

4 March 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M602LA

Dear Lucy,

Planning Application Ref: 141773/FO/2024 – 2-4 Whitworth Street West, Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Article 25, Further information and Evidence Respecting Environmental Statements.

We write on behalf of Glenbrook WWS Ltd with regards to planning application ref. 141773/FO/2024, validated by Manchester City Council on 18 December 2024, for the demolition of existing buildings and construction of a residential building with associated servicing arrangements, landscaping, and associated works.

Background Information

Pursuant to the above application a Scoping Report outlining the proposed scope for the Environmental Impact Assessment was submitted to Manchester City Council on 15th October 2024. A Scoping Opinion was subsequently provided by Manchester City Council on 21st November 2024. Accordingly, an Environmental Impact Assessment was submitted in line with this Scoping Opinion to support application ref. 141773/FO/2024.

Following the submission of the application feedback has been received from certain statutory consultees and neighbouring properties in relation to impacts not assessed within the submitted Environmental Impact Assessment. As such, in order to provide a robust response it is necessary to submit further environmental information under Article 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). Further details of the feedback received and additional environmental information being provided is summarised below.

Further Environmental Information

Solar Glare

Following consultation feedback provided by Transport for Greater Manchester (TFGM) on 13th January 2025, regarding potential solar glare impacts of the Proposed Development on drivers of Metrolink trams, the solar glare consultant, GIA, has prepared the following information outlining relevant responses and additional information where necessary:

- Technical Note: Response to Metrolink Queries in relation to Solar Glare from 2-4 Whitworth Street

TFGM raised concerns that the viewpoint height is 2.2m not 2m as assessed. This has been noted and while it is not considered that this would alter the effects or conclusions set out in the ES, for completeness, GIA has updated the analysis and provided these results within the supporting technical note.

TFGM also identified that a professional statement in relation to proposed mitigation strategies was not sufficient and it must therefore be evidenced that low VLR glazing would appropriately mitigate potentially significant impacts along the eastbound tramline. Although there is not sufficient information to accurately undertake this detailed testing at this stage GIA has run a supplementary assessment with an indicative VLR of 16%, in the knowledge that standard low VLR residential glazing tends to be in the 13-15% range. The results of this assessment are included within the supporting technical note.

Please note this assessment was informally submitted to MCC on 30th January 2025 and a response was received on 10th February 2025 confirming that TFGM were content with the results of this assessment, subject to a condition being attached to any subsequent planning permission requiring that the facade has a VLR of below 16%.

Daylight, Sunlight and Overshadowing

An objection was received from the operator of Lock 91 venue on Deansgate Locks raising concerns about the potential impact of the Proposed Development in terms of overshadowing on their outdoor terrace area.

This area was initially scoped out of the Environmental Impact Assessment. The BRE guidelines state that if 50% of an area of outdoor amenity space can benefit from two hours of sun on ground on 21st March, then it will be adequately sunlit throughout the year. In the professional judgement of the daylight and sunlight consultant, GIA, the terrace area would not experience overshadowing anywhere near the threshold of 50%.

Nevertheless, for completeness, GIA has run the additional assessment requirement and the results indicate that with the Proposed Development in place 86.6% of the area will benefit from 2 hours of ground sunlight on 21st March, and with Permitted Developments in place this further reduces to 78.5%. This therefore confirms compliance with relevant BRE guidance.

The results of this additional assessment are outlined in full in the following plans produced by GIA:

- 21286-REL07-IS09-SHOG-02-PROP
- 21286-REL07-IS08-SHOG-02-PROP
- 21286-REL07-IS09-SHOG-01-EXI
- 21286-REL07-IS08-SHOG-01-EXI

Objections were also received from residents within the Viadux Phase 1 residential tower stating that overshadowing of their accommodation has not been considered. This is though assessed within the submitted Environmental Statement and no further environmental information is necessary to address this response.

Based upon the above, we respectfully request that the local authority carry out its statutory duties with regards to consultation on the submitted further environmental information.

If you have any further queries please contact my colleague Jennifer Chatfield (jchatfield@deloitte.co.uk / 07778268610) or Josh Wyatt-Smith (jwyattsmith@deloitte / 0161 455 8451)

Kind regards



Deloitte LLP

Enc.