

Proximity

Daylight & Sunlight Amenity Impact Assessment Report

Manchester Business Park, Aviator Way,
Manchester M22 1GE

Ask Real Estate MBP Limited

Our Ref: 2476/TWK Rev 00

26 November 2025



Introduction

This Report has been prepared in the context of a planning application that has been submitted by Ask Real Estate MBP Limited for the Proposed Development of the Site.

The case officer has raised a query regarding potential daylight and sunlight impacts of the Proposed Development on the surrounding residential properties, located to the north side of the Site.

A proportionate daylight and sunlight assessment is to be submitted in support of Manchester Business Park, unless it can be demonstrated that the proposals would not give rise to any impacts due to the siting and height of the proposed buildings.

We have considered the impact, and this report sets out our professional opinion of the daylight and sunlight impact to the residential properties to assist the case officer's understanding.

Context

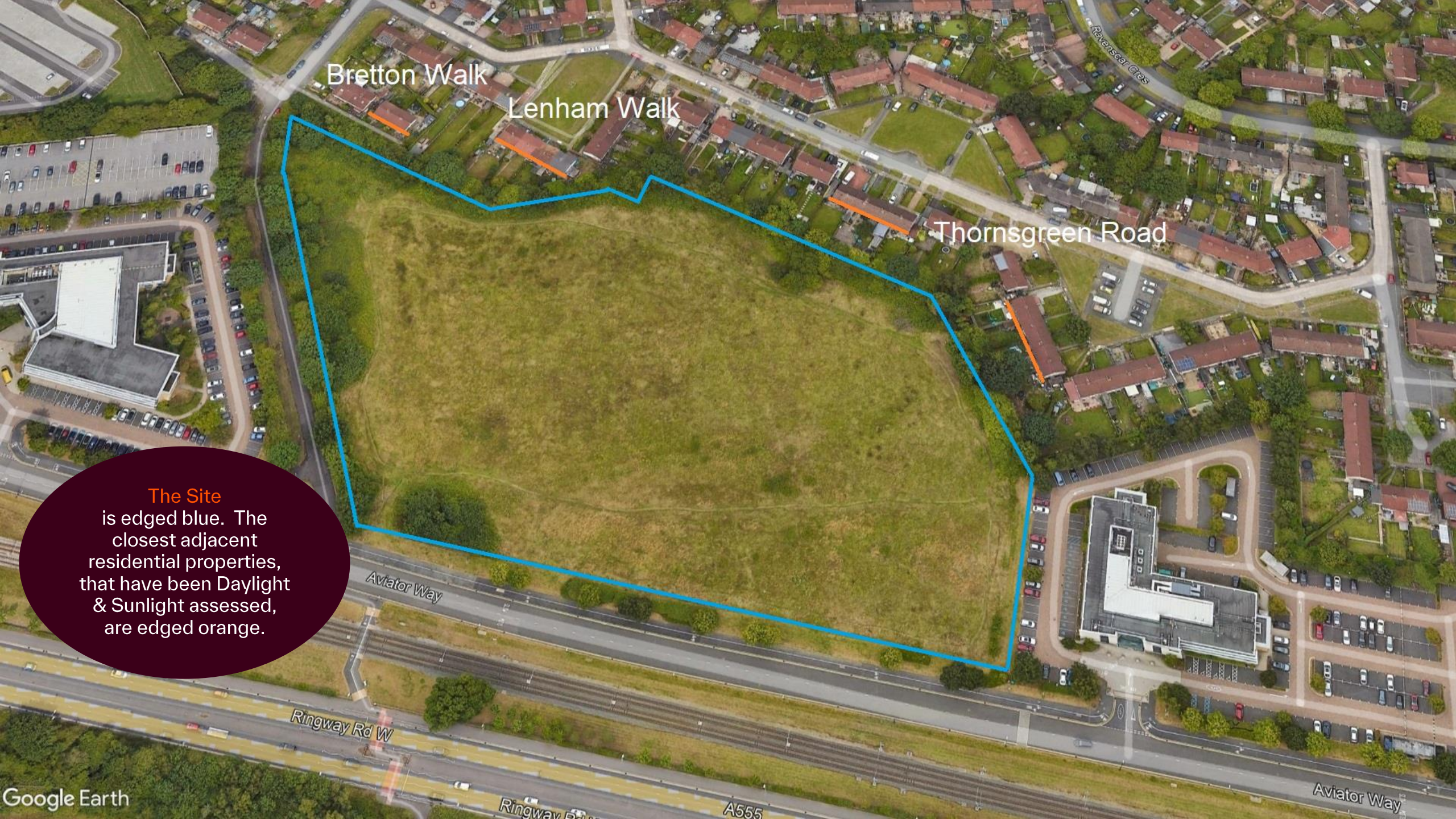
The provisions of the BRE Guidance 'Site Layout Planning for Daylight & Sunlight' are not mandatory and the BRE have taken steps to confirm that it should not be read as an instrument of planning policy in that *"It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*.

The purpose of the BRE Guidance is to assist in evaluating the relationship between new and existing buildings to ensure that each retains the potential to achieve a "fair share" of daylight and sunlight given their relative siting, height and mass. The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment.

The BRE Guidance sets out the assessment methodology for identifying whether daylight and sunlight is likely to be significantly affected, including without the need for 3D analysis.

This Report considers the daylight and sunlight impact on those residential properties closest to the Proposed Development, these are located on Bretton Walk, Lenham Walk & Thornsgreen Road.

We have been provided with Proposed Site Sections by AEW Architects to assist our understanding and assessment.



Bretton Walk

Lenham Walk

Thornsgreen Road

Aviator Way

Ringway Rd W

Ringway Rd W

A555

Aviator Way

The Site
is edged blue. The
closest adjacent
residential properties,
that have been Daylight
& Sunlight assessed,
are edged orange.

Assessment Approach

The BRE Guidance sets out, at Figure 20, a flow chat to illustrate the order in which daylight assessments are to be undertaken.

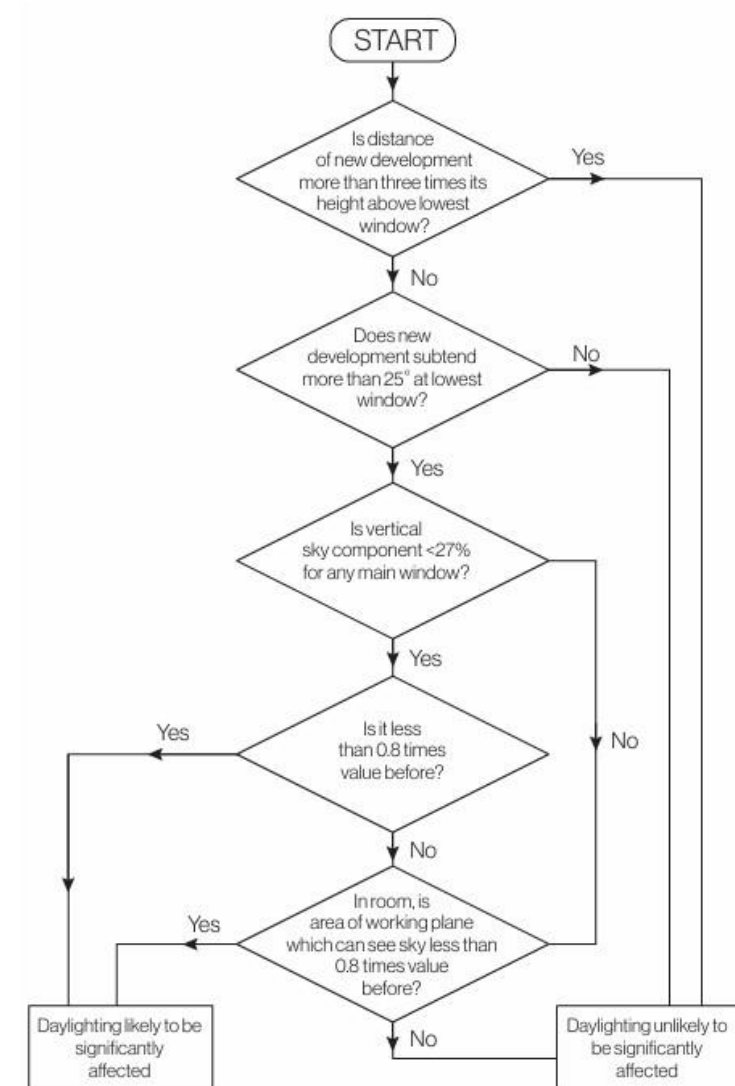
The first two assessments are intended as desktop exercises, without the need for 3D modelling.

Assessment 1

Is the distance of the new development more than three times its height above lowest window?

Assessment 2

Does new development subtend more than 25° at lowest window



Assessment Approach

The BRE Guidance sets out, at section 3.2.9, the condition(s) where full calculation to check sunlight potential is **not** required.

Assessment 1

Is the distance of the new development more than three times its height above lowest window? Or;

Assessment 2

Does new development subtend more than 25° at lowest window? Or,

Assessment 3

A window within 20° of due south and has a VSC of 27% or more.

3.2.9 It is not always necessary to do a full calculation to check sunlight potential. The guideline above is met provided either of the following is true:

- If the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window (note: obstructions within 90° of due north of the existing window need not count here).
- The window wall faces within 90° of due south and no obstruction, measured in the section perpendicular to the window wall, subtends an angle of more than 25° to the horizontal (Figure 14 in section 2.2). Again, obstructions within 90° of due north of the existing window need not be counted.
- The window wall faces within 20° of due south and the reference point has a VSC (section 2.1) of 27% or more.

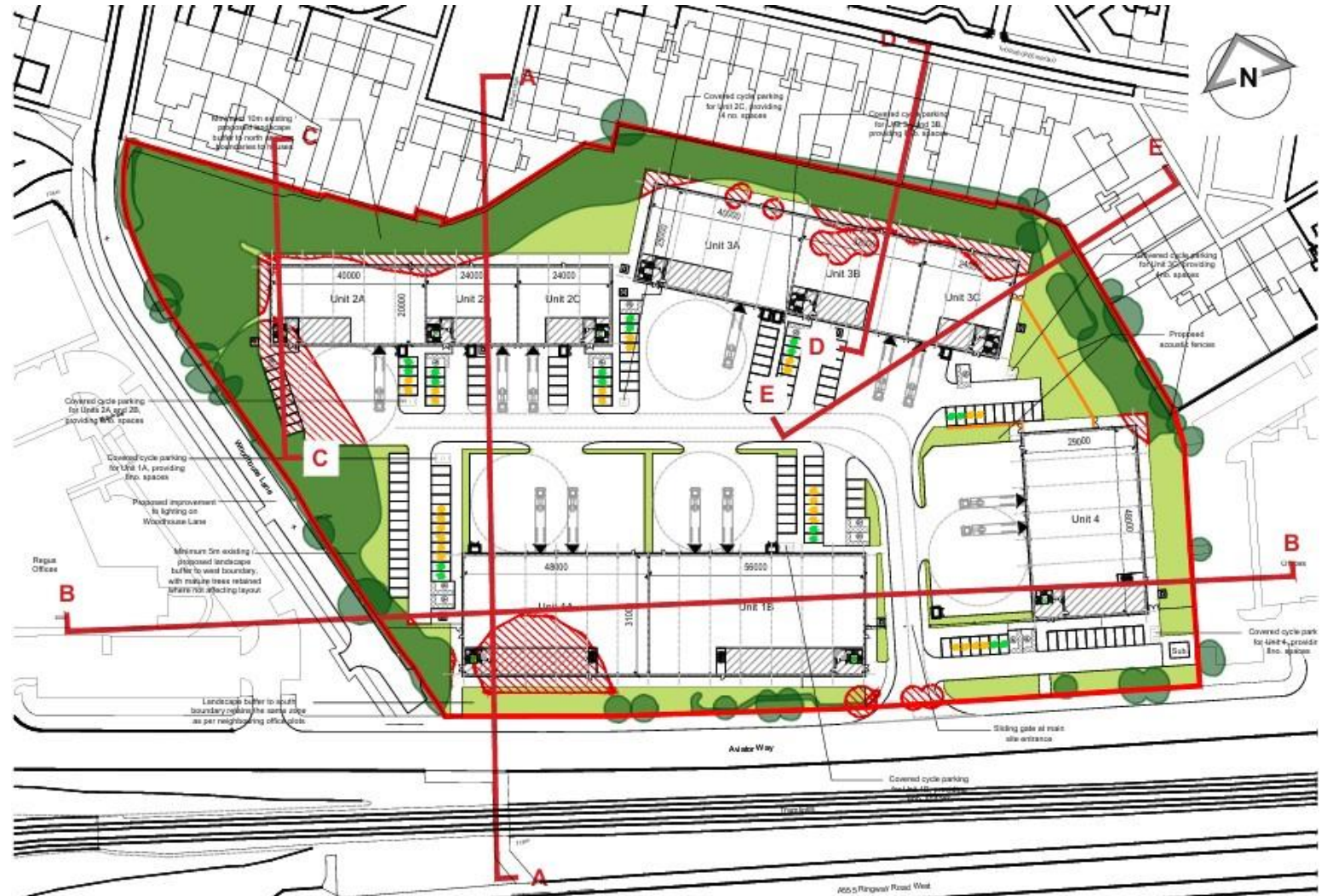
Section Plan

The Sections provided have been taken through the closest residential properties.

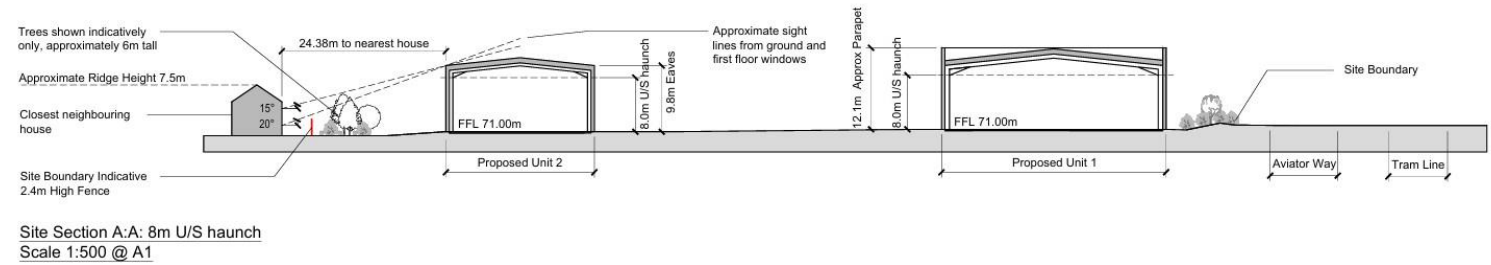
The sections acknowledge the Site topography and a mid point of the lowest window of 1.5m, as per the BRE Guidance.

We have considered Sections A-A, C-C, D-D & E-E; these relate to residential properties.

We have not considered Section B-B as it does not relate to residential properties.



Section A-A Lenham Walk



Assessment 1

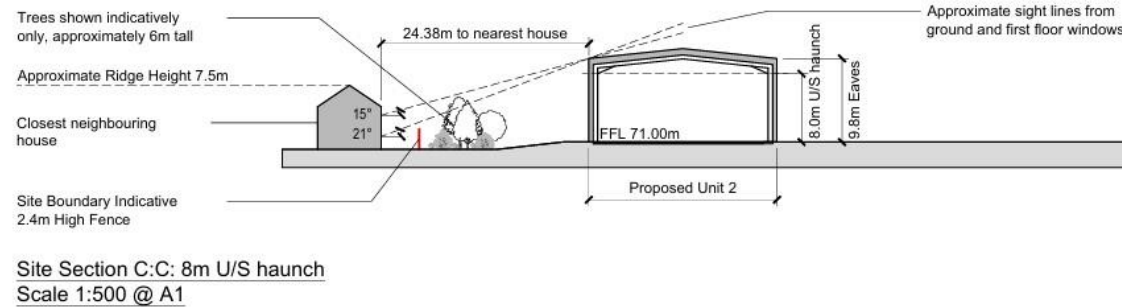
The distance of the new development from the adjacent Lenham Walk property is less than three times the height of the lowest window. There is a need to consider the next BRE Assessment.

Assessment 2

The angle from the lowest window to the top of the new development is 20°. The BRE Guidance states that, as the 25° angle is not subtended, daylight and sunlight to these properties is unlikely to be significantly affected.

No further daylight or sunlight assessment is needed.

Section C-C Bretton Walk



Assessment 1

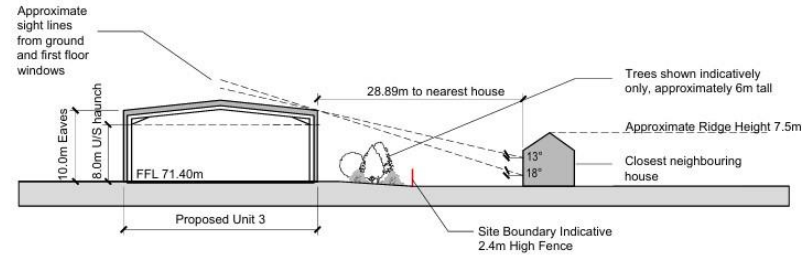
The distance of the new development from the adjacent Bretton Walk property is less than three times the height of the lowest window. There is a need to consider the next BRE Assessment.

Assessment 2

The angle from the lowest window to the top of the new development is 21°. The BRE Guidance states that, as the 25° angle is not subtended, daylight and sunlight these properties is unlikely to be significantly affected.

No further daylight or sunlight assessment is needed.

Section D-D Thornsgreen Road



Site Section D-D: 8m U/S haunch
Scale 1:500 @ A1

Assessment 1

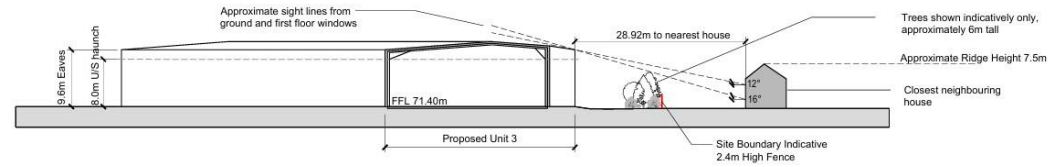
The distance of the new development from the adjacent Thornsgreen Road property is more than three times the height of the lowest window. There is no need to consider the next BRE Assessment, though we have included it for completeness.

Assessment 2

The angle from the lowest window to the top of the new development is 18°. The BRE Guidance states that, as the 25° angle is not subtended, daylight and sunlight these properties is unlikely to be significantly affected.

No further daylight or sunlight assessment is needed.

Section E-E Thornsgreen Road



Site Section E-E: 8m U/S haunch
Scale 1:500 @ A1

Assessment 1

The distance of the new development from the adjacent Thornsgreen Road property is more than three times the height of the lowest window. There is no need to consider the next BRE Assessment, though we have included it for completeness.

Assessment 2

The angle from the lowest window to the top of the new development is 16°. The BRE Guidance states that, as the 25° angle is not subtended, daylight and sunlight these properties is unlikely to be significantly affected.

No further daylight or sunlight assessment is needed.

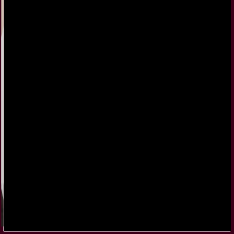
Conclusion

We have reviewed the Section Details provided by the Scheme Architect, AEW.

Based on this information, and the assessment methodology set out in the BRE Guidance, none of the adjacent residential properties on Lenham Walk, Bretton Walk or Thornsgreen Road will have their daylight or sunlight significantly affected by the Proposed Development.

Proximity

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