
RE: URGENT - 142535 Stocktons - Daylight Sunlight objection/rebuttal

From Andrew Bickerdike [REDACTED]
Date Wed 19/11/2025 20:57
To Lucy Harrison [REDACTED]
Cc Adam Buxton [REDACTED]; Dave Roscoe [REDACTED]

 1 attachment (546 KB)

20250919-19504-MH-(Stocktons, 140 Great Ancoats Street)-ObjectionResponse.pdf;

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Hi Dave/Lucy.

I refer to my email below and the attached correspondence which this draws from.

Paragraph 2.6 of the attached, which presents a summary of the aforementioned characterisation study, infers, in error, that all windows assessed within Oxygen will benefit from at least 9.1% VSC. This is carried through into my email summary below.

This position is presented against examples in the city centre of 'less than 5%' which provides a benchmark to assess the outcome of the proposed development and its acceptability in a city centre context.

To the clear, the resultant 9.1% (and above) VSC relates to those windows where, against the Mirror Massing baseline, the magnitude of change resulting from the development will be over 30%. This is noted to highlight that the most impacted windows (in terms of magnitude of change against a baseline) will still benefit from a good level of natural light by reference to their VSC level (9.1% and above).

I would draw attention to page 67 of the Committee Report which considers this matter.

Whilst still very much comparable with the schemes considered in the characterisation study, contrary to the statement at para 2.6 of the attached correspondence, there are a limited number of instances of windows within Oxygen also having a VSC of less than 5% with the proposed development in situ. This relates to just 7 out of 858 windows assessed. All others are above 5% and most substantially so.

Of the seven windows, none of these are the only windows to the affected rooms. When regard is had to the other windows within affected rooms (of which there are six), the room based VSC in each case is between 5.5% and 17.7%, with five of the six rooms having a room based VSC above 8.5%.

When compared against the VSC levels generated by the characterisation study, this demonstrates that the level of natural light received by rooms within the Oxygen building compares favourably to other schemes in the city centre and is acceptable in such a context, noting the direction provided by BRE on this matter.

I should also add then having regard to the Mirror Massing scenario, the proposed development will achieve an improvement in respect of the windows within Oxygen with the lowest VSC (as low as 2% in the Mirror Massing scenario as a baseline versus 3.1% with the proposed development in situ). On that specific measure, the scheme represents an improvement against the Mirror Massing baseline.

I'd be happy to discuss this further if helpful.

Best wishes

Andrew Bickerdike
Director, Head of Planning North

Turley

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From: Andrew Bickerdike [REDACTED]

Sent: 19 November 2025 15:16

To: 'Lucy Harrison' [REDACTED]

Cc: Adam Buxton [REDACTED]; Dave Roscoe [REDACTED]; Olivia Carr [REDACTED]

Subject: RE: URGENT - 142535 Stocktons - Daylight Sunlight objection/rebuttal

Hi Lucy.

Just following up on this.

My email of 18th November, which presented the rationale for the design approach to the site, including what this was informed by and commentary on how options had been considered through the design process, addresses the principal points raised in the further correspondence from Oxygen (of 12th) relating to their request for a daylight/sunlight impact-led design review.

In addition, please see a link below to the EvP NSL contours and results which are raised in the latest correspondence as having not been uploaded to the application online.

<https://gialtd.egnyte.com/fl/xvjm3CJYcbTR>

Overall effect on Oxygen

On the overall position – Dave our discussion today relates – I would draw attention to the characterisation study in Figure 1 of the attached which helps establish what is common and generally deemed to be acceptable in the city centre context as a reference point.

This demonstrates consented/established daylight levels across various city centre residential developments of less than 5% VSC, groupings of 5%-10% VSC and low-to-mid teen VSC values. Considered against these precedents, all windows within Oxygen retain a VSC value upward of 9.1% (with many being in the mid-teen level) and so comparing favourable to other city centre residential environments, notwithstanding the magnitude of change in evidence here.

The level of natural light which residential properties within Oxygen will have access following the completion of the development is very normal for the city centre, consistent with other developments and is entirely acceptable for its context.

Ongoing community engagement commitment

Lastly, we would like to propose a condition requiring a strategy for ongoing engagement with local residents for the duration of the construction process. This is intended as a means of ensuring there is a two-way channel of communication between the contractor and residents so any issues or concerns during the construction process can be raised. We put this to Oxygen residents, following a previous meeting, as something we would suggest to the City Council in the context of some concerns around the construction process, albeit these were secondary to the principal issues they have raised.

Such a condition could read:

Prior to the commencement of development, a strategy for community engagement and dialogue for the duration of the construction process shall be submitted to and approved by the City Council. The strategy shall outline the steps that will be taken during the construction stage of development to enable the community local to the site to report any issues and points of feedback regarding the localised effects of the construction process direct to the contractor appointed. The strategy shall be implemented and adhered to for the duration of the construction process.

Would it be possible to present this verbally as an update at the meeting?

Finally, as I may not be available over the next day or so, Olivia Carr is an alternative point of contact:

[REDACTED]

Olivia will be presenting at committee tomorrow.

Best wishes

Andrew Bickerdike
Director, Head of Planning North

Turley

Mobile: [REDACTED]
Office: [REDACTED]

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From: Lucy Harrison [REDACTED]
Sent: 13 November 2025 14:11
To: Andrew Bickerdike [REDACTED]
Cc: Adam Buxton [REDACTED]
Subject: URGENT - 142535 Stocktons - Daylight Sunlight objection/rebuttal

Hi Andrew

Oxygen's Board of Directors have just sent me the attached response by their consultant's to GIA's rebuttal of their Daylight and Sunlight Objection Letter (Akt. Rights to Light Surveyors Ltd). They have asked that Planning Committee defer determination of the application until a design review is held with daylight/sunlight impacts re-assessed and alternative layouts tested.

Please would you let me have your client's/expert's response to the attached as soon as possible before Wednesday next week so that we can review it before Planning Committee on Thursday.

Many thanks

Lucy
Lucy Harrison

Senior Planner

Development Management Central Core

Planning, Building Control & Licensing

Growth & Development Directorate

Manchester City Council

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