

Joe McElhone
Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

BY EMAIL ONLY

04 January 2023

Dear Joe,

Re: (ROL01265): 325 Deansgate, Manchester – Daylight and Sunlight Review

Anstey Horne have been asked to review the minor changes to the proposed 325 Deansgate redevelopment (the 'scheme'), and to consider the additional effect that the proposed minor changes may have upon the neighbouring properties in terms of daylight and sunlight.

The effect of the current scheme upon the neighbouring properties' daylight and sunlight was reported upon in Chapter 10 of the November 2019 Environment Impact Assessment (EIA) prepared by Gray Scanlan Hill (GSH) and submitted under planning application 125804/FO/2019 . This letter sets out any anticipated changes to what was reported in that document and is based upon professional judgement. No technical analysis has been undertaken for this review.

The proposed changes to the 325 Deansgate scheme are:

- A change in façade material from pre-cast concrete to a glazed a terracotta for the building's higher floors and a brick finish for the lower portion of the building;
- An increase in building height of c.+600mm to visually screen the plant at roof level;
- A change from louvre panel to opaque glass panel spandrel in curtain wall;
- Redistribution of opaque or blanking windows to the East and West elevations;
- Amended location of louvres to ground floor / mezzanine floor on Century Street and Trafford Street; and,

- Minor adjustments to position of back of house doors at ground level.

Of the proposed minor changes set out above, only the increase in building height of c.+600mm to visually screen the plant at roof level is capable of affecting the daylight and sunlight received by the neighbouring properties.

I set out below the anticipated change in impact that the additional c.+600mm plant screening will have upon the neighbours on an individual basis below.

The Deansgate Public House – 2nd floor habitable room windows

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered moderate - minor adverse impact significance.
- Sunlight is considered moderate – minor adverse impact significance.
- Sunlight roof terrace – external amenity space – major adverse impact significance.

The additional roof plant screening will have little to no additional affect upon this property due to the close proximity of the development. The impact significance upon this property will therefore remain unchanged.

Axis Tower Apartments

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered negligible and non-significant.
- Windows located 90 degrees of due south (sunlight not considered).

The additional roof plant screening will have little additional affect upon this property due to the distance from the development. If there were a change in impact significance, this would be from negligible to minor, which is not significant.

Beetham Tower (Private Residential Apartments – floor levels 24-48)

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is negligible and non-significant.
- Sunlight is considered negligible and non-significant.

The additional roof plant screening will have only a very small additional affect upon a limited number of rooms and floors to this property due to the orientation of the building. If there were a change in impact significance, this would be from negligible to minor. This would therefore still be considered non-significant.

8-16 Bridgewater Street

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered negligible and non-significant.
- Sunlight is considered negligible and non-significant.

The additional roof plant screening will have little additional affect upon this property due to the small increase in height, and due to the top of the proposed scheme only being visible from close to the windows. If there were a change in impact significance, this would be from negligible to minor. This would therefore still be considered non-significant.

9 Barton Street

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered negligible and non-significant.
- Sunlight is considered negligible and non-significant.

The additional roof plant screening will have little to no additional affect upon this property due to the small increase in height, and due to the top of the proposed scheme only being visible from every close to the windows. If there were a change in impact significance, this would be from negligible to minor. This would therefore still be considered non-significant.

16-20 Southern Street

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered minor adverse and non-significant.
- Sunlight is considered negligible and non-significant.

The additional roof plant screening will have little to no additional affect upon this property due to the small increase in height, and due to the top of the proposed scheme only being visible from very close to the windows. If there were a change in impact significance, this would be from negligible to minor. This would therefore still be considered non-significant.

14 Southern Street

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered negligible – minor adverse.
- Sunlight is considered negligible and non-significant.

The additional roof plant screening will have little to no additional affect upon this property due to the small increase in height, and due to the top of the proposed scheme only being visible from very close to the windows. If there were a change in impact significance, this would be from negligible to minor. This would therefore still be considered non-significant.

12 Southern Street

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered negligible – minor adverse.
- Sunlight is considered negligible and non-significant.

The additional roof plant screening will have little to no additional affect upon this property due to the small increase in height, and due to the top of the proposed scheme only being visible from very close to the windows. If there were a change in impact significance, this would be from negligible to minor. This would therefore still be considered non-significant.

10 Southern Street

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered minor and non-significant.
- Sunlight is considered negligible and non-significant.

The additional roof plant screening will have little to no additional affect upon this property due to the small increase in height, and due to the top of the proposed scheme only being visible from very close to the windows. If there were a change in impact significance, this would be from negligible to minor. This would therefore still be considered non-significant.

8 Southern Street

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered minor - negligible and non-significant.
- Sunlight is considered negligible and non-significant.

The additional roof plant screening will have little to no additional affect upon this property due to the small increase in height, and due to the top of the proposed scheme only being visible from very close to the windows. If there were a change in impact significance, this would be from negligible to minor. This would therefore still be considered non-significant.

2 Southern Street

The GSH daylight and sunlight ES chapter concluded the following impacts:

- Daylight is considered negligible and non-significant.
- Sunlight is considered negligible and non-significant.

The additional roof plant screening will have little to no additional affect upon this property due to the small increase in height, and due to the top of the proposed scheme only being visible from very close to the windows. If there were a change in impact significance, this would be from negligible to minor. This would therefore still be considered non-significant.

Summary

The proposed minor changes to the scheme include:

- A change in façade material from pre-cast concrete to a glazed a terracotta for the building's higher floors and a brick finish for the lower portion of the building;
- An increase in building height of c.+600mm to visually screen the plant at roof level;
- A change from louvre panel to opaque glass panel spandrel in curtain wall;
- Redistribution of opaque or blanking windows to the East and West elevations;
- Amended location of louvres to ground floor / mezzanine floor on Century Street and Trafford Street; and,
- Minor adjustments to position of back of house doors at ground level.



Of the proposed changes, only the increase in building height of c.+600mm to visually screen the plant at roof level is capable of affecting the daylight and sunlight received by the neighbouring properties.

Where there may be changes in impact significance, this would be from negligible to minor which would be considered non-significant.

Yours sincerely

A handwritten signature in black ink, appearing to read "C Briggs".

Chris Briggs
Associate Director