

Fw: Application ref no 136043/FO/2023 and 136170/FO/2023- Sunlight Impacts Summary Table

From: Radford, Cameron N

Sent: 20 April 2023 13:55

To: Angela Leckie

Cc: Sanderson-Clark, Ellen

Subject: RE:Application ref no 136043/FO/2023 - Sunlight and Daylight Impacts

Good Afternoon Angela,

Please see response below from Proximity regarding your query:

Please see sunlight amenity impact tables for all three scenarios as requested. There are two tables per scheme – one for annual sunlight, one for winter sunlight.

	IMPACT							
Receptor	BRE Target & Acc. Tol. Target (Negligible)		Minor Adverse		Moderate Adverse		Major Adverse	
10A - ANNUAL SUNLIGHT	Rooms	%	Rooms	%	Rooms	%	Rooms	%
Macintosh Mill	56	93%	0	0%	0	0%	4	7%
Cambridge Mill	83	100%	0	0%	0	0%	0	0%
Chorlton Mill	87	100%	0	0%	0	0%	0	0%
City South Apartments	197	100%	0	0%	0	0%	0	0%
Plot 11	n/a							
Manchester Student Village	97	100%	0	0%	0	0%	0	0%
10A - WINTER SUNLIGHT	Rooms	%	Rooms	%	Rooms	%	Rooms	%
Macintosh Mill	24	40%	13	22%	8	13%	15	25%
Cambridge Mill	83	100%	0	0%	0	0%	0	0%
Chorlton Mill	86	99%	1	1%	0	0%	0	0%
City South Apartments	197	100%	0	0%	0	0%	0	0%
Plot 11	n/a							
Manchester Student Village	97	100%	0	0%	0	0%	0	0%

Receptor	BRE Target & Acc. Tot. Target (Negligible)		Minor Adverse		Moderate Adverse		Major Adverse	
10B - ANNUAL SUNLIGHT	Rooms	%	Rooms	%	Rooms	%	Rooms	%
Macintosh Mill	40	67%	0	0%	11	18%	9	15%
Cambridge Mill	83	100%	0	0%	0	0%	0	0%
Chorlton Mill	87	100%	0	0%	0	0%	0	0%
City South Apartments	197	100%	0	0%	0	0%	0	0%
Plot 11	n/a							
Manchester Student Village	97	100%	0	0%	0	0%	0	0%
10B - WINTER SUNLIGHT	Rooms	%	Rooms	%	Rooms	%	Rooms	%
Macintosh Mill	24	40%	6	10%	10	17%	20	33%
Cambridge Mill	83	100%	0	0%	0	0%	0	0%
Chorlton Mill	87	100%	0	0%	0	0%	0	0%
City South Apartments	197	100%	0	0%	0	0%	0	0%
Plot 11	n/a							
Manchester Student Village	97	100%	0	0%	0	0%	0	0%

Receptor	BRE Target & Acc. Tot. Target (Negligible)		Minor Adverse		Moderate Adverse		Major Adverse	
10AB - ANNUAL SUNLIGHT	Rooms	%	Rooms	%	Rooms	%	Rooms	%
Macintosh Mill	40	67%	0	0%	11	18%	9	15%
Cambridge Mill	83	100%	0	0%	0	0%	0	0%
Chorlton Mill	87	100%	0	0%	0	0%	0	0%
City South Apartments	197	100%	0	0%	0	0%	0	0%
Plot 11	n/a							
Manchester Student Village	97	100%	0	0%	0	0%	0	0%
10AB - WINTER SUNLIGHT	Rooms	%	Rooms	%	Rooms	%	Rooms	%
Macintosh Mill	24	40%	6	10%	10	17%	20	33%
Cambridge Mill	83	100%	0	0%	0	0%	0	0%
Chorlton Mill	86	99%	1	1%	0	0%	0	0%
City South Apartments	197	100%	0	0%	0	0%	0	0%
Plot 11	n/a							
Manchester Student Village	97	100%	0	0%	0	0%	0	0%

Regarding the definition of 'acceptable tolerance', we've included explanation of this at para 59 of the chapter (under the heading *Acceptable Tolerance Alternative Daylight and Sunlight Targets*)

In summary, results in the Proposed Condition are considered to be within an 'acceptable tolerance' of the BRE's targets if they achieve the following Alternative Targets:

- 21.6% VSC (against target of 27%)
- 20% Annual PSH (against target of 25%)
- 4% Winter PSH (against target of 5%).

If windows / rooms achieve this alternative target then we've concluded that the impact is not significant – they retain a level of daylight and sunlight amenity appropriate to the high density massing of the City centre.

These Alternative Targets are set with reference to the principles contained in the BRE Guidance – that is appropriate to the high density massing context of both the City Centre generally, and First Street as a defined area of high density redevelopment.

We've arrived at this figure through applying the principles contained in the BRE Guidance. There's more on this in the chapter, but essentially, the BRE Guidance notes that impacts are unlikely to be noticeable to room occupants where, in the Proposed Condition, a result retained at least 0.8x the baseline figure. i.e. they're not materially different.

We've applied the 0.8x to the BRE targets to arrive at a value, then used these as the Alternative Target bullet pointed above (e.g 27% VSC x 0.8 = 21.6% VSC).

Hope the above clarifies, but let us know if you have any questions and we will pass back onto Proximity.

Kind Regards,

Cameron Radford

Pronouns: he / him / his

Assistant Planner | FA - Real Assets Advisory | Deloitte LLP