

CD9 Properties (Manchester)
Limited
PO Box 296
Sarnia House
Le Truchot
St Peter Port
Guernsey, GY1 4NA

Our Ref: [2062]

10 March 2023

Dear Sirs,

Proposed Extension Works to Rylands Buildings, Manchester
Planning Consent Reference 127881/FO/2022
NMA Application – Daylight and Sunlight Amenity Commentary

We have reviewed the proposed alterations to the previously approved works detailed in Planning Application 127881/FO/2022, to advise as to 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/2022 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 Barchin 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.”

The design of the proposed works has evolved following the grant of planning consent and 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 or not, 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 now proposed alterations which are summarised below:-

- > 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 this is embedded within the previously proposed site structure.

Proposed Alterations – Daylight and Sunlight Amenity Implications

Having considered the scope and scale of the proposed alterations it is evident that they are of a very minor nature and show only minimal and negligible increases in the previously proposed and approved massing. In our opinion the proposed alterations will not result in any additional daylight or sunlight amenity impacts to the relevant neighbouring properties in addition to those previously detailed in the Avison Young Report and 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. In particular, the conclusions detailed in the Avison Young Report will still apply and be valid should the proposed amendments be accepted

Yours faithfully,



Neil R Lovell-Kennedy
Director
neil@weareproximity.co.uk
07766 696121