

CD9 Properties (Manchester)
Limited
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Guernsey, GY1 4NA

Our Ref: 2062

03 October 2024

Dear Sirs,

**Proposed Extension Works to Rylands Buildings, Manchester
Planning Consent Reference 127881/FO/2020
NMA Application – Daylight and Sunlight Amenity Commentary**

You have requested that we review the proposed alterations to the previously approved works detailed in Planning Application 127881/FO/2020, and subsequent Non-Material Amendment 136973/NMC/2023.

You have asked that we advise you whether the proposed alterations will, in our opinion, adversely impact on the previously reported and accepted Daylight and Sunlight Amenity impacts to the relevant neighbouring properties.

Background

Planning Application 127881/FO/2020 was approved in January 2021. In granting planning consent the Local Planning Authority had regard to the following report prepared by Avison Young (the Avison Young Report): -

“Daylight and Sunlight Amenity Report (2)
Proposed Re-Purposing and Refurbishment Works, Rylands Buildings,
109-125 Market Street, Manchester.
December 2020 –
(02B905477 / Report / Amended Daylight & Sunlight Amenity Report
Dec. 2020)”

In preparing the above Report comprehensive Daylight and Sunlight analyses were prepared and based on the results of those analyses the Report concluded (at paragraph 5.5) as follows:-

“... based on the results from the daylight and sunlight analyses the proposed rooftop extension of the Rylands Building will reduce levels of daylight and sunlight to some of the neighbouring

properties with the daylight and sunlight reductions to The Birchin and some isolated parts of the proposed 20-36 High Street scheme in particular likely to be potentially noticeable to the occupant. Despite this, the daylight / sunlight reductions will be at levels which are not considered to be either unacceptable or without precedent and all the relevant neighbouring properties will retain daylight and sunlight levels that are in excess of daylight and sunlight levels that have previously been accepted in the immediate locality of the proposed development, reflecting either the construction of new developments or historically limited daylight and sunlight levels in the immediate locality.”

A Non-material Amendment (“NMA”) relating to minor changes to the plans and design was granted in July 2023, 136973/NMC/2023, (“The July NMA”).

The alterations, contained in the July NMA, that may have impacted on the conclusions drawn from the Avison Young Report were.

- > An increase of some 385mm to the eaves at Level 11.
- > An increase of some 295mm to the balcony eaves at Level 10.
- > Reduction of some 135mm to the Level 8 balcony eaves.
- > An incremental increase to the external balconies.
- > Plant Area width increase, although embedded within the previously proposed site structure.

Our letter of the 10 March 2023 concluded that the proposed amendments in the July NMA would not prejudice the previously reported and accepted Daylight & Sunlight Amenity Report, which was relied on in determining the original planning application.

The design of the proposed works has evolved following the grant of the July 2023 NMA; further minor changes are now envisaged. It is proposed that the alterations will be the subject of a Non-Material Amendment (NMA) Application.

We are instructed to consider the revised proposals and advise whether, in our opinion, they would be likely to adversely impact on the previously reported and accepted daylight and sunlight amenity impact.

Proposed Alterations

We have been provided with details of the proposed alterations which are summarised below:-

- > Level 11 – short gable of plant screen moved outwards from between Grid lines Q & R to Grid Line R.
- > Level 11 – removal of last sawtooth roof massing between Grid lines Q & R.
- > Level 11 – plant screen wall moved back from the Bridgewater Place elevation.
- > Level 11 – Adjacent Bridgewater place elevation, additional low level (circa 1500mm) plant screen in front of proposed lift overrun.
- > Level 7 – additional plant space, recessed from building line, single storey height.

Proposed Alterations – Daylight and Sunlight Amenity Implications

We have met with the scheme Architect, Jeffery Bell Architects, and considered the scope and scale of the proposed alterations.

It is evident that the proposed amendments are of a minor nature and are minimal and negligible increases in the previously proposed and approved massing.

In our opinion the proposed massing alterations will not result in daylight or sunlight amenity impacts to the relevant neighbouring properties, above those previously detailed in the Avison Young Report.

We consider the conclusions detailed in the Avison Young Report will still apply and be valid should the proposed amendments be accepted.

We have not prepared a detailed computer-based analysis in preparing this note. In our opinion the preparation of such a detailed computer-based analysis not necessary or appropriate given the minimal alterations to the overall scale and massing to the previously approved development proposals.

Conclusion

In our opinion we do not consider the proposed amendments will prejudice the previously advised, and accepted, Daylight & Sunlight Amenity Report which was relied on in determining the original planning application.

The conclusions detailed in the Avison Young Report will still apply and be valid should the proposed amendments be accepted.

Yours faithfully,

A handwritten signature in orange ink, appearing to read 'Tom', with a long horizontal stroke above it.

Tom Kibblewhite
Director

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