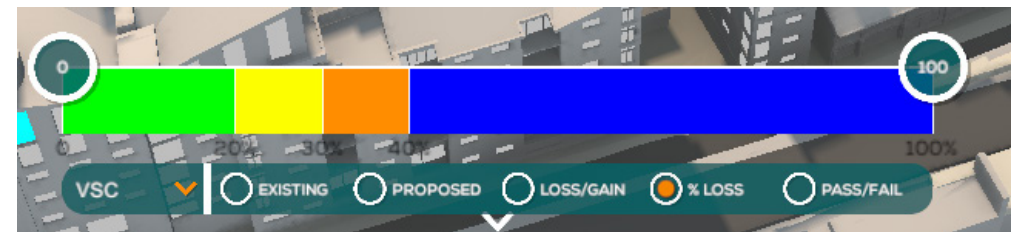


Fig. 17: STAGE 1 - VSC % Change



9 DAYLIGHT WINDOW MAPS ISLINGTON WHARF PHASE 3

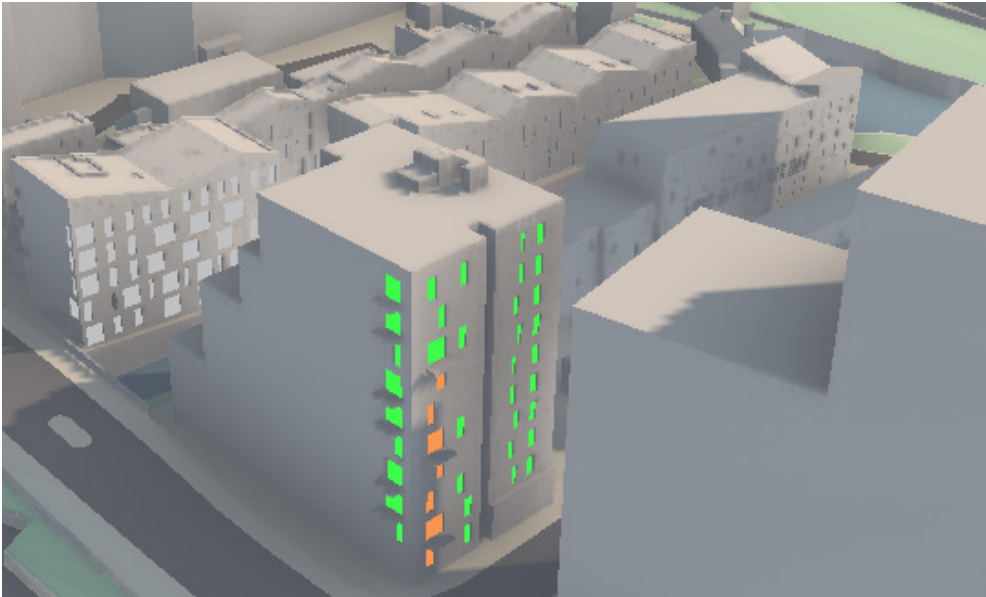


Fig. 18: STAGE 1 - VSC Pass/Fail

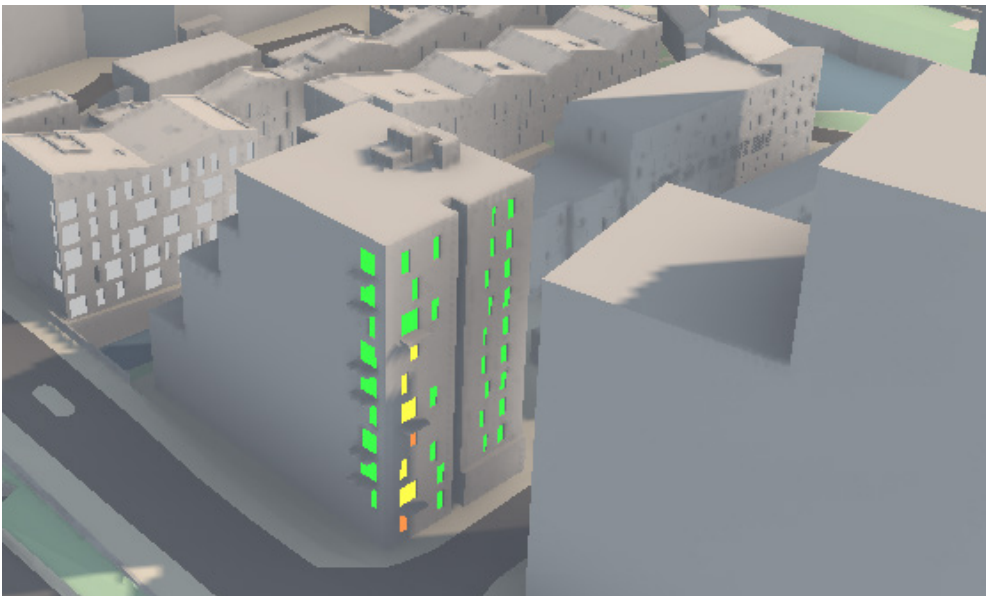
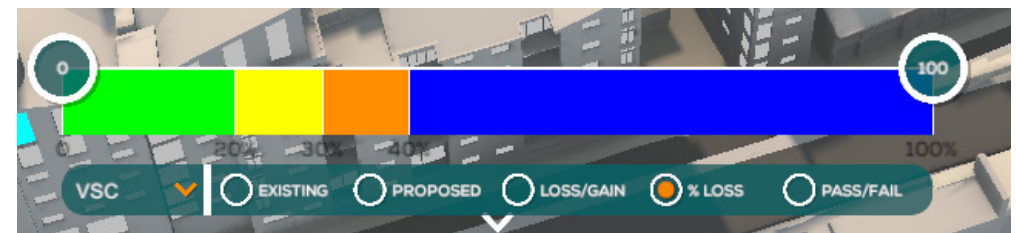


Fig. 19: STAGE 1 - VSC % Change



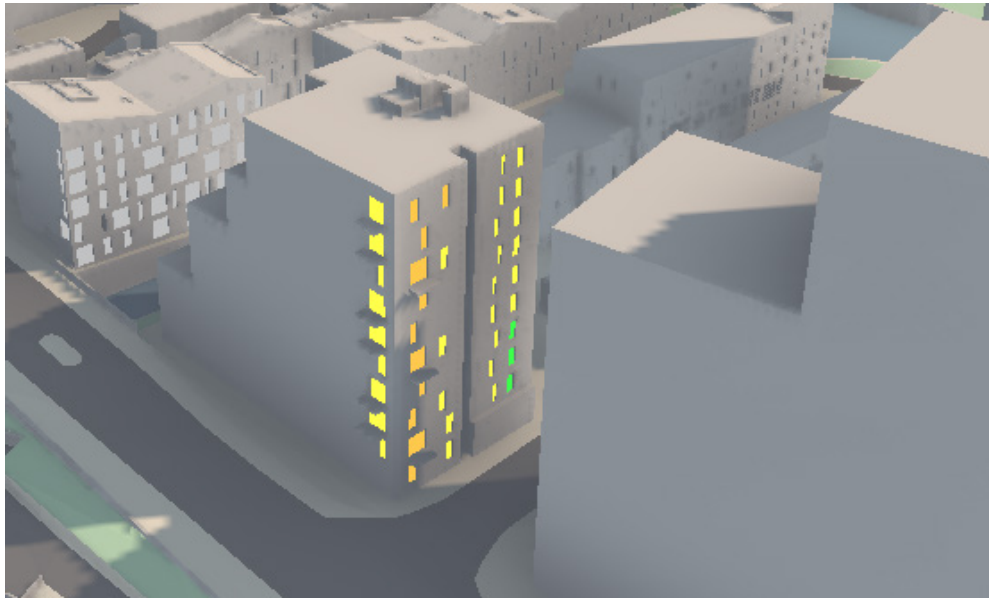


Fig. 20: STAGE 2 - Small Actual VSC Changes

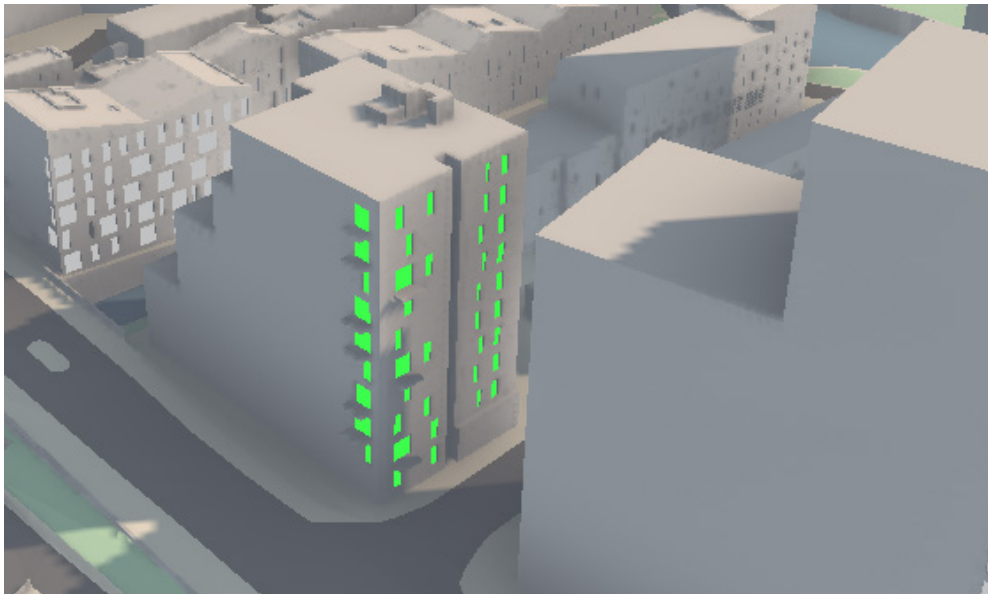
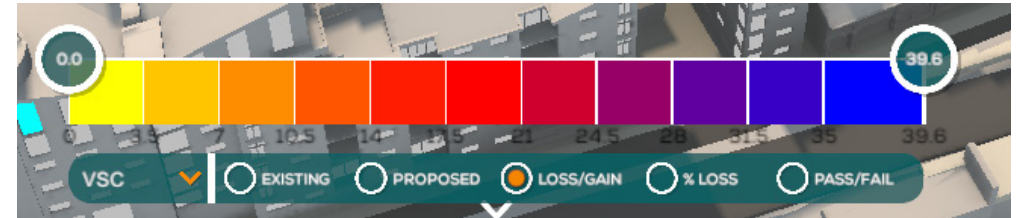
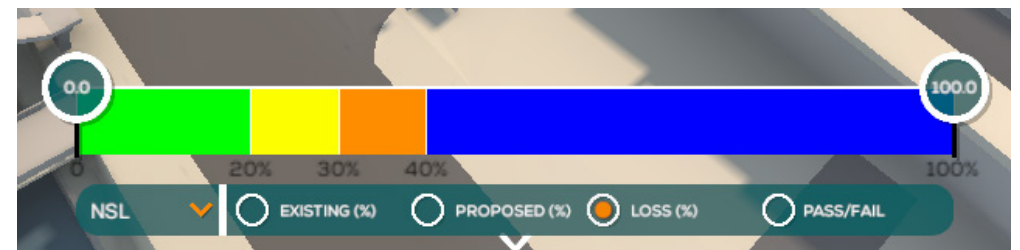


Fig. 21: STAGE 2 - All NSL Changes are BRE compliant



10 DAYLIGHT WINDOW MAPS
ISLINGTON WHARF PHASE 1 BLK A

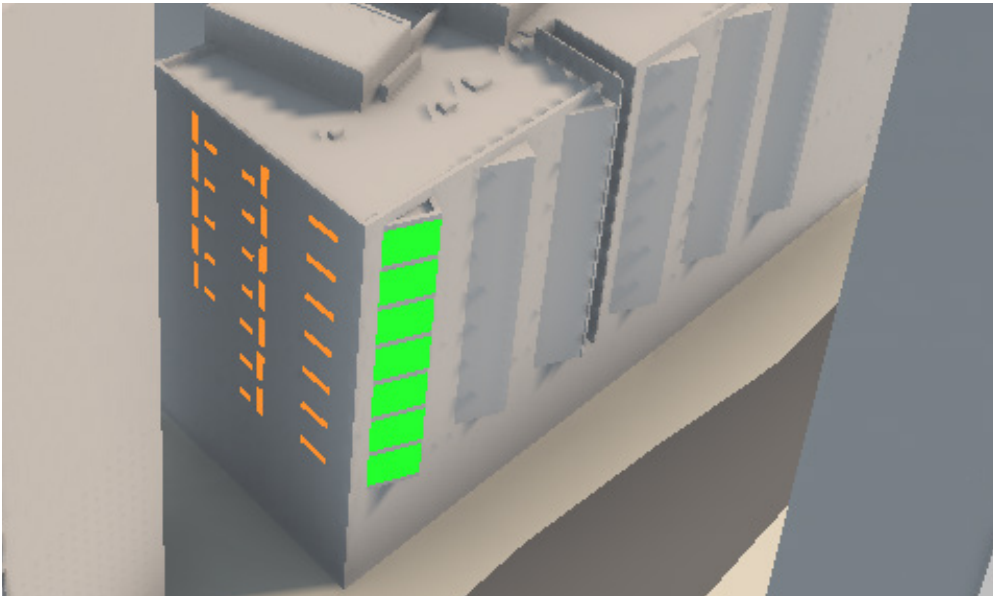


Fig. 22: STAGE 1 - VSC Pass/Fail

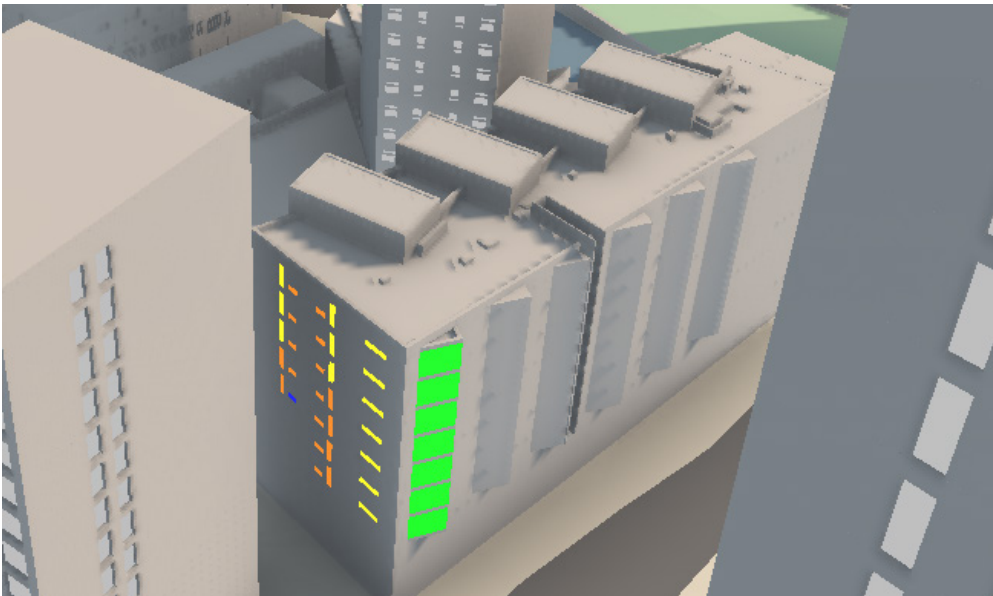


Fig. 23: STAGE 1 - VSC % Change



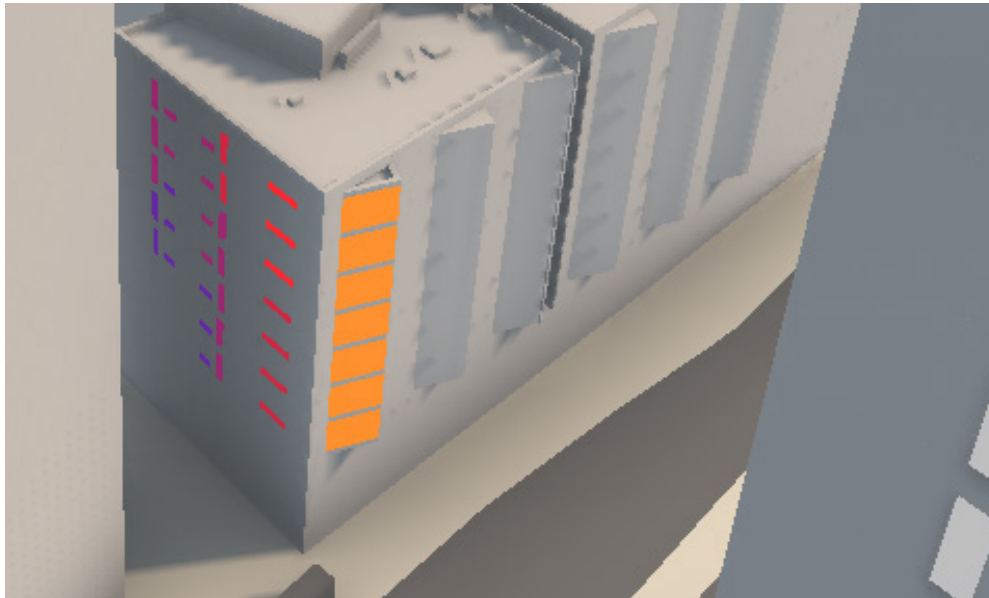


Fig. 24: STAGE 2 - Reasonable Retained VSC for Urban Located Bedrooms

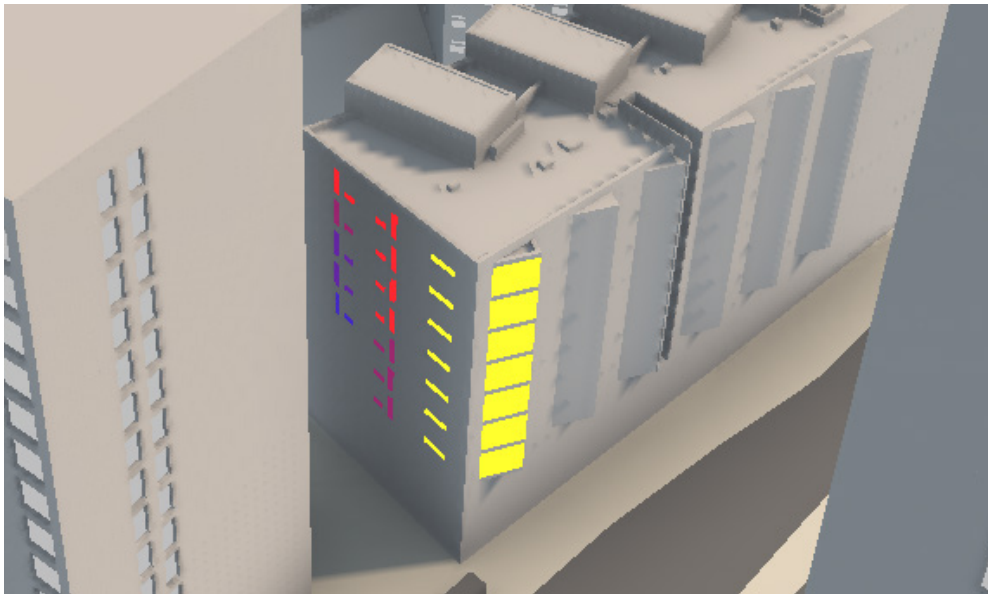
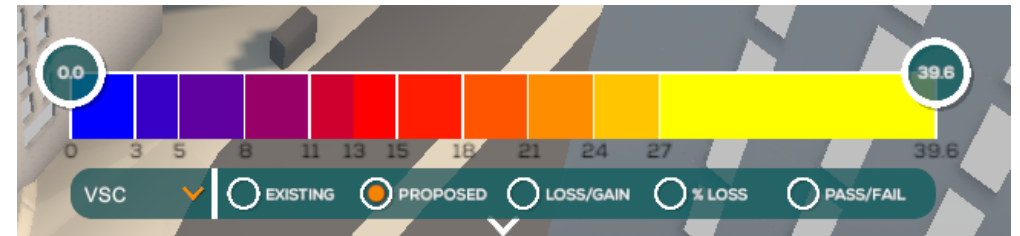
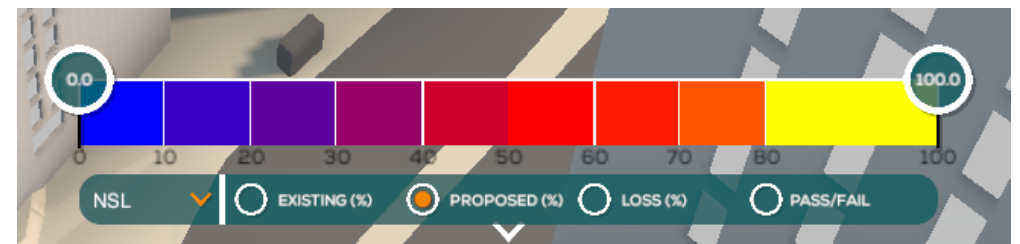


Fig. 25: STAGE 2 - Reasonable Retained NSL for Urban Located Bedrooms



11 DAYLIGHT WINDOW MAPS

ISLINGTON WHARF PHASE 1 BLK B

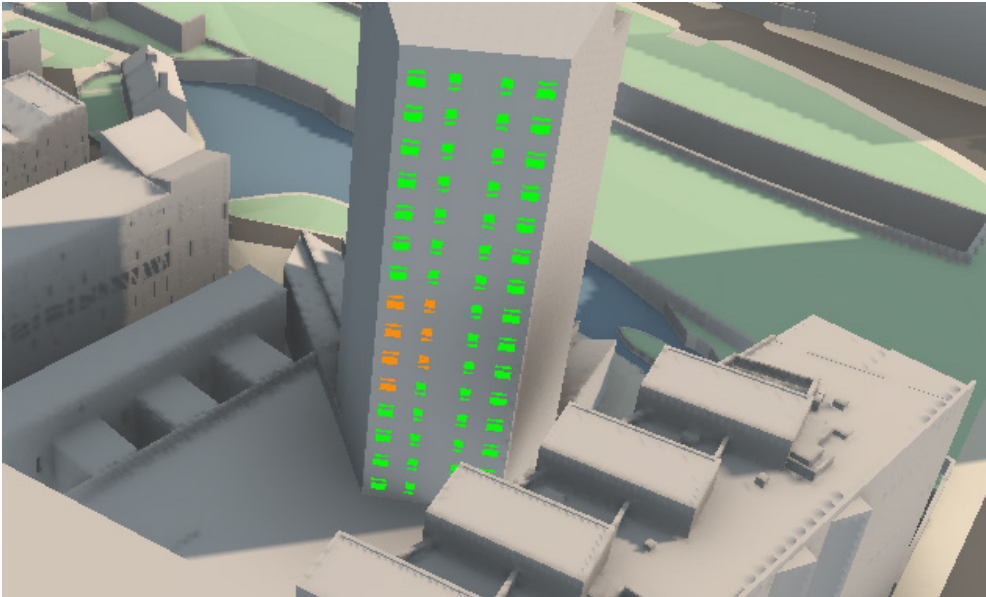


Fig. 26: STAGE 1 - NSL Pass/Fail

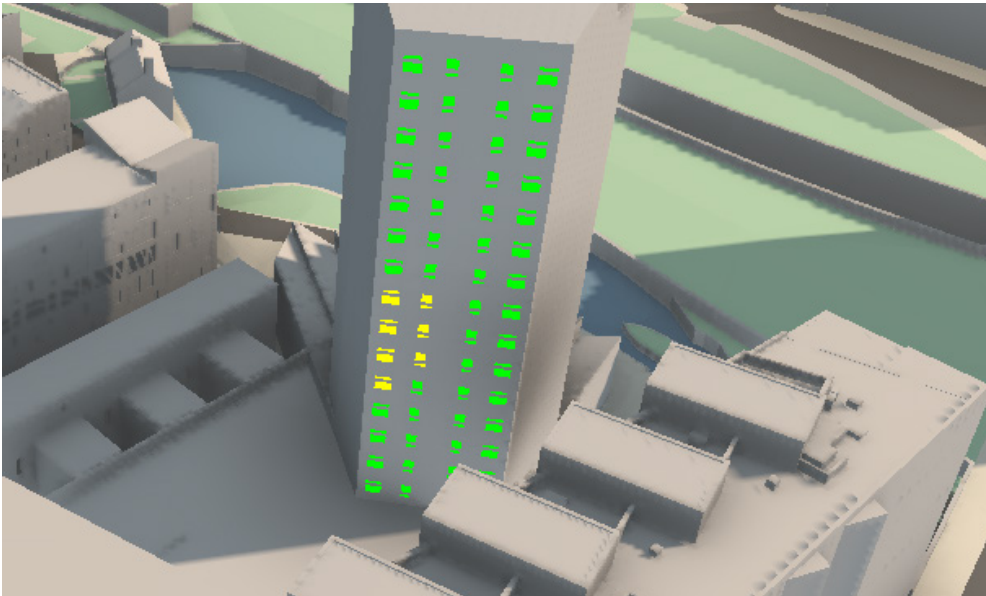
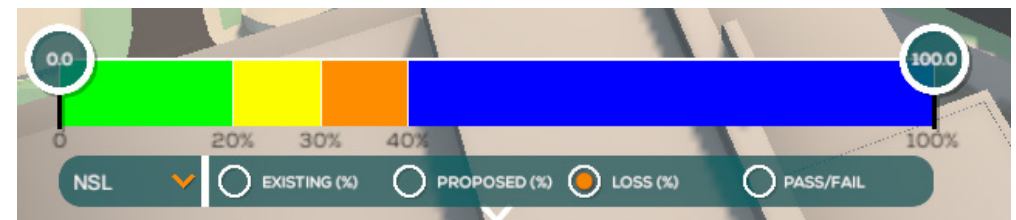


Fig. 27: STAGE 1 - NSL % Change



12 DAYLIGHT WINDOW MAPS

ISLINGTON WHARF PHASE 4



Fig. 28: STAGE 1 - VSC Pass/Fail

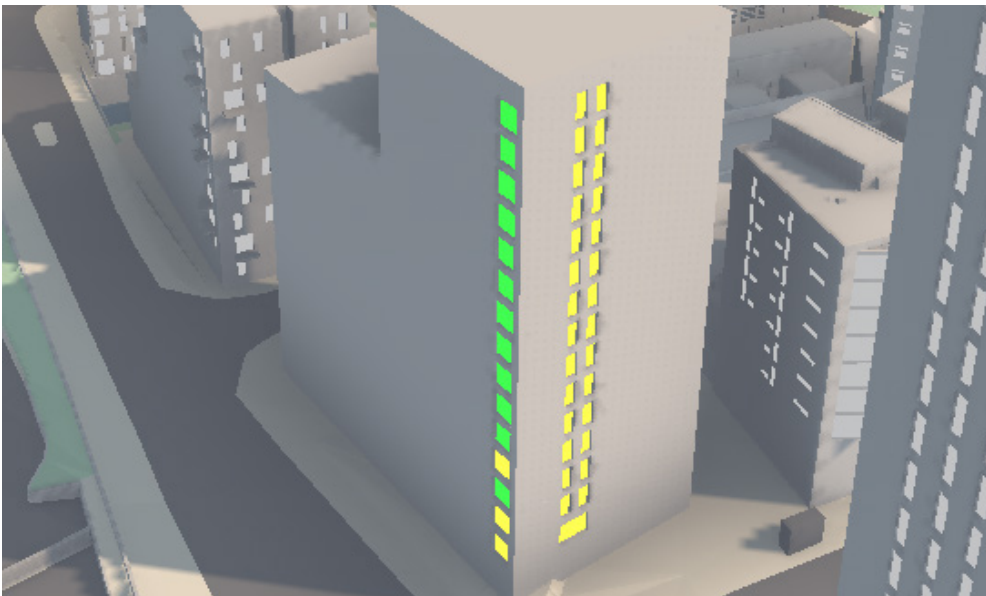
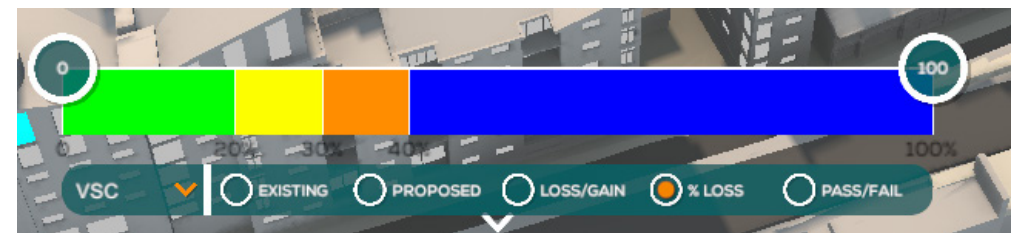


Fig. 29: STAGE 1 - VSC % Change



13 DAYLIGHT WINDOW MAPS
LAYSTALL HOUSE



Fig. 30: STAGE 1 - VSC Pass/Fail

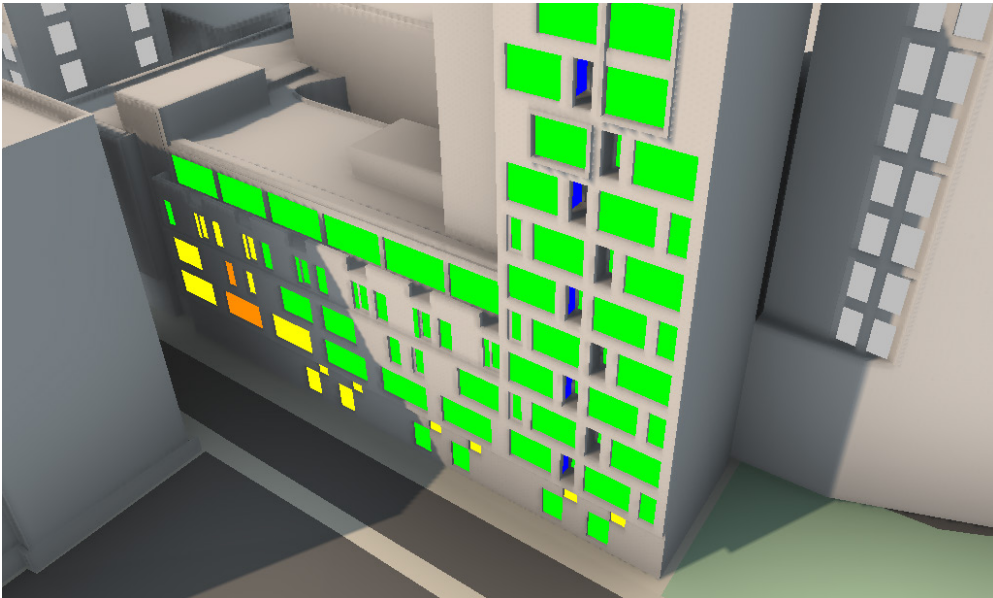


Fig. 31: STAGE 1 - VSC % Change



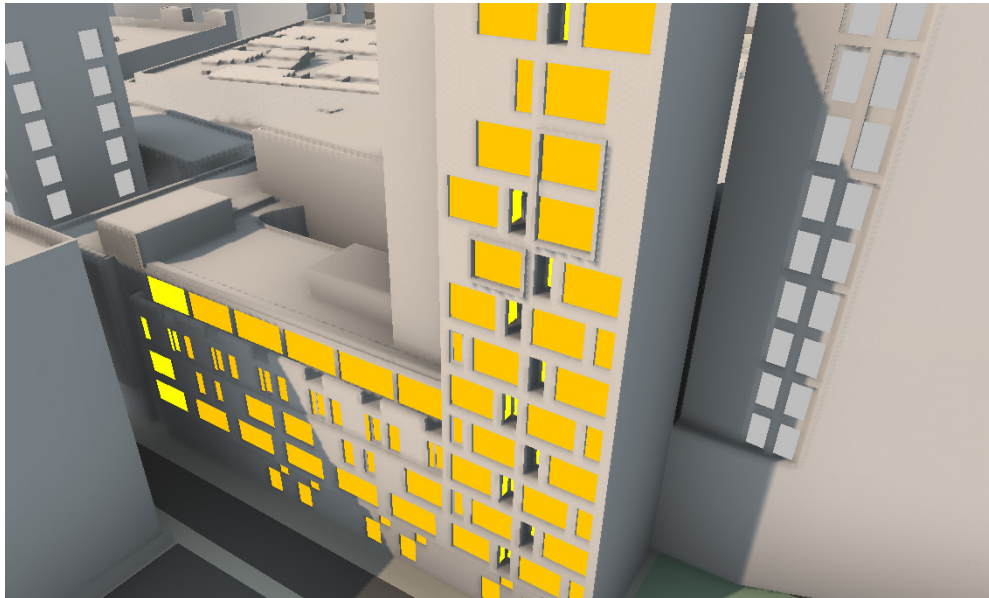


Fig. 32: STAGE 2 - Small Actual VSC Changes

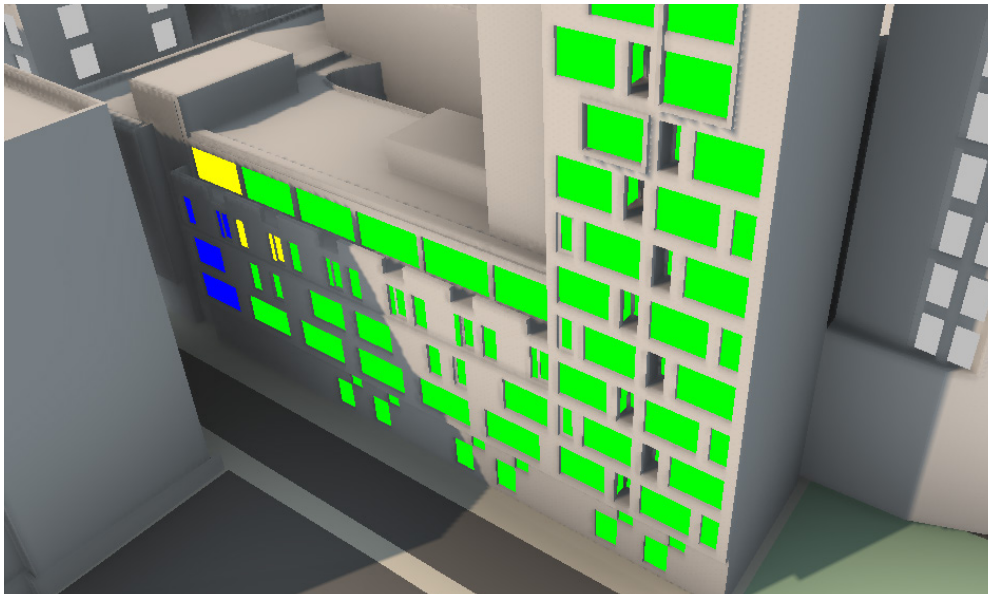
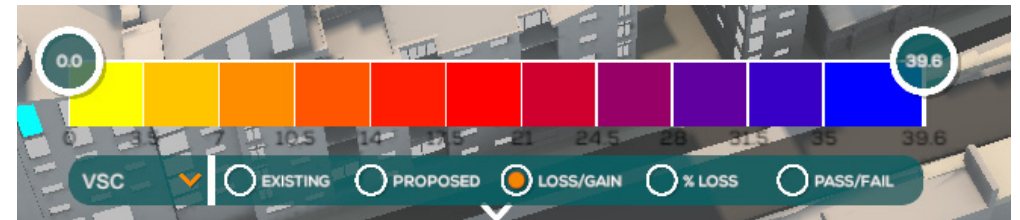
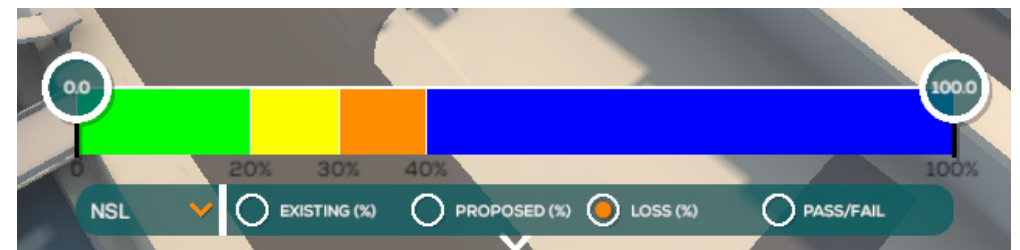


Fig. 33: STAGE 2 - Almost all NSL Changes are BRE compliant



14 DAYLIGHT WINDOW MAPS

57-59 DUCIE STREET

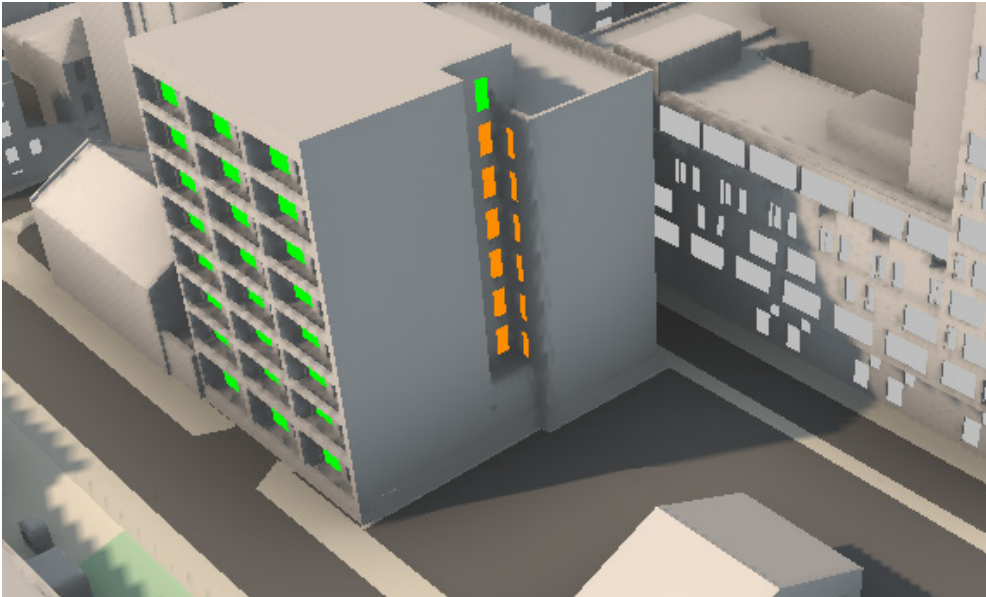


Fig. 34: STAGE 1 - VSC Pass/Fail

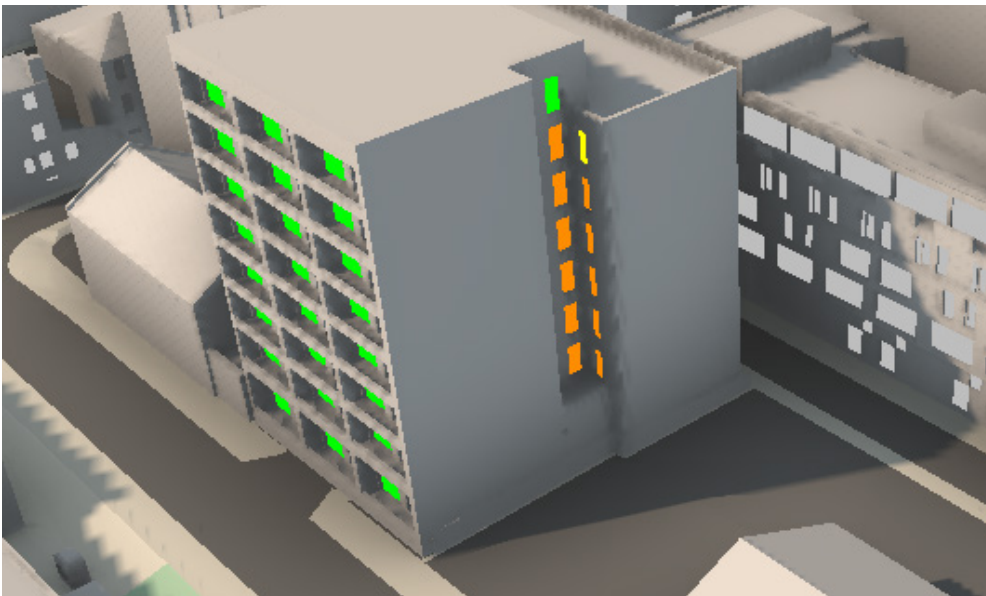
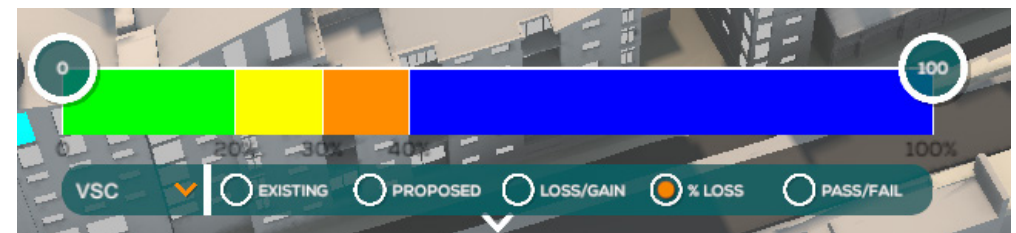


Fig. 35: STAGE 1 - VSC % Change



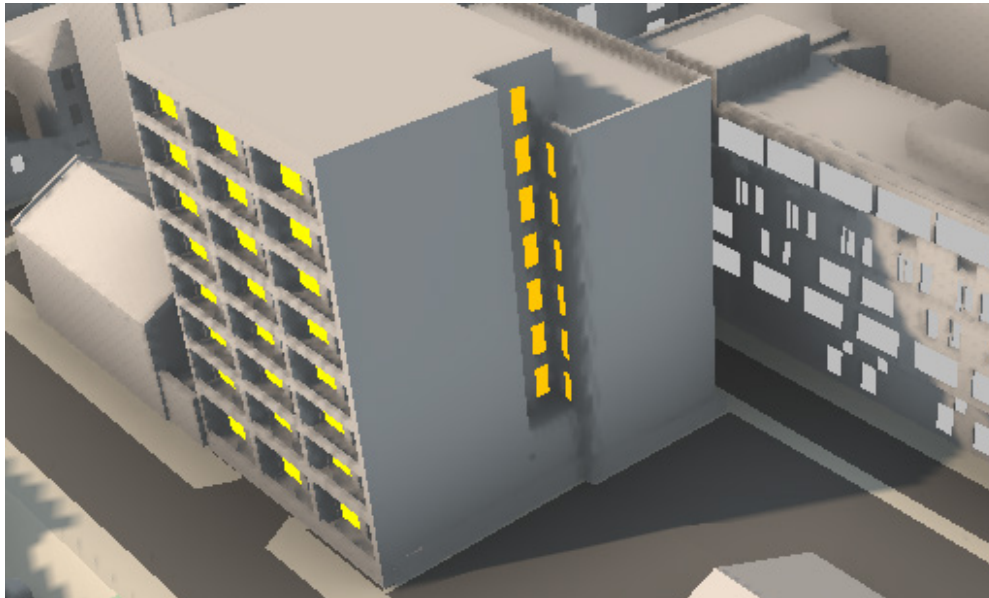


Fig. 36: STAGE 2 - Small Actual VSC Changes

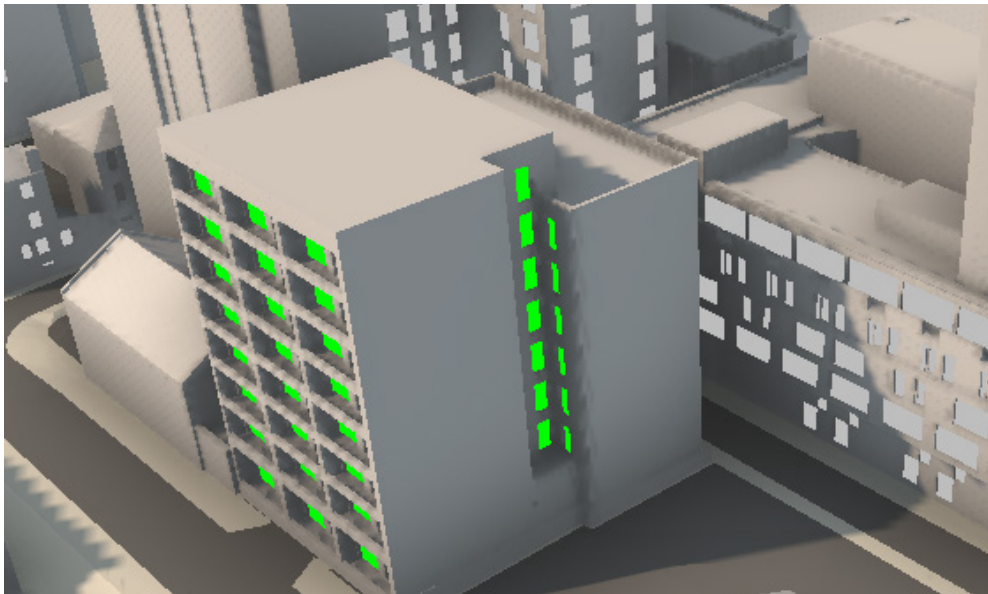
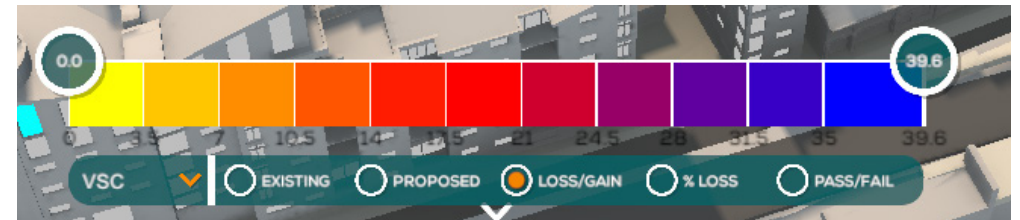
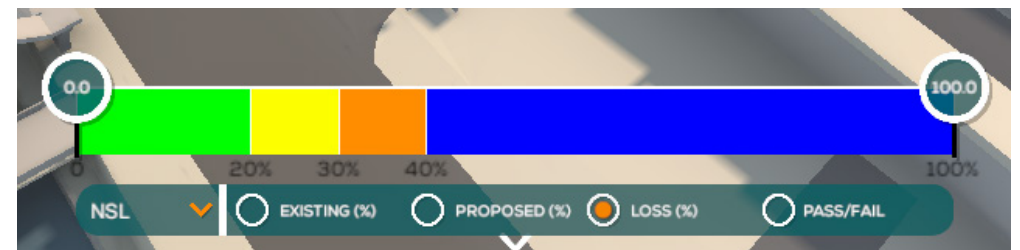


Fig. 37: STAGE 2 - All NSL Changes are BRE compliant



15 DAYLIGHT WINDOW MAPS
STORE STREET SCHEME

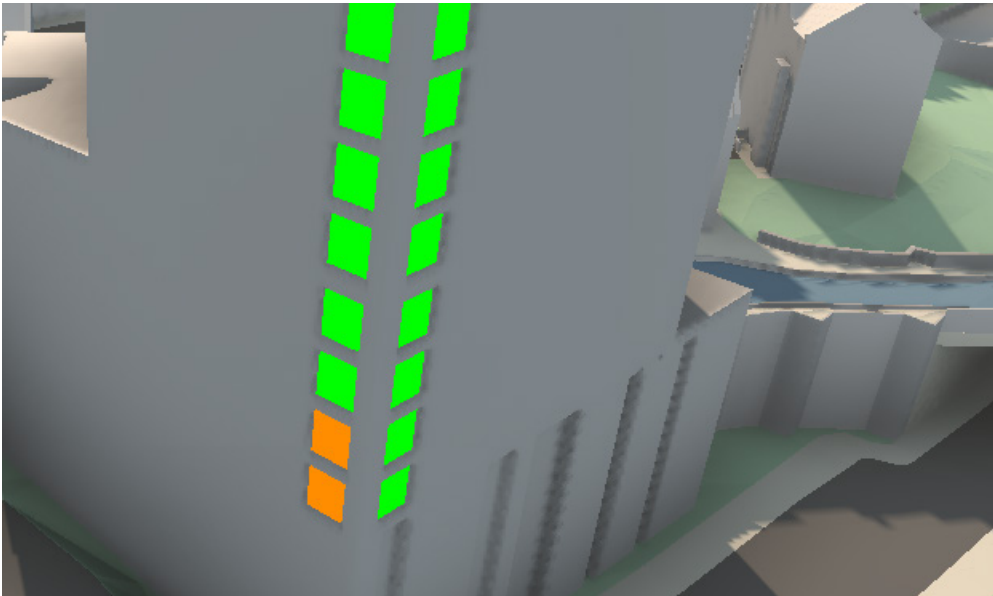


Fig. 38: STAGE 1 - VSC Pass/Fail

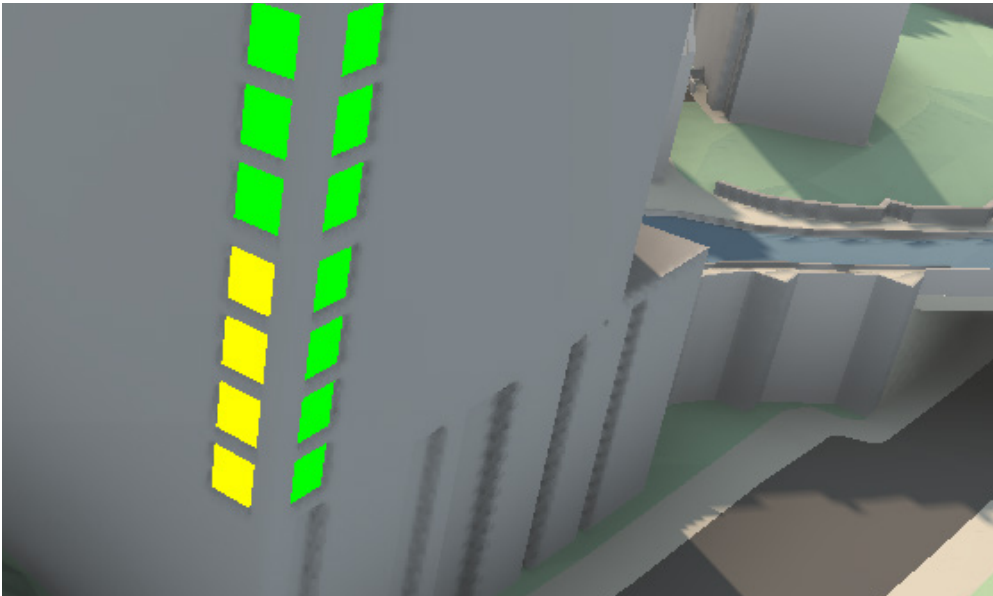


Fig. 39: STAGE 1 - VSC % Change





What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Neighbourly Matters
Rights of Light
Solar Photovoltaics
Wind

Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester