SUPPLEMENTARY DAYLIGHT REPORT

10-12 WHITWORTH STREET, MANCHESTER

17 June 2026

GIA No: **20231**

1 INSTRUCTIONS & EXECUTIVE SUMMARY

1.1 GIA have been instructed by Atri7 6 Limited to produce a supplementary daylight report to support the findings in the Daylight, Sunlight & Overshadowing Environmental Statement Chapter (the DSO ES Chapter) submitted in support of the planning application for the development of 10-12 Whitworth Street, Manchester (the Proposed Development).

1.2 The technical analysis which underpins the DSO ES Chapter has been completed using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022)'.

1.3 Following consultation with MCC, a 3D visualisation of the effect on the daylight upon the affected properties listed below and shown opposite has been requested.

1. Hill Quays
4. The Nile
6. 14 Albion Wharf
7. The Hacienda
9. The Ropeworks
18. The Danube
19. Axis Tower

1.4 The numerical analysis provided within the DSO ES Chapter and the visualisation of those analysis results contained in this supplementary report show that, whilst the overall magnitude of change will, compared to the existing (cleared) baseline, be high for some properties, the effect is considered to be not significant on the basis that the assessments should be based on an alternative, less stringent, guideline (a previously consented scheme for the site as a baseline) which is in accordance with paragraph H6 of the BRE guidelines, which states:-

"Factors tending towards a minor adverse [not significant] *impact include...there are particular reasons why an alternative, less stringent, guideline should be applied..."*

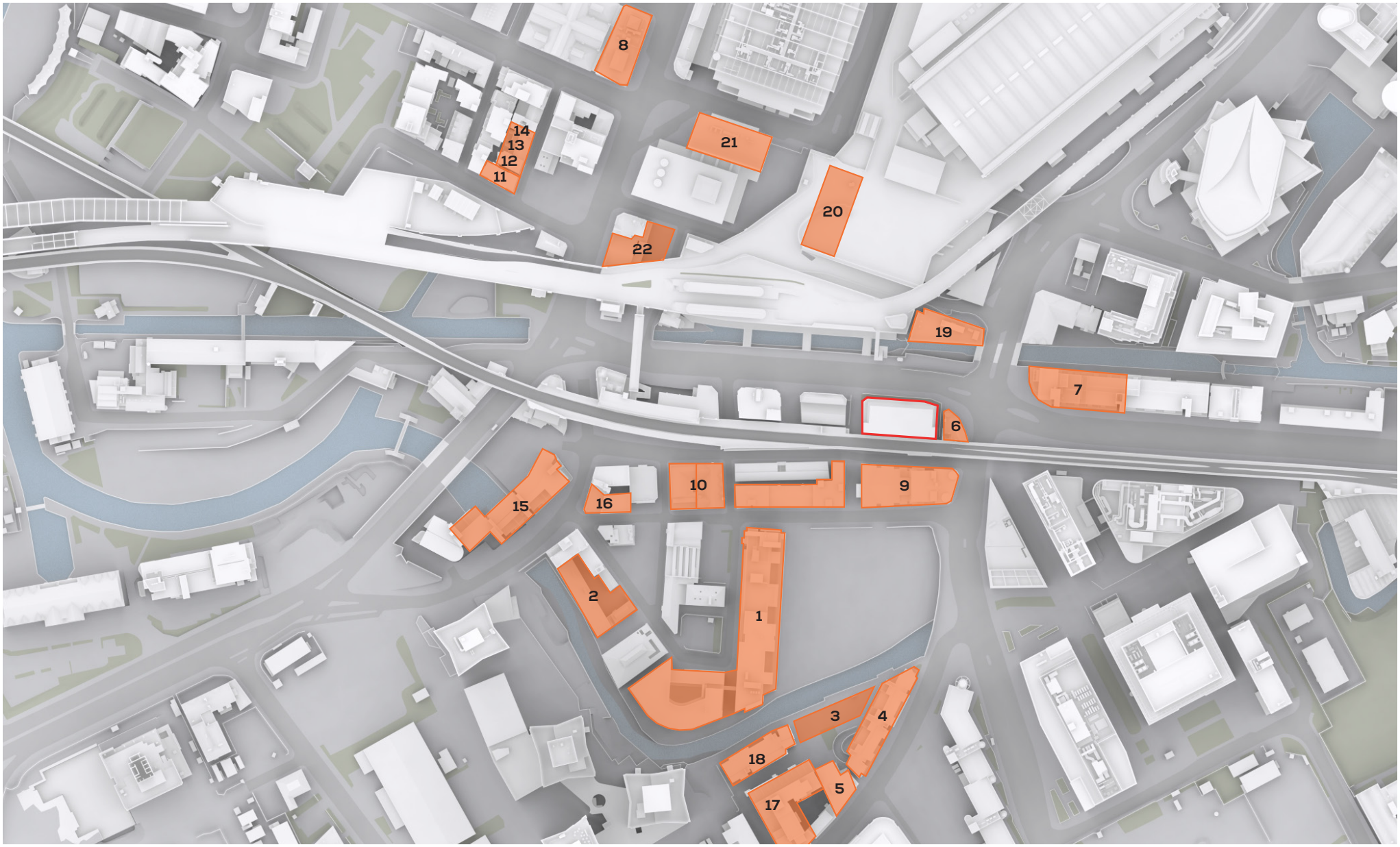


Fig. 01: Location of the surrounding properties

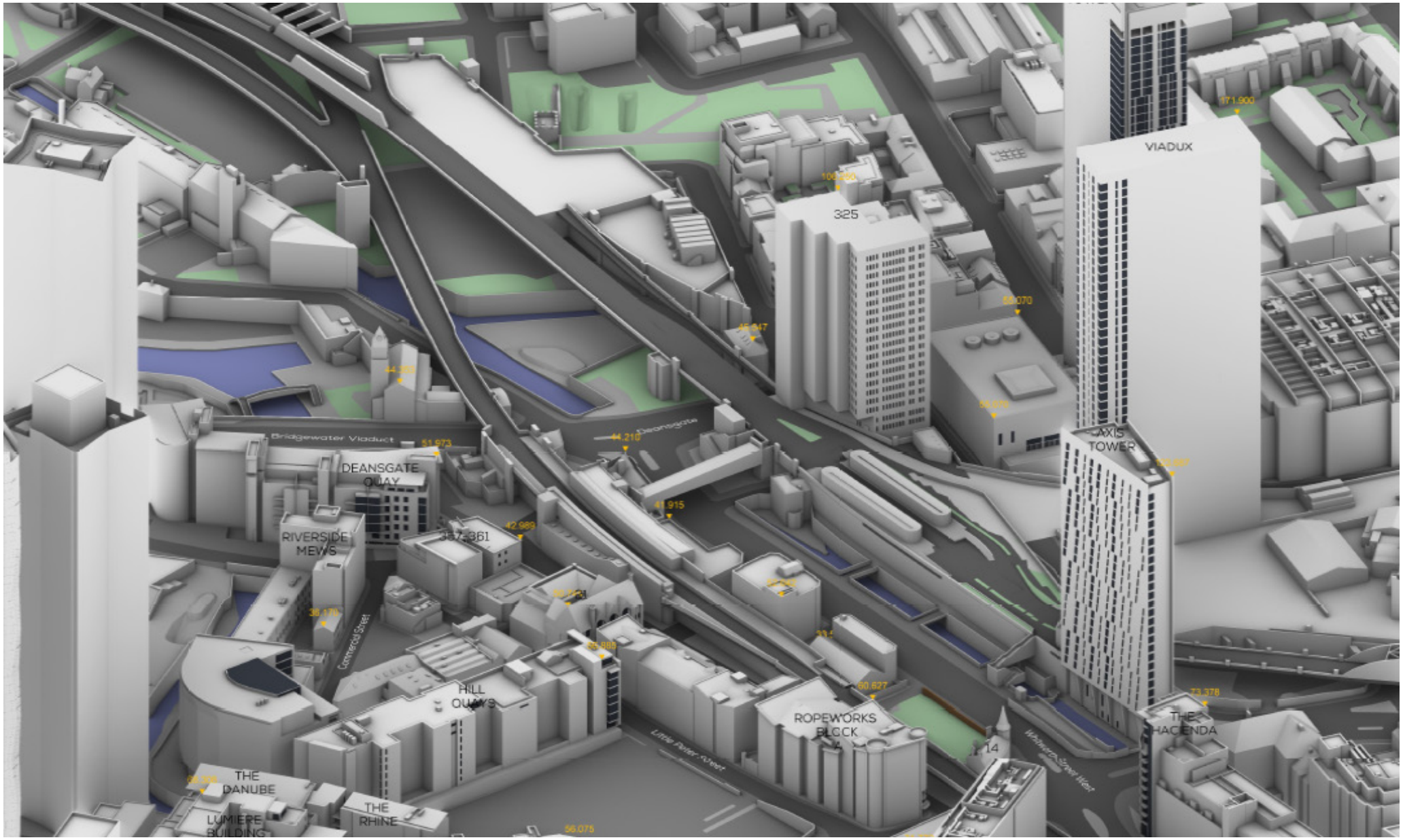


Fig. 02: The existing baseline scenario

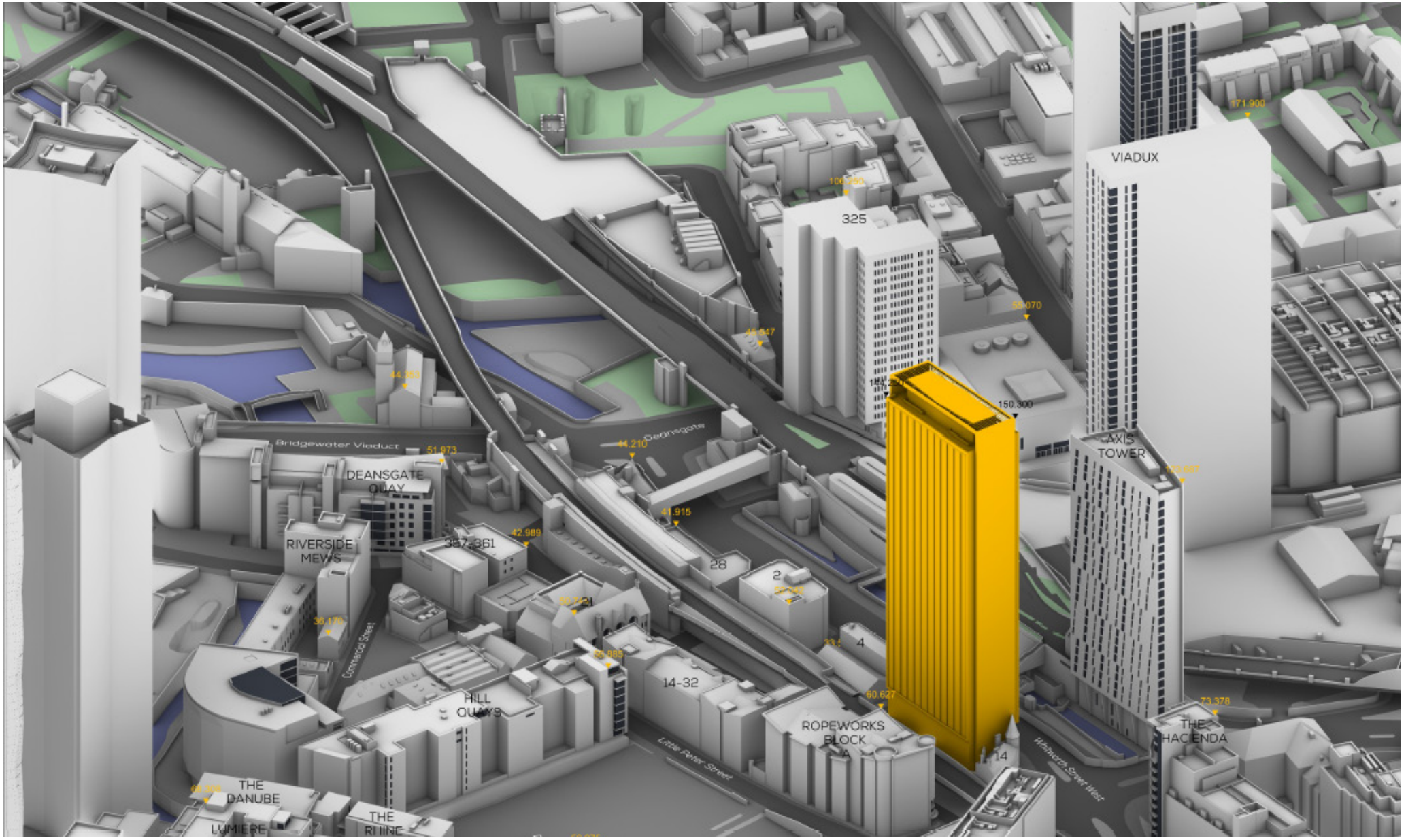


Fig. 03: The consented baseline scenario

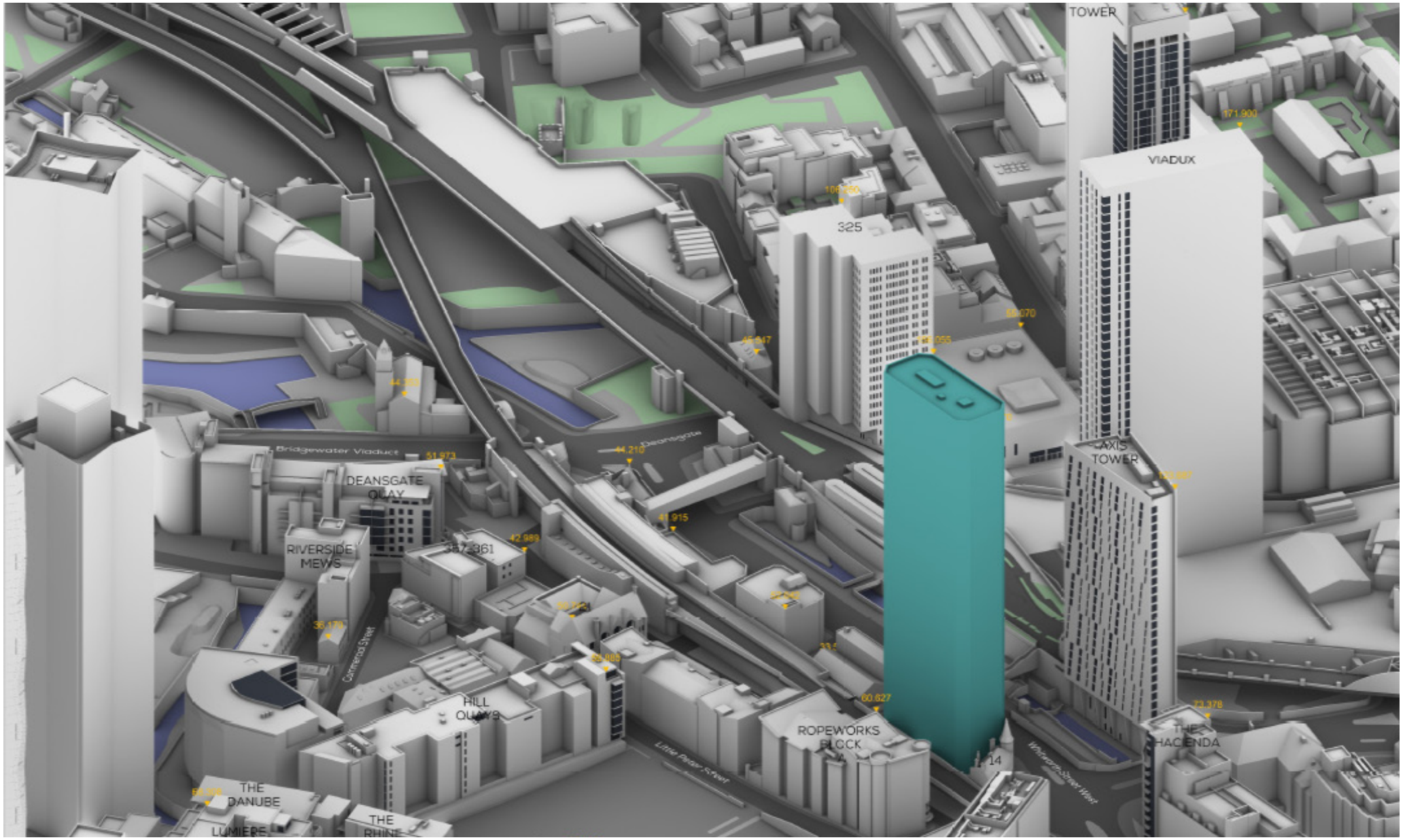
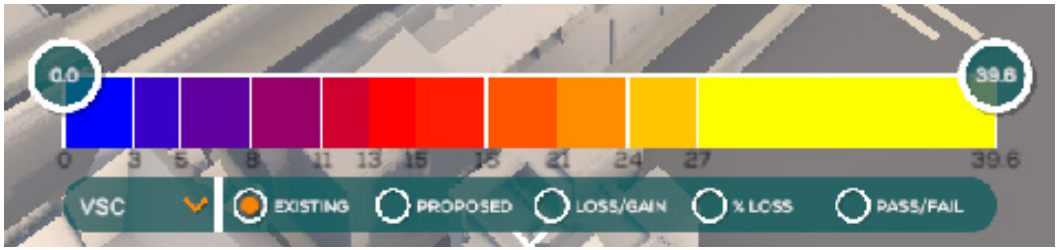


Fig. 04: The Proposed Development

2 BRE TARGET CRITERIA

2.1 The assessment of daylight effects is based principally on the amount of visible sky before and after the construction of a new development. It is for this reason that the BRE states the following at paragraph F7 in relation to the assessment of daylight changes, *"In assessing the loss of light to an existing building, the VSC is generally recommended as the appropriate parameter to use. This is because the VSC depends only on obstruction, and is therefore a measure of the daylit environment as a whole."*

2.2 The images on the following pages show the windows of the properties listed in paragraph 1.3 coloured coded to reflect the .VSC results in the following scenarios



BASELINE VSC



PROPOSED VSC



VSC % OF BASELINE CHANGE



VSC ABSOLUTE CHANGE

3 DAYLIGHT WINDOW MAPS
HILL QUAYS - EXISTING V PROPOSED

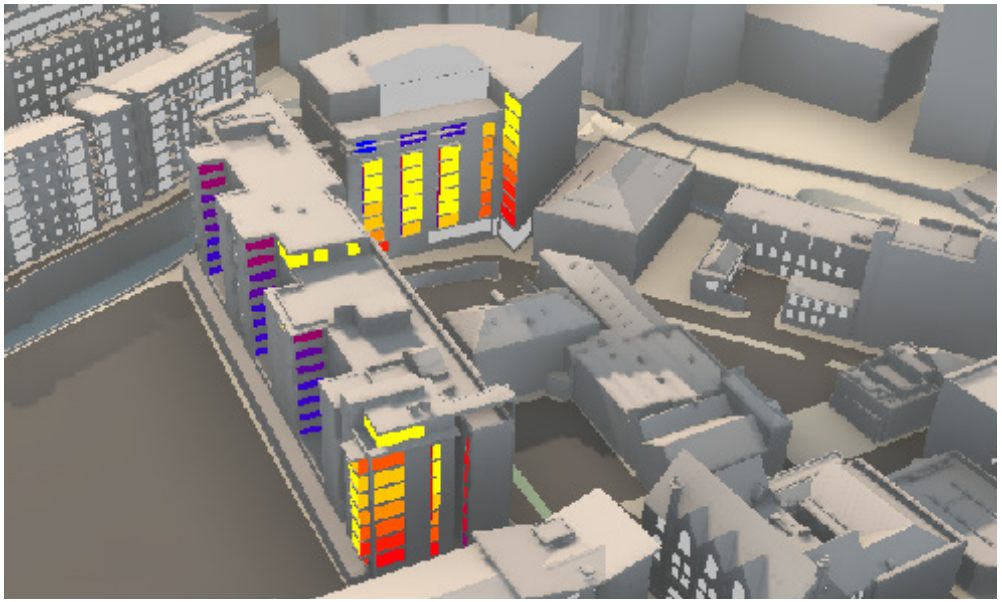


Fig. 05: Existing VSC



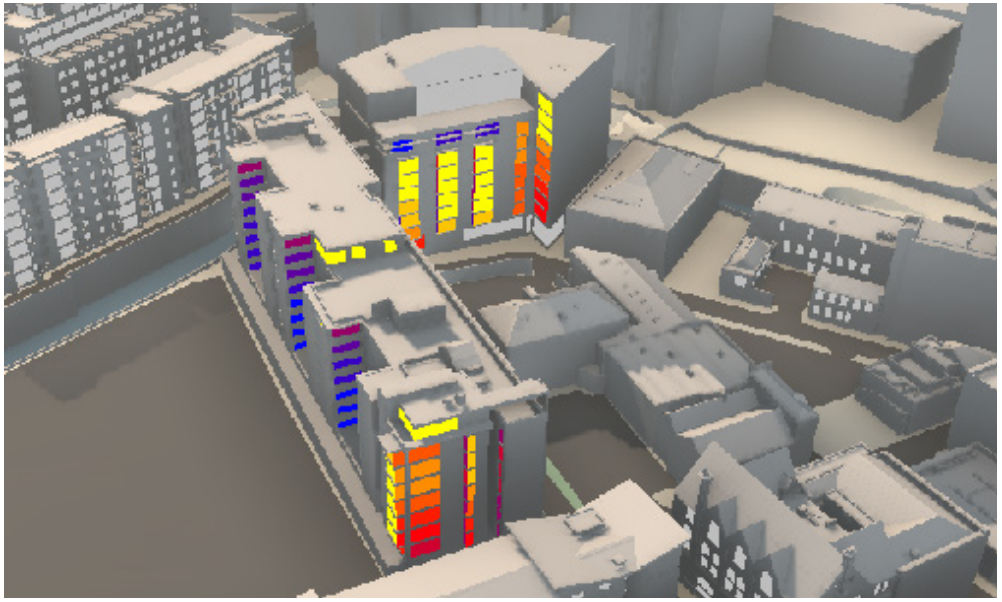
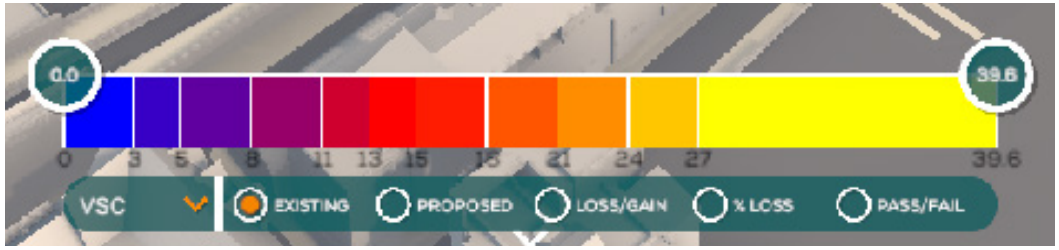


Fig. 06: Proposed VSC



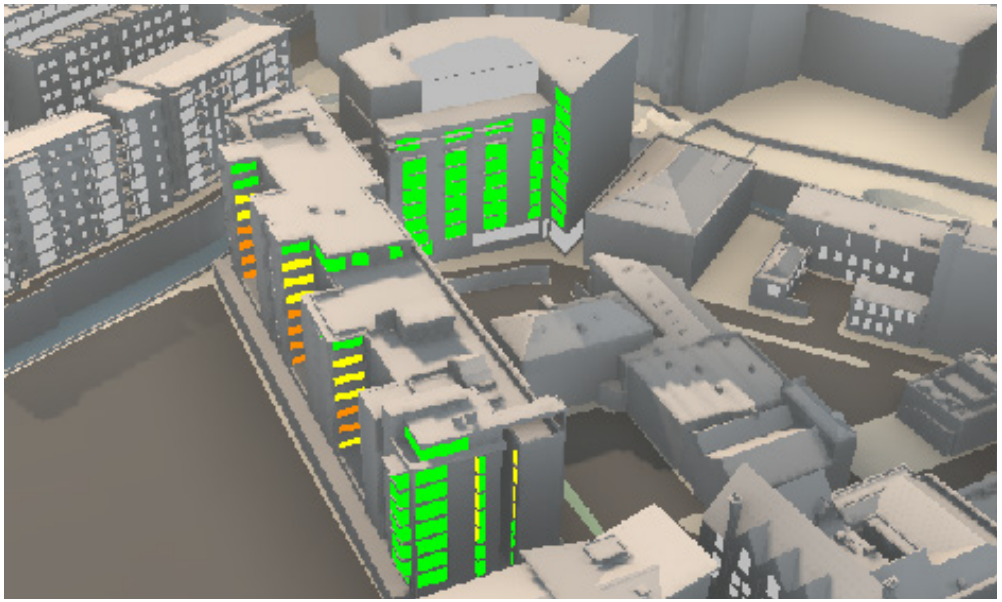




Fig. 07: VSC % Change

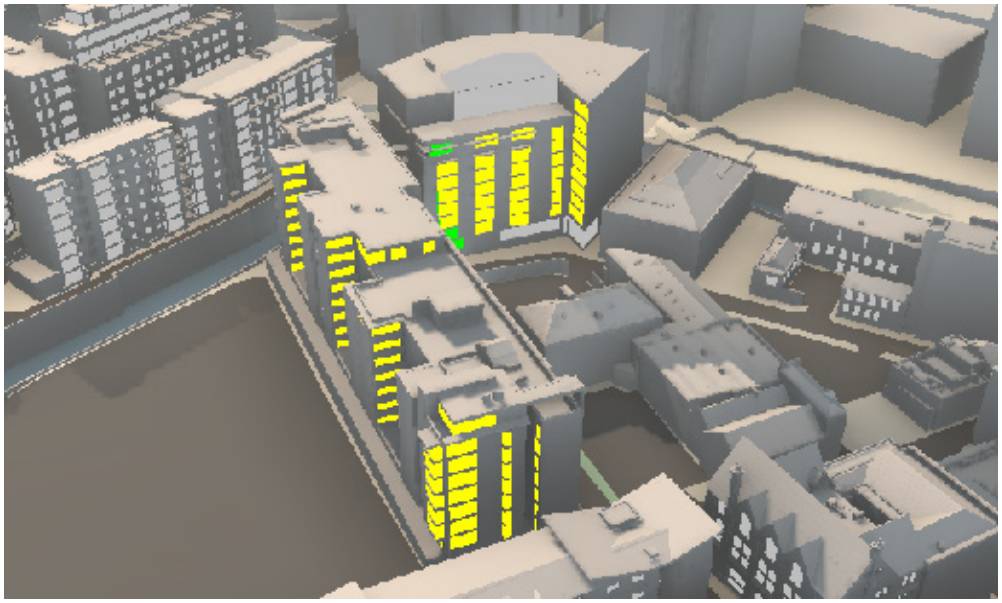




Fig. 08: VSC Absolute Change

4 DAYLIGHT WINDOW MAPS
HILL QUAYS - CONSENT V PROPOSED

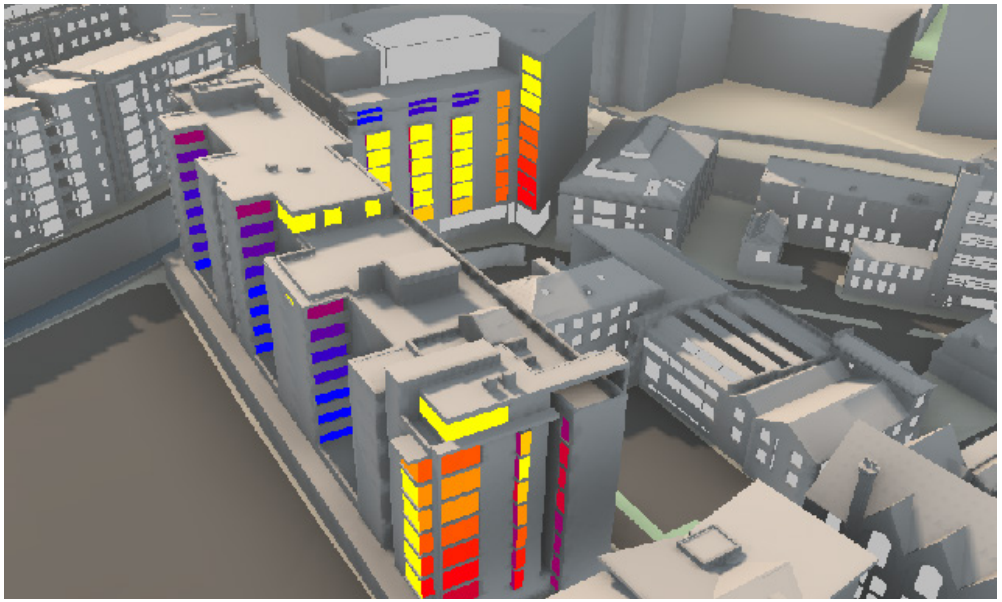


Fig. 09: Consented VSC



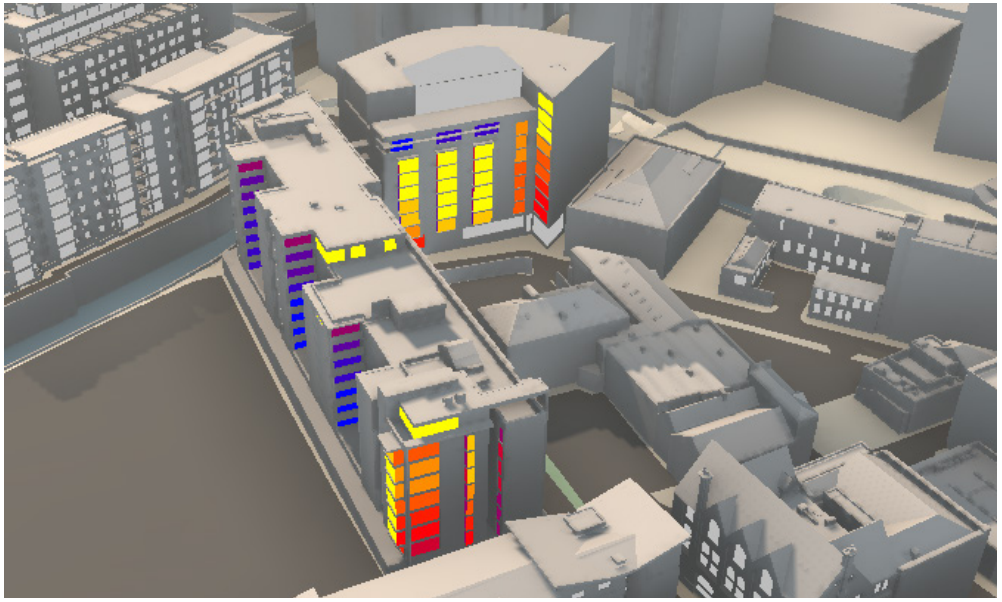
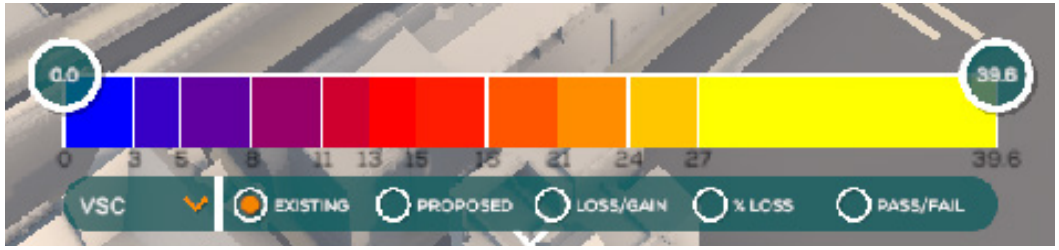


Fig. 10: Proposed VSC



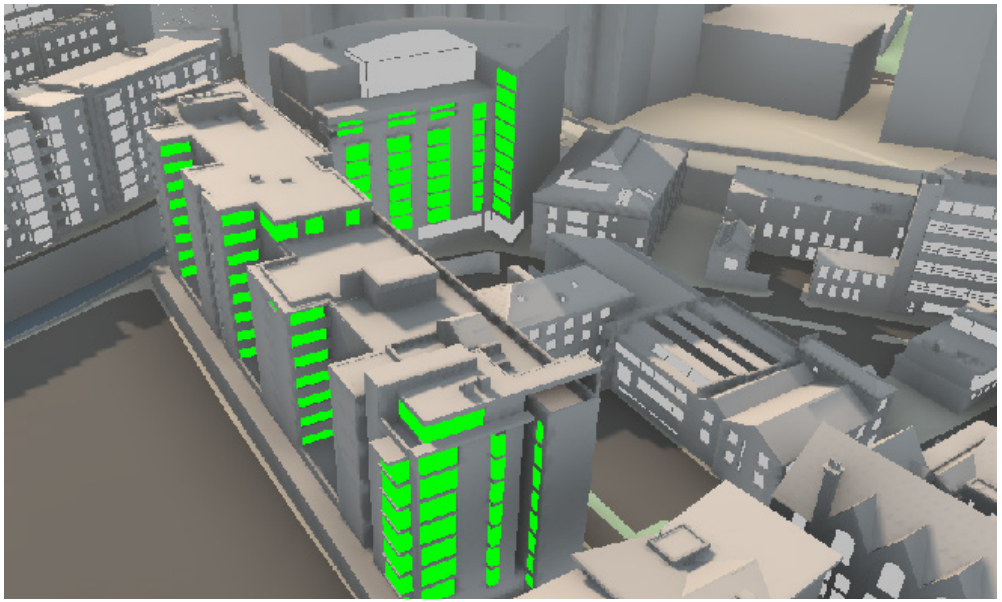




Fig. 11: VSC % Change

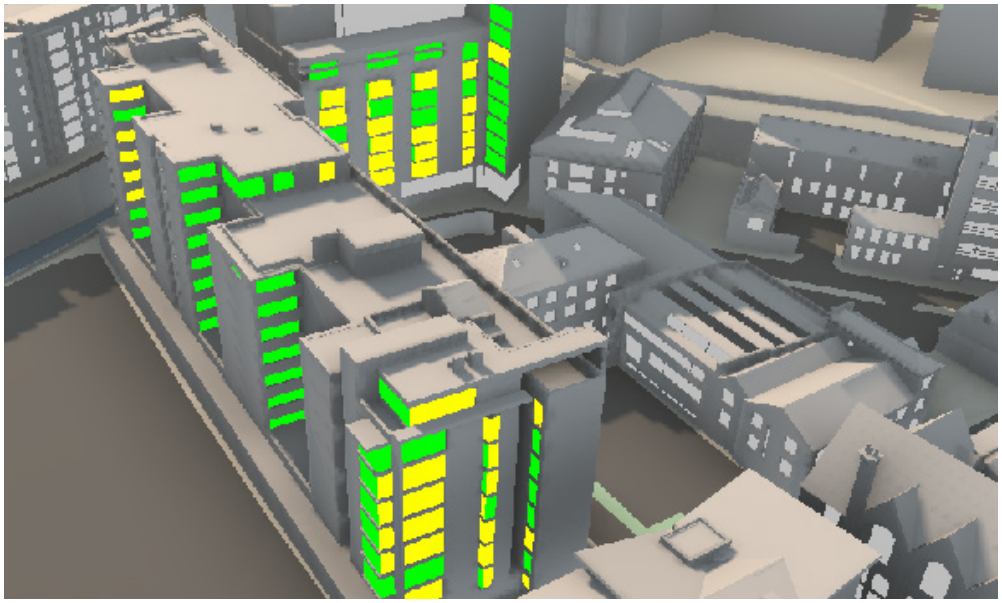




Fig. 12: VSC Absolute Change

5 DAYLIGHT WINDOW MAPS
THE NILE - EXISTING V PROPOSED

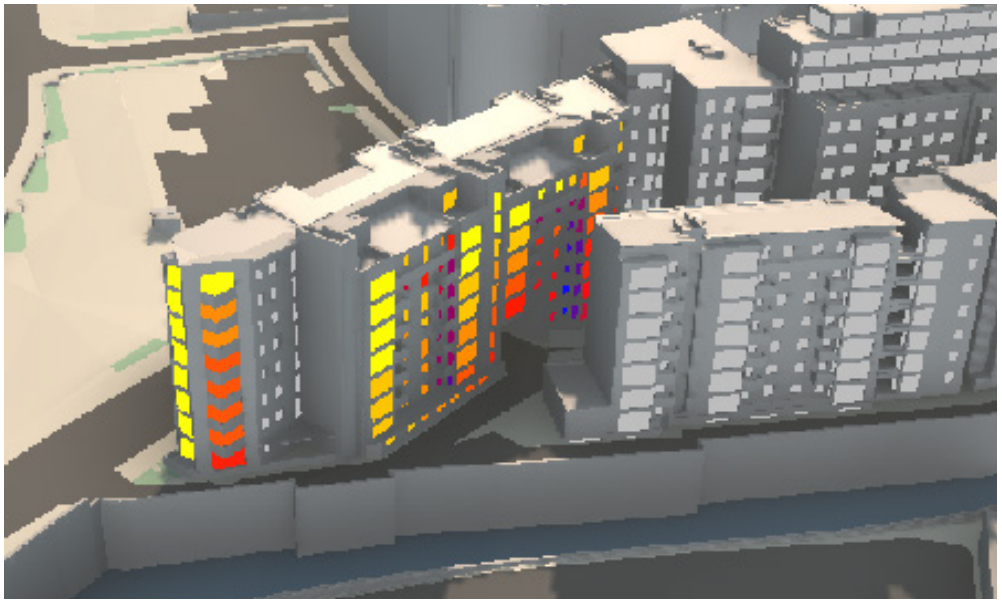
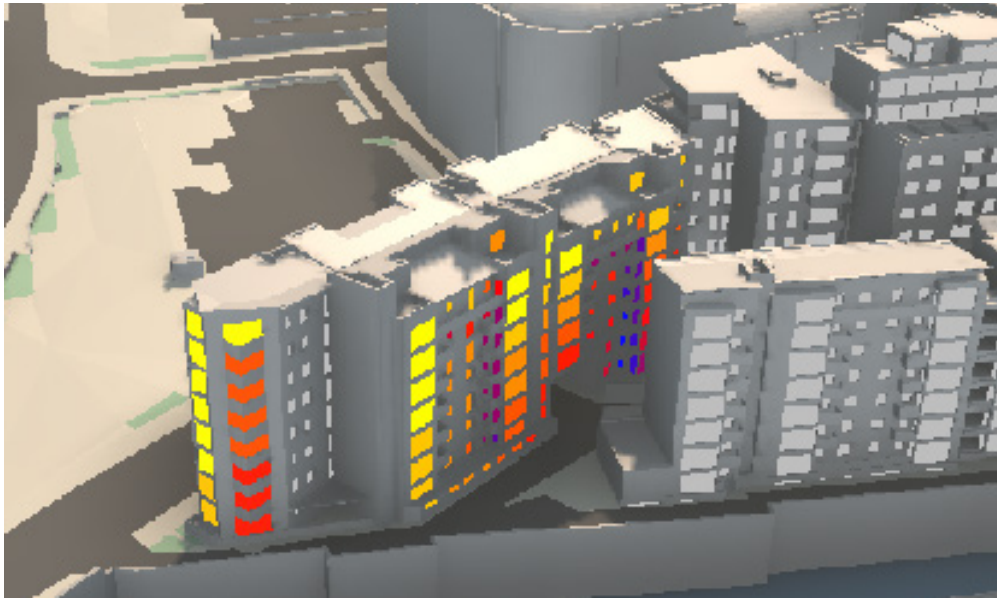




Fig. 13: Existing VSC



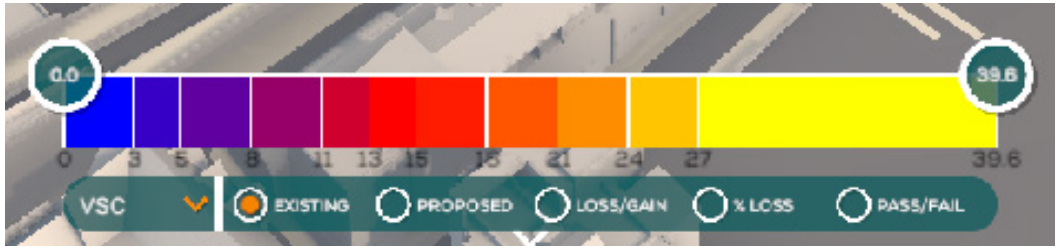


Fig. 14: Proposed VSC

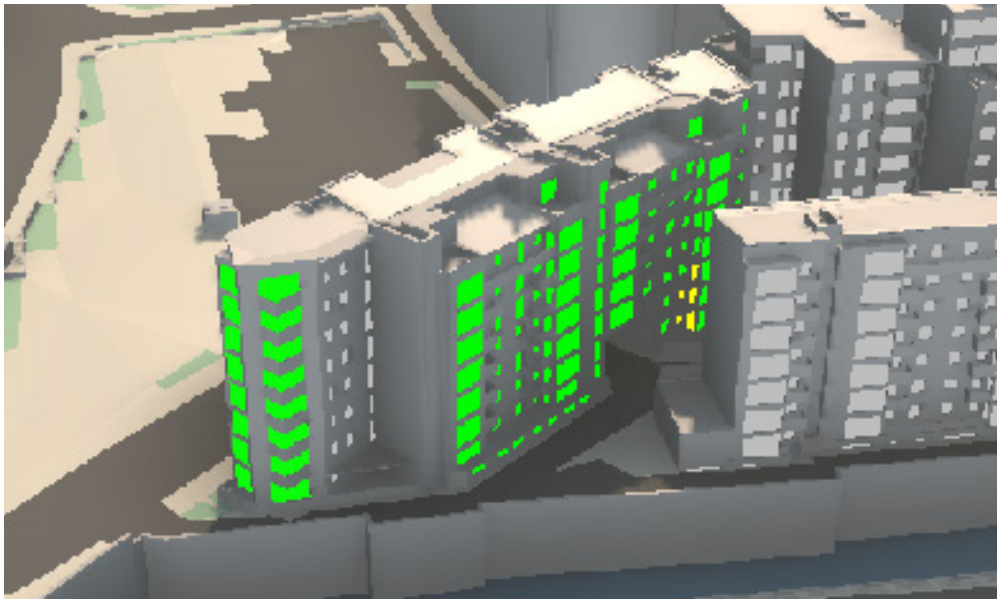




Fig. 15: VSC % Change

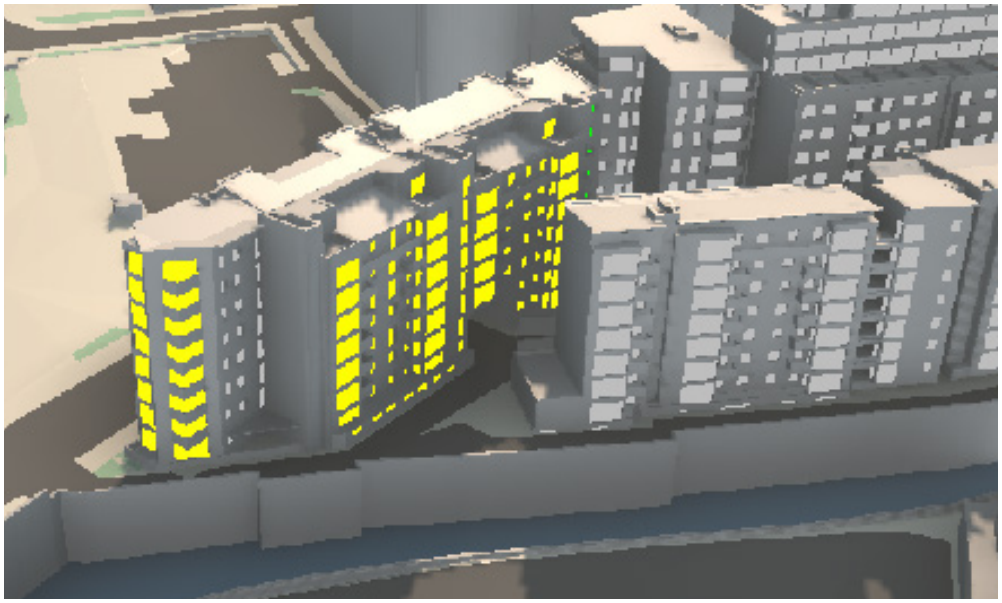




Fig. 16: VSC Absolute Change

6 DAYLIGHT WINDOW MAPS
THE NILE - CONSENT V PROPOSED

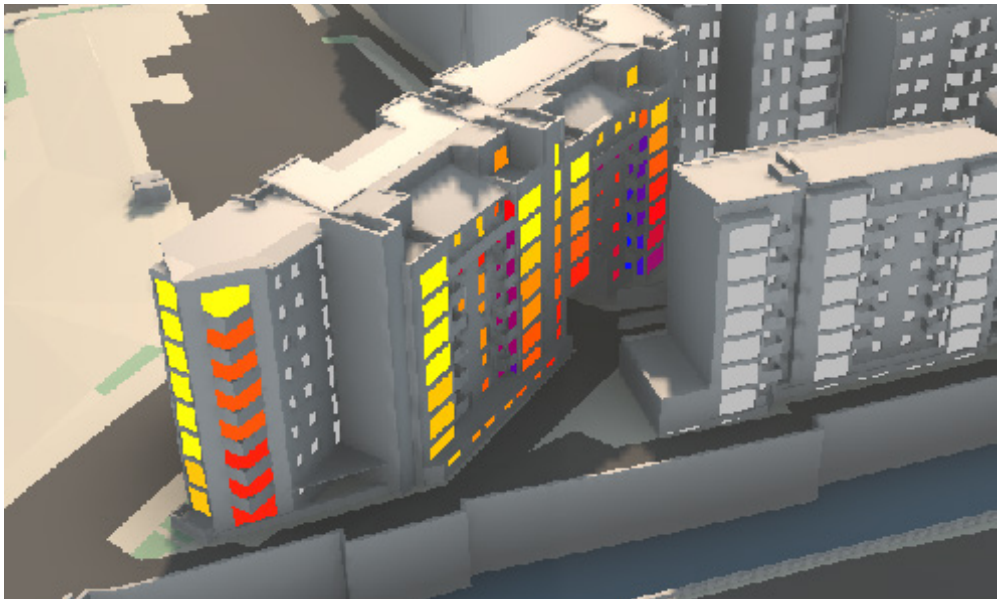
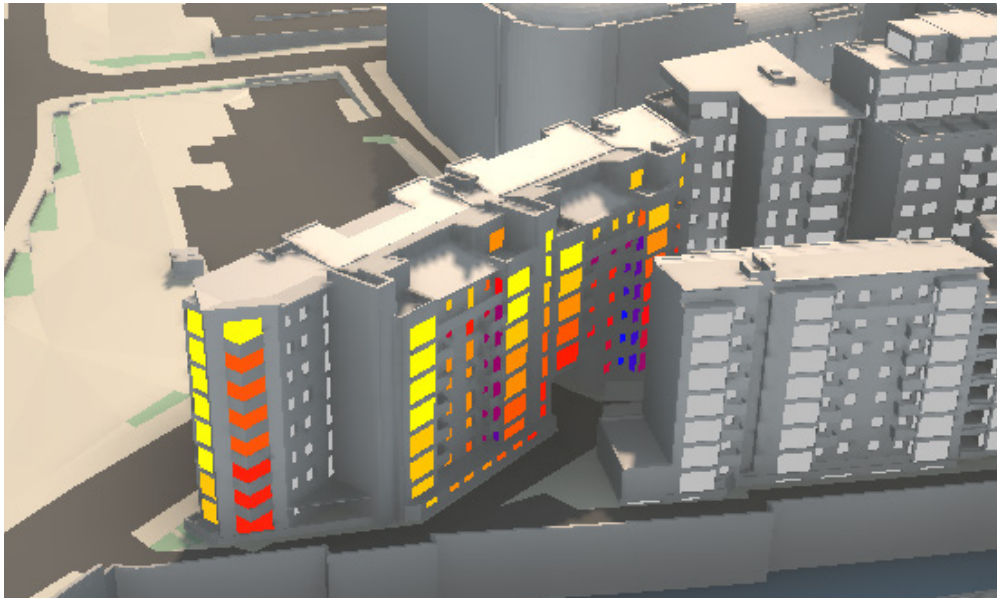




Fig. 17: Consented VSC



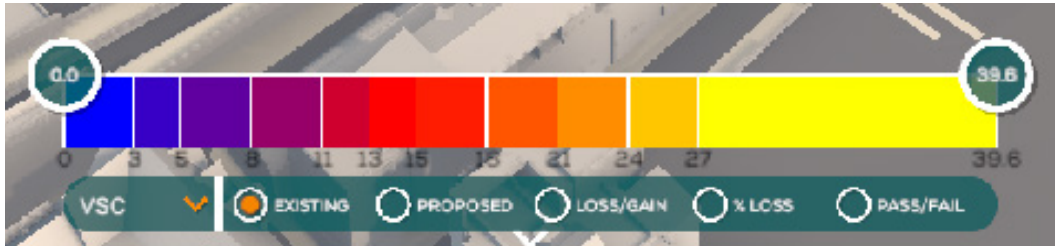


Fig. 18: Proposed VSC

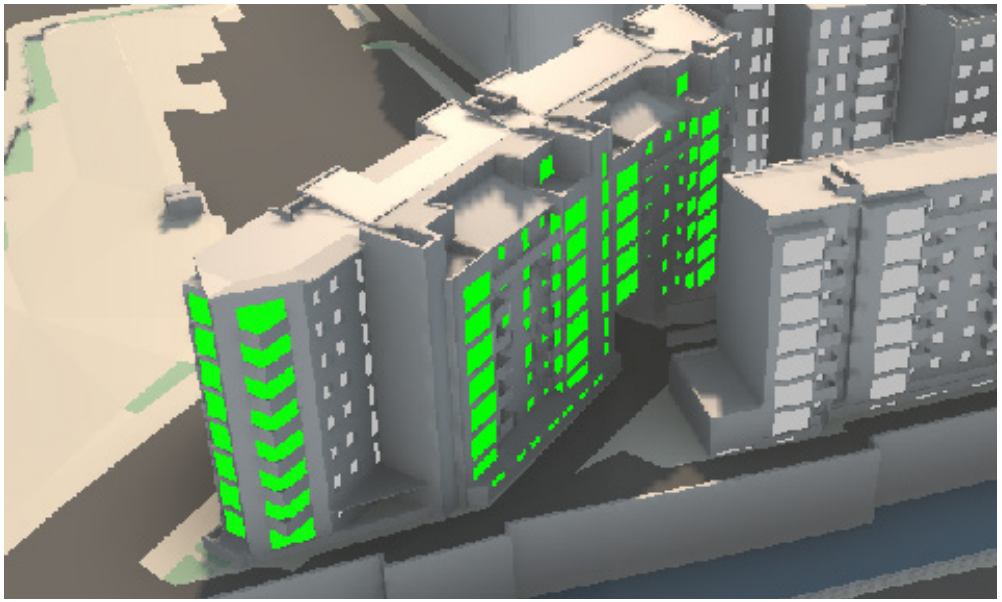




Fig. 19: VSC % Change

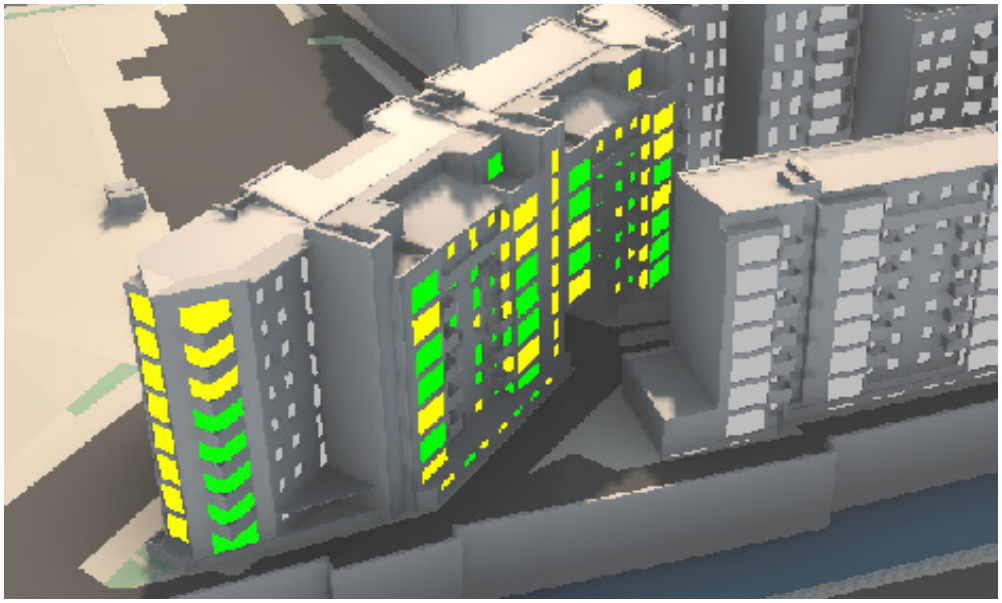




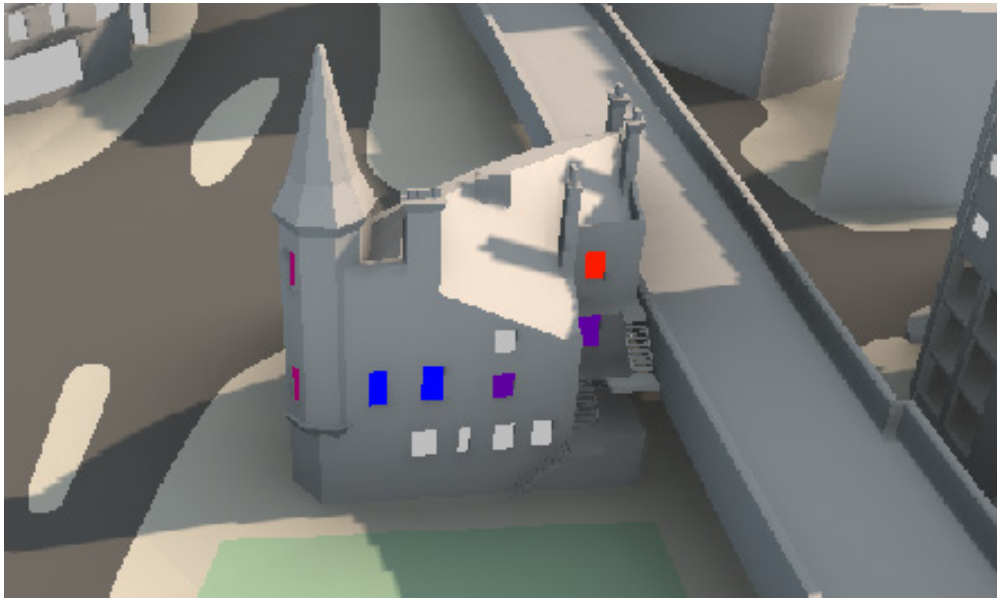
Fig. 20: VSC Absolute Change

7 DAYLIGHT WINDOW MAPS
14 ALBION WHARF - EXISTING V PROPOSED





Fig. 21: Existing VSC



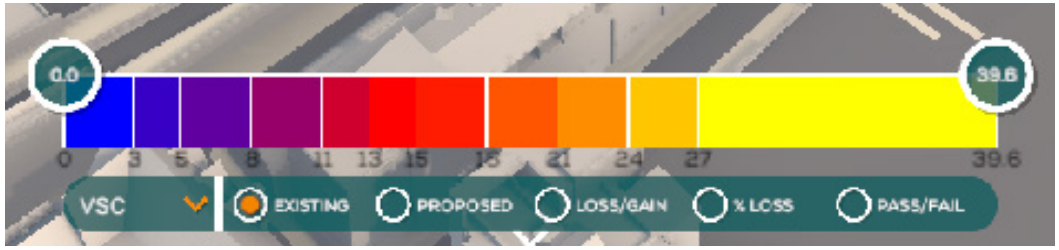


Fig. 22: Proposed VSC

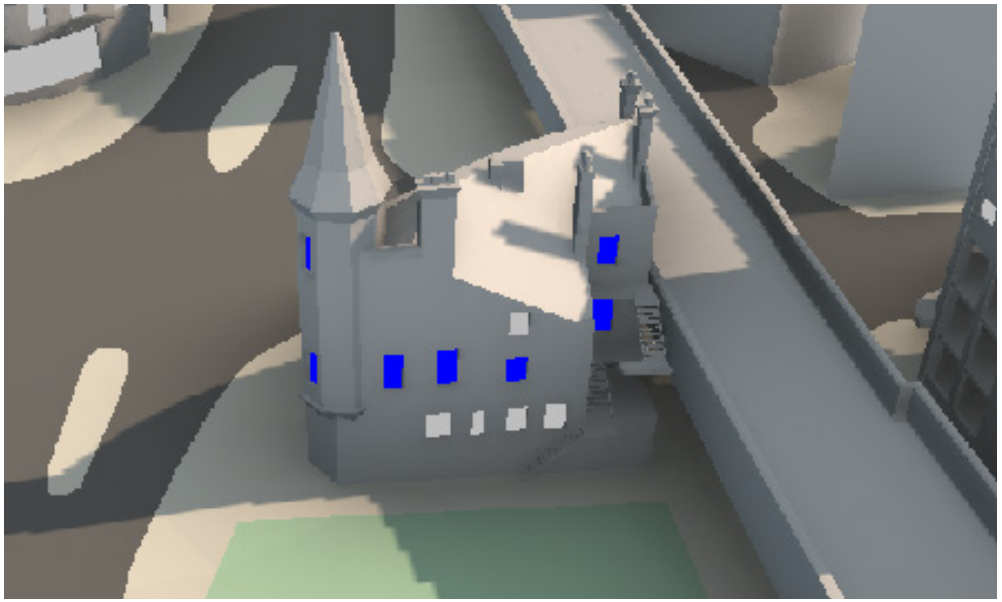




Fig. 23: VSC % Change

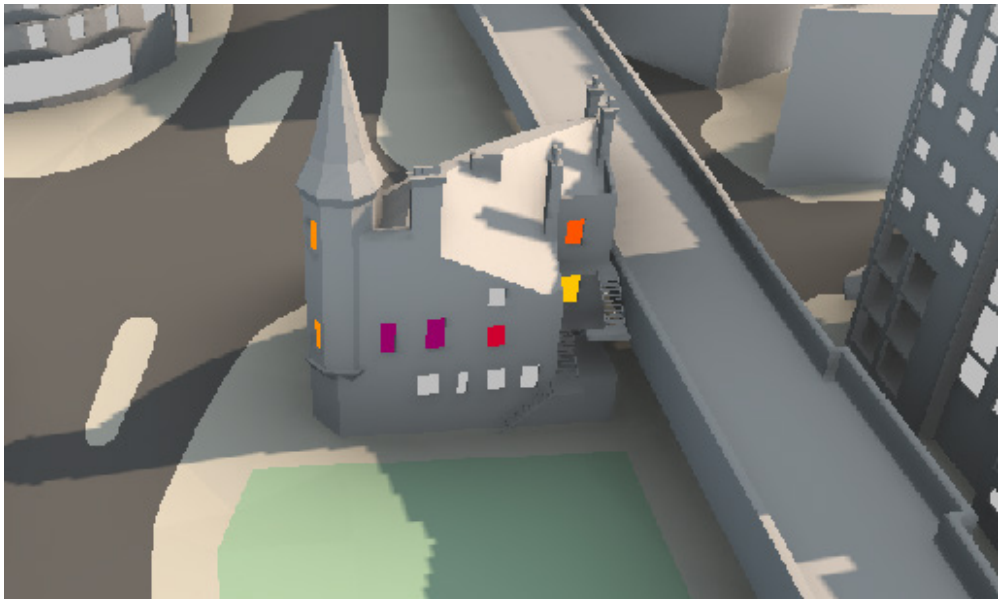




Fig. 24: VSC Absolute Change

8 DAYLIGHT WINDOW MAPS
14 ALBION WHARF - CONSENT V PROPOSED

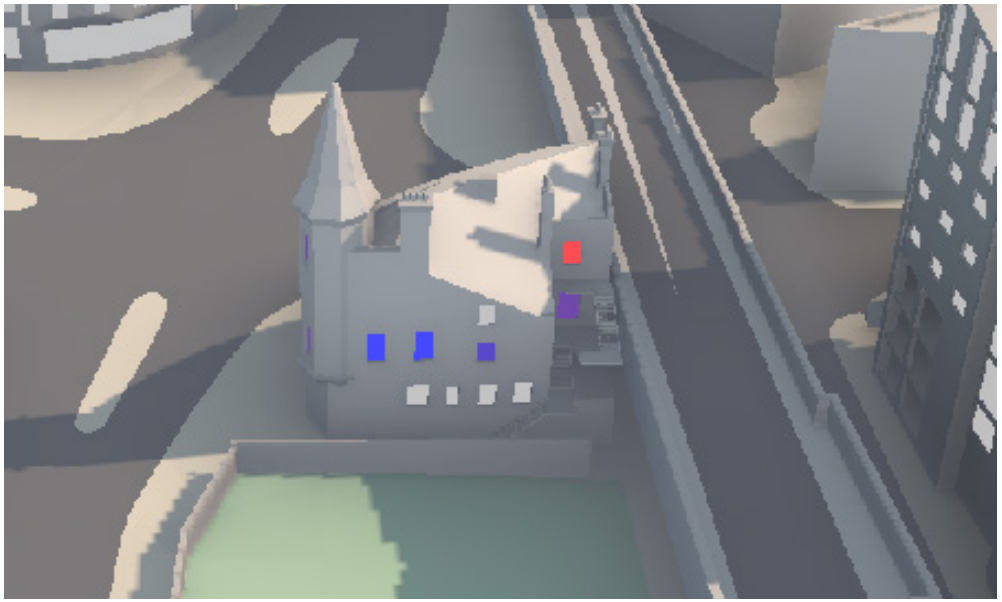
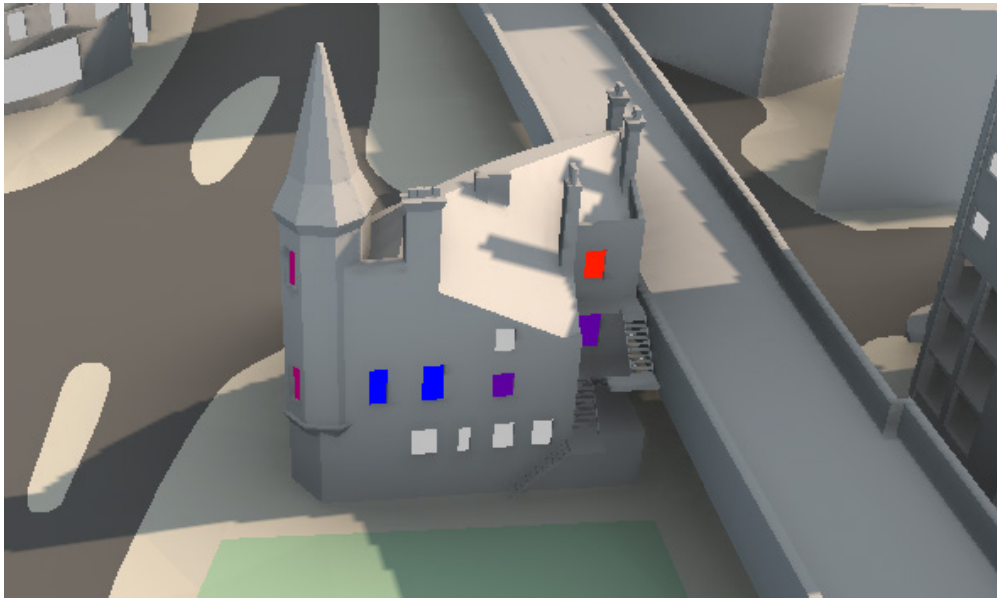




Fig. 25: Consented VSC



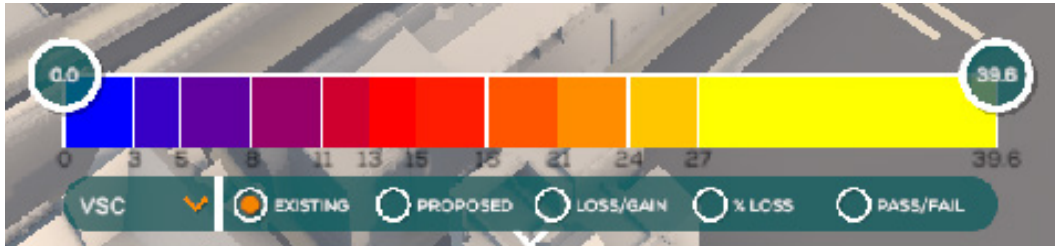


Fig. 26: Proposed VSC

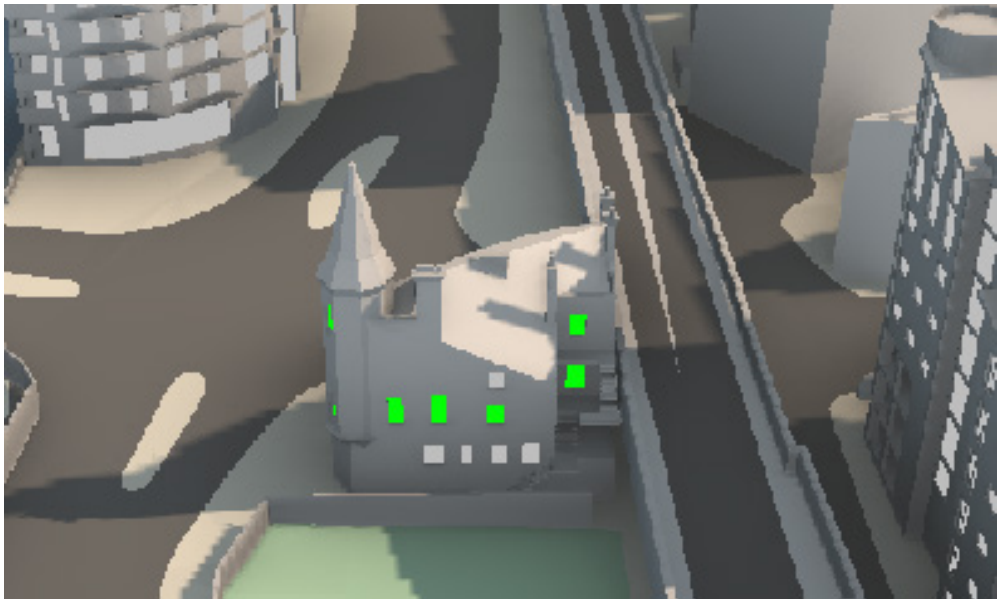


Fig. 27: VSC % Change





Fig. 28: VSC Absolute Change



9 DAYLIGHT WINDOW MAPS
THE HACIENDA - EXISTING V PROPOSED

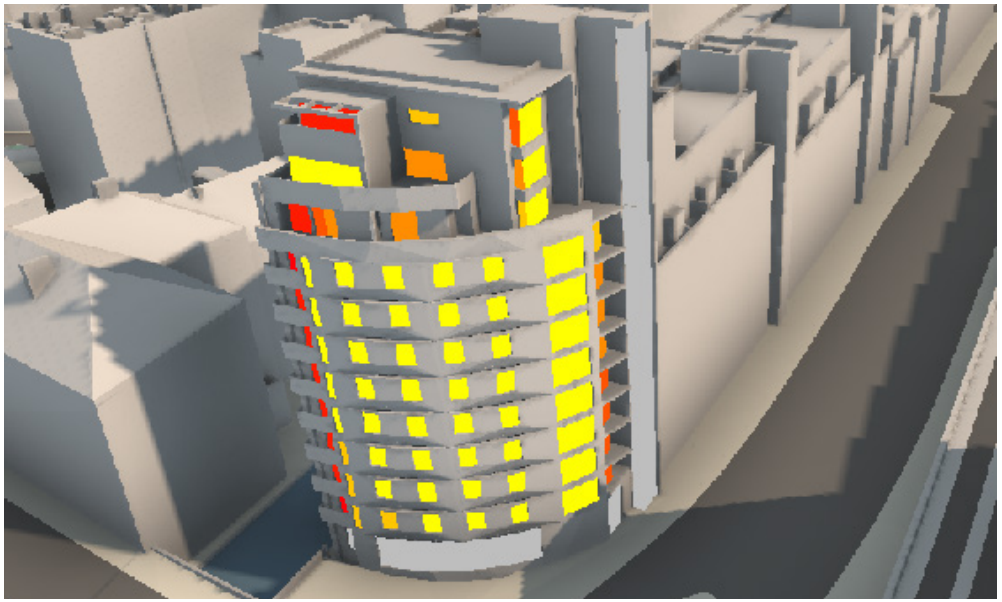


Fig. 29: Existing VSC



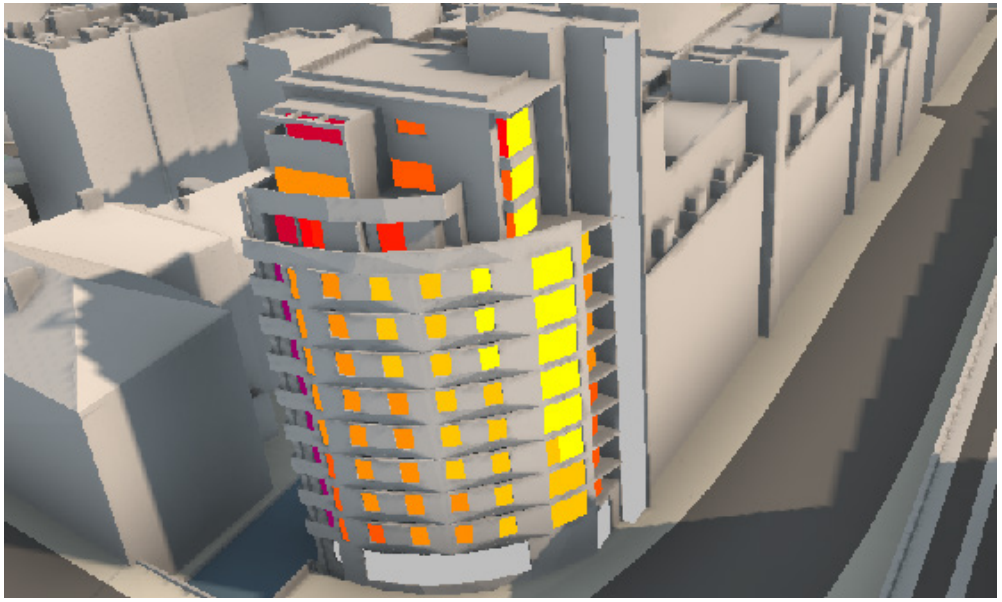
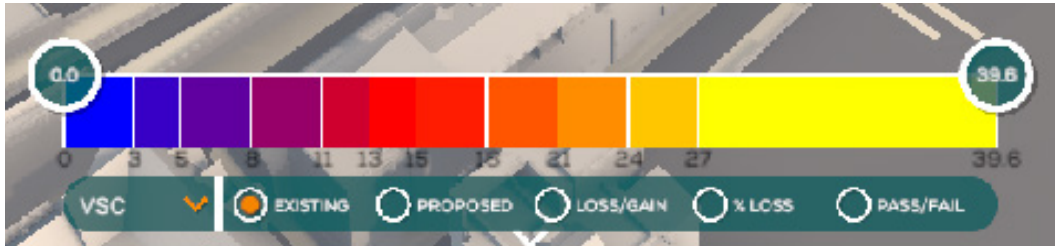


Fig. 30: Proposed VSC



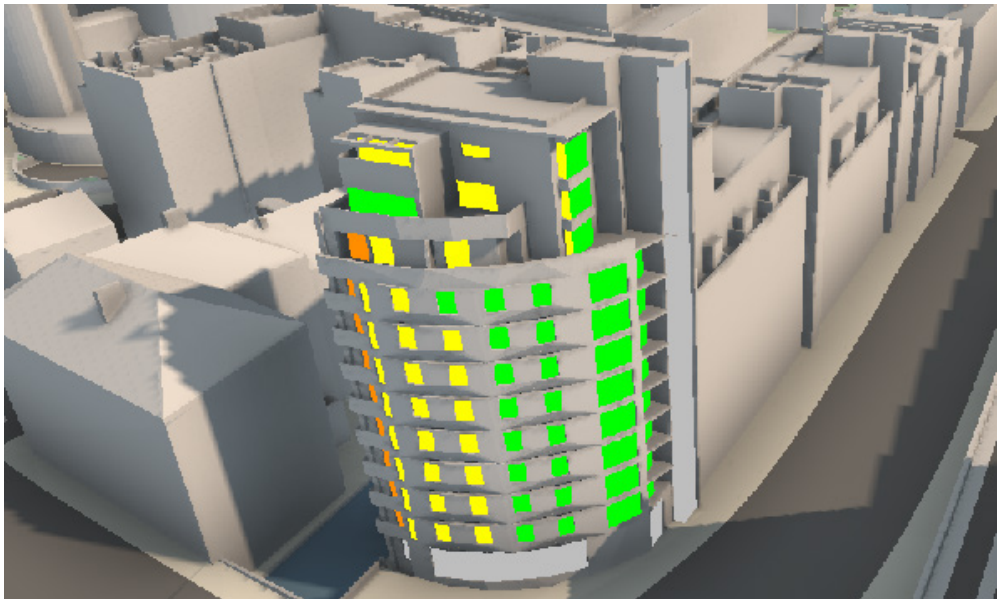




Fig. 31: VSC % Change

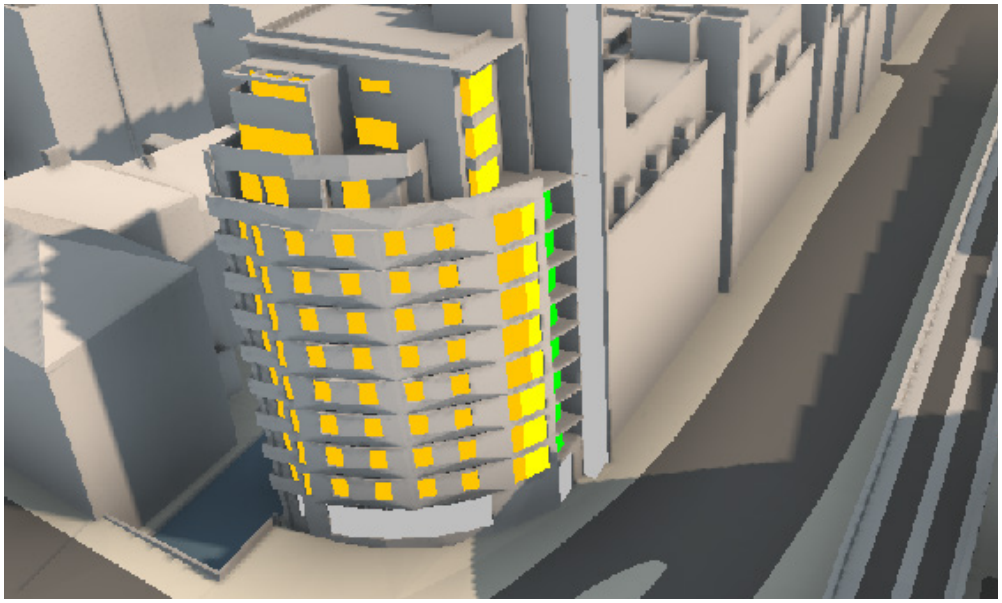




Fig. 32: VSC Absolute Change

10 DAYLIGHT WINDOW MAPS
THE HACIENDA - CONSENT V PROPOSED

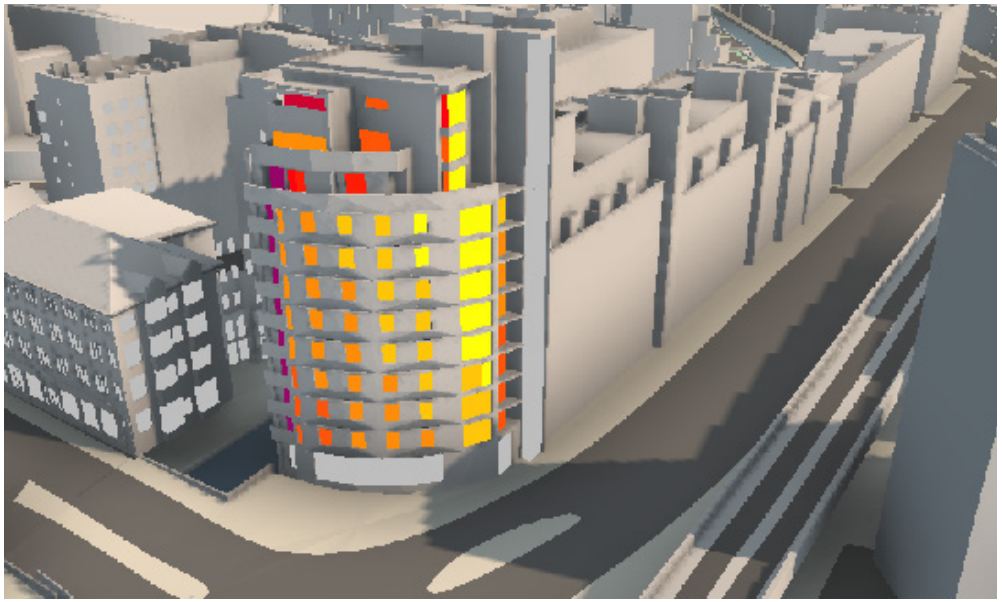
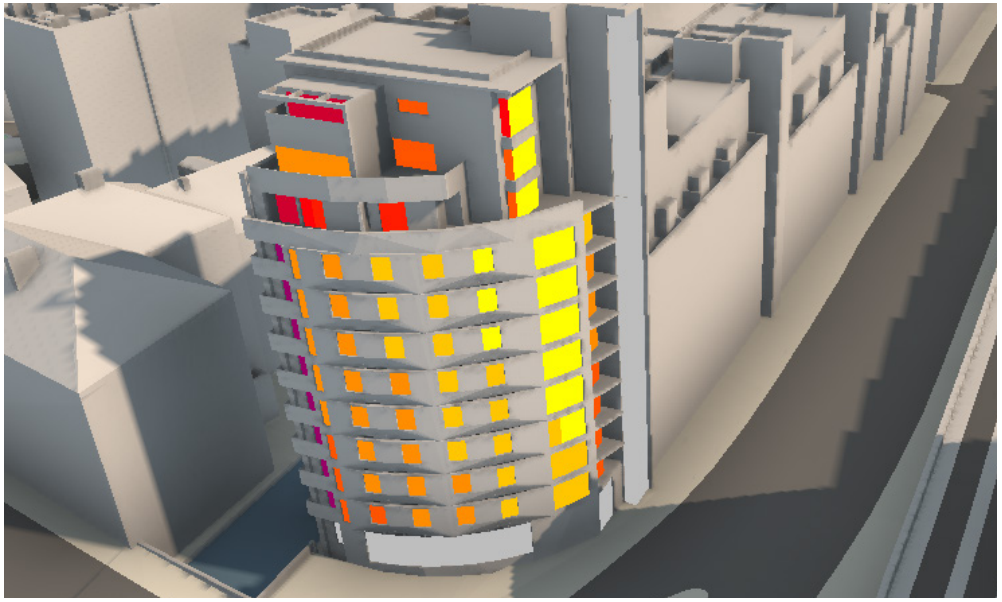




Fig. 33: Consented VSC



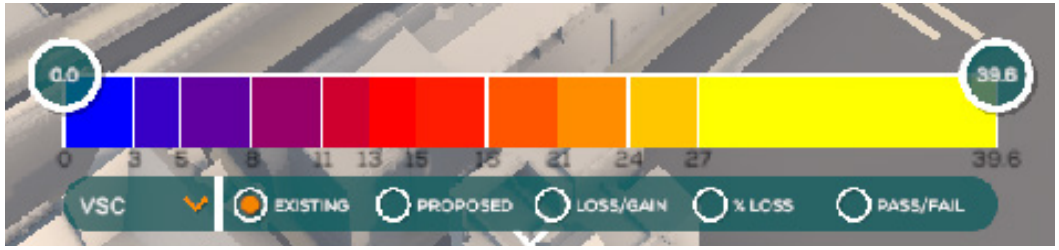


Fig. 34: Proposed VSC

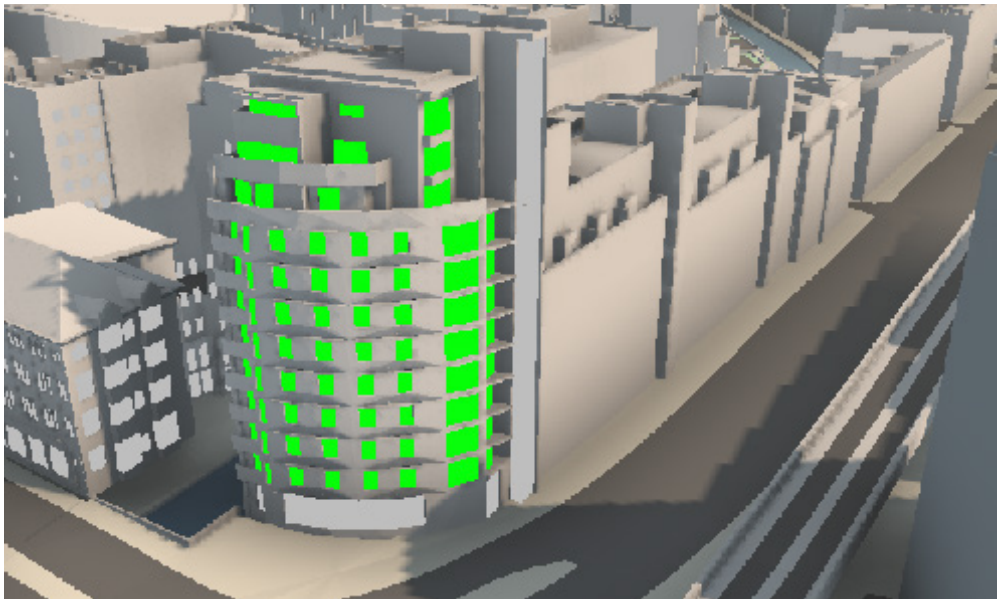




Fig. 35: VSC % Change

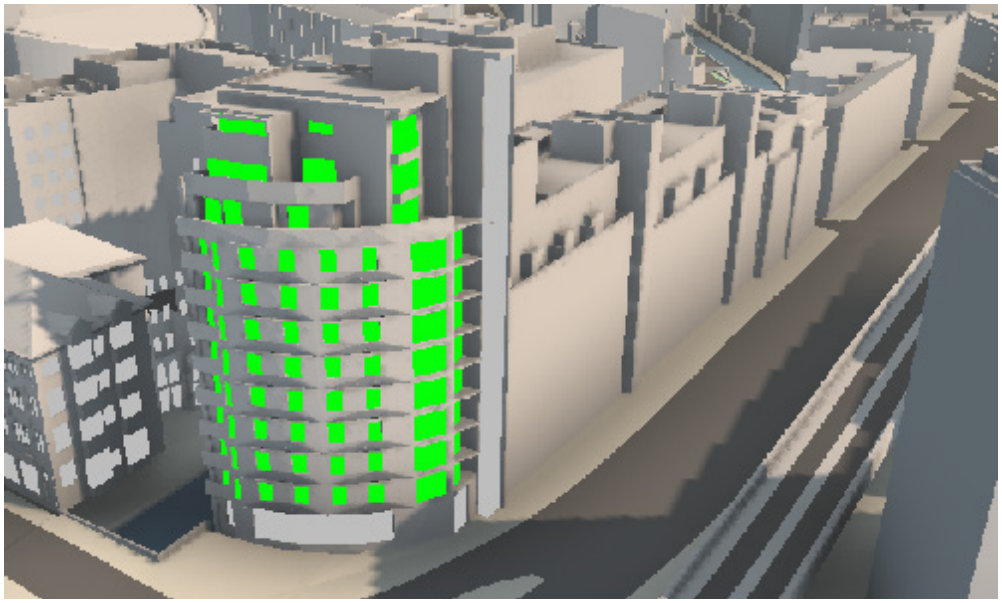




Fig. 36: VSC Absolute Change

11 DAYLIGHT WINDOW MAPS
THE ROPEWORKS - EXISTING V PROPOSED

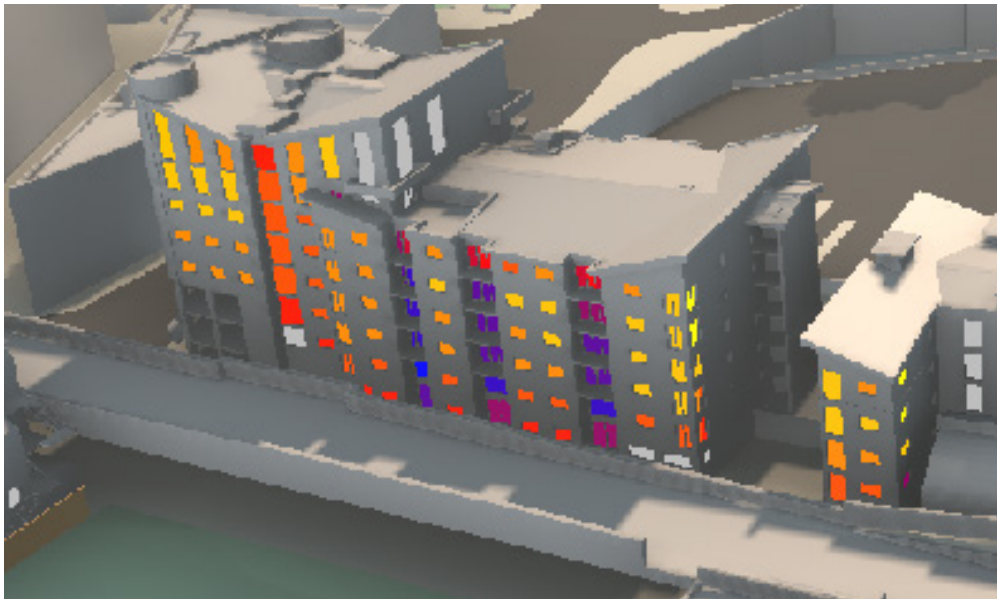
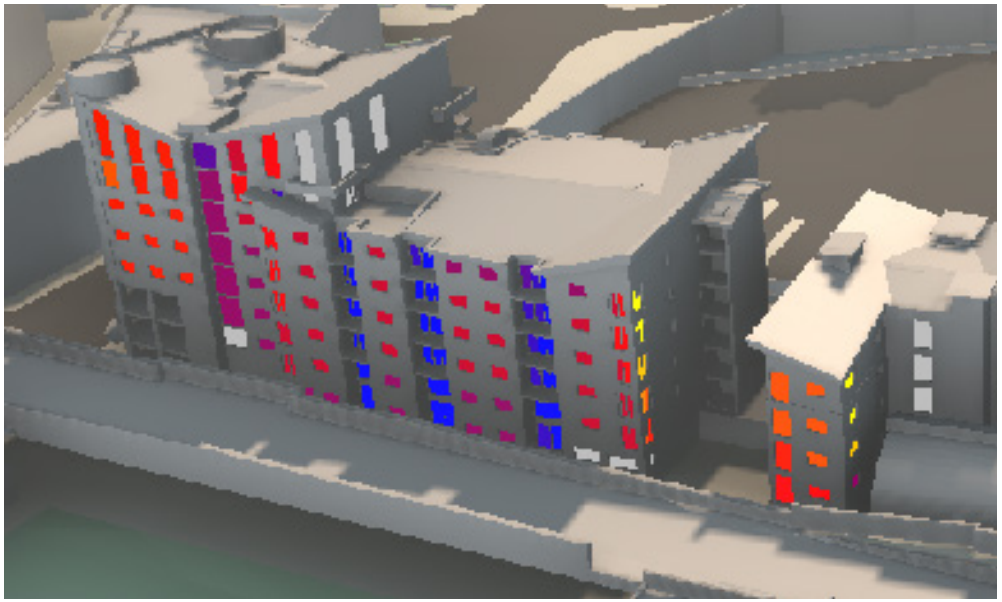




Fig. 37: Existing VSC



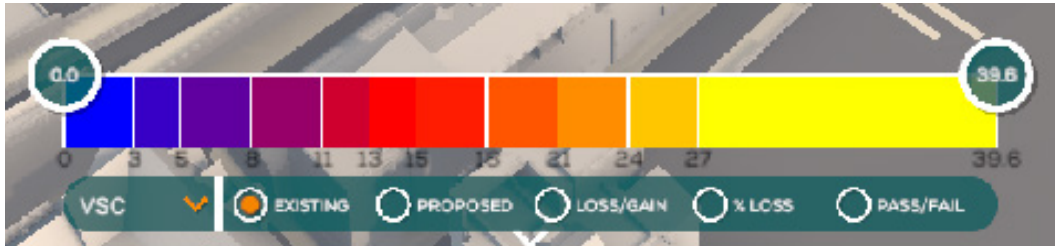


Fig. 38: Proposed VSC

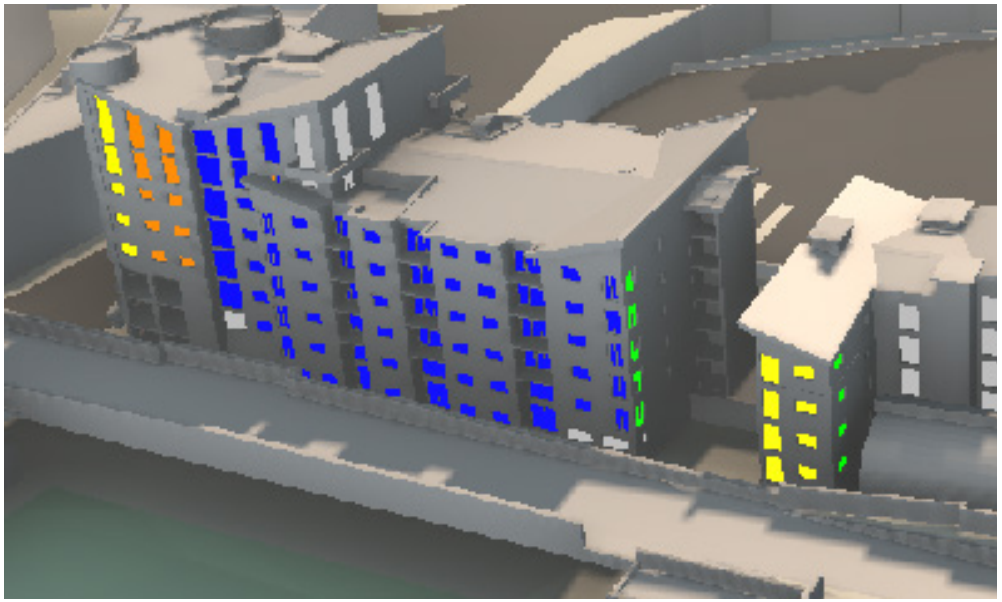




Fig. 39: VSC % Change

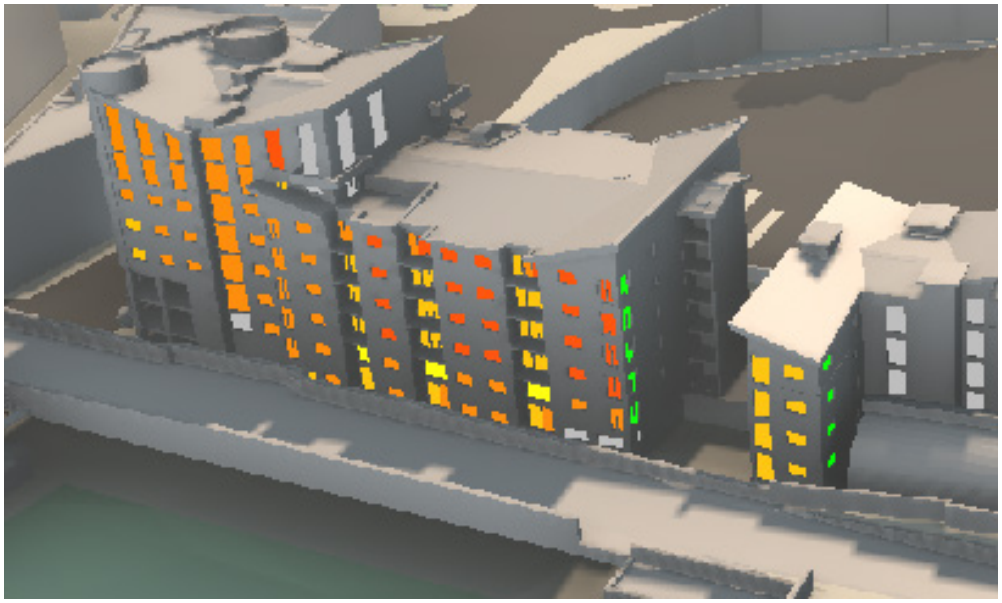




Fig. 40: VSC Absolute Change

12 DAYLIGHT WINDOW MAPS
THE ROPEWORKS - CONSENT V PROPOSED

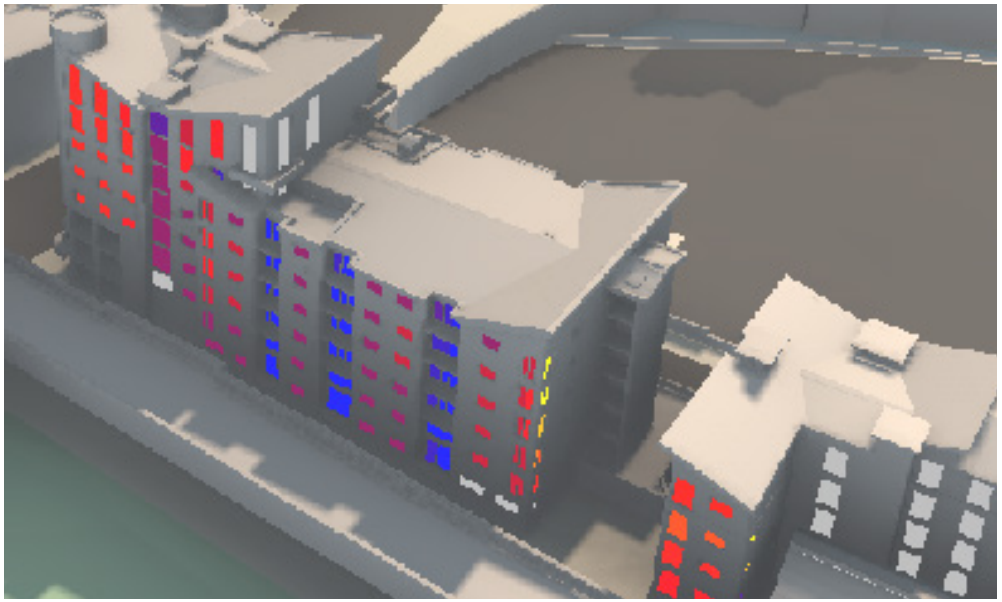


Fig. 41: Consented VSC



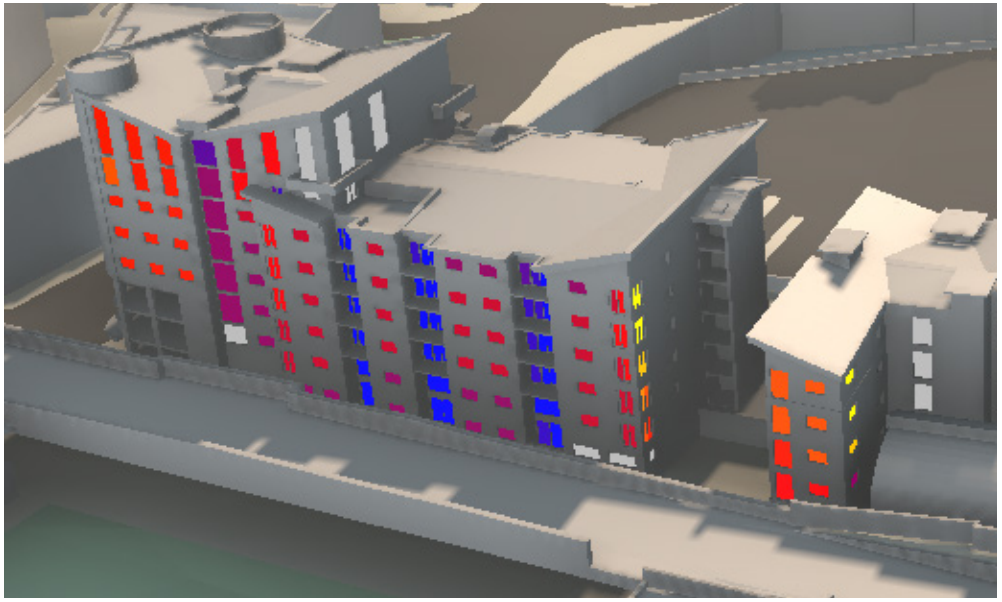
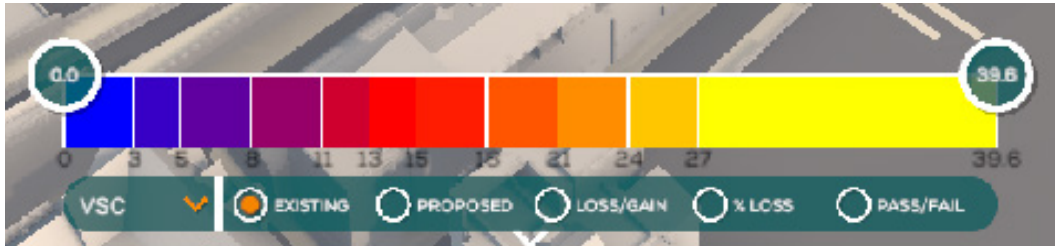


Fig. 42: Proposed VSC



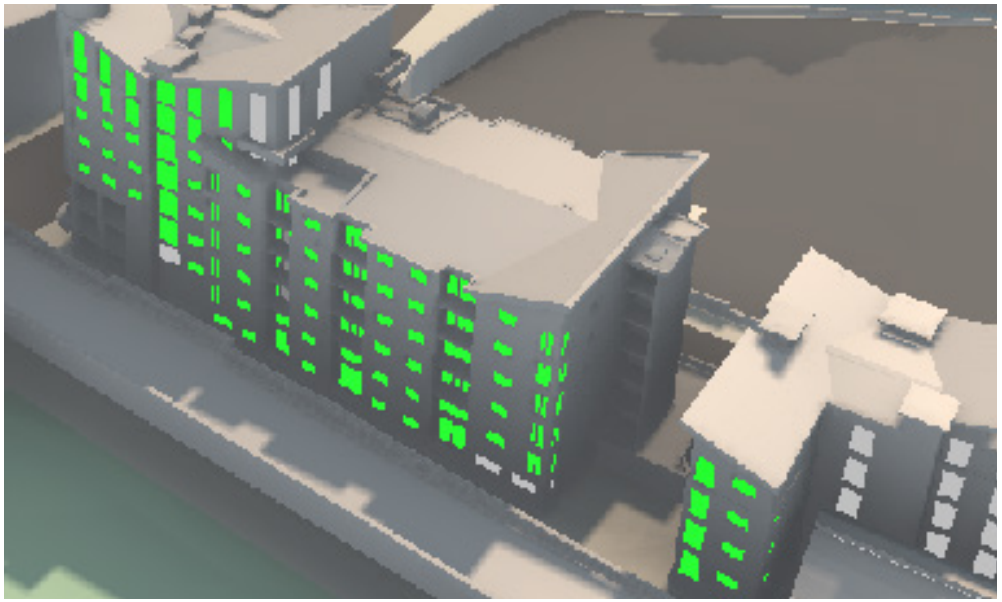




Fig. 43: VSC % Change

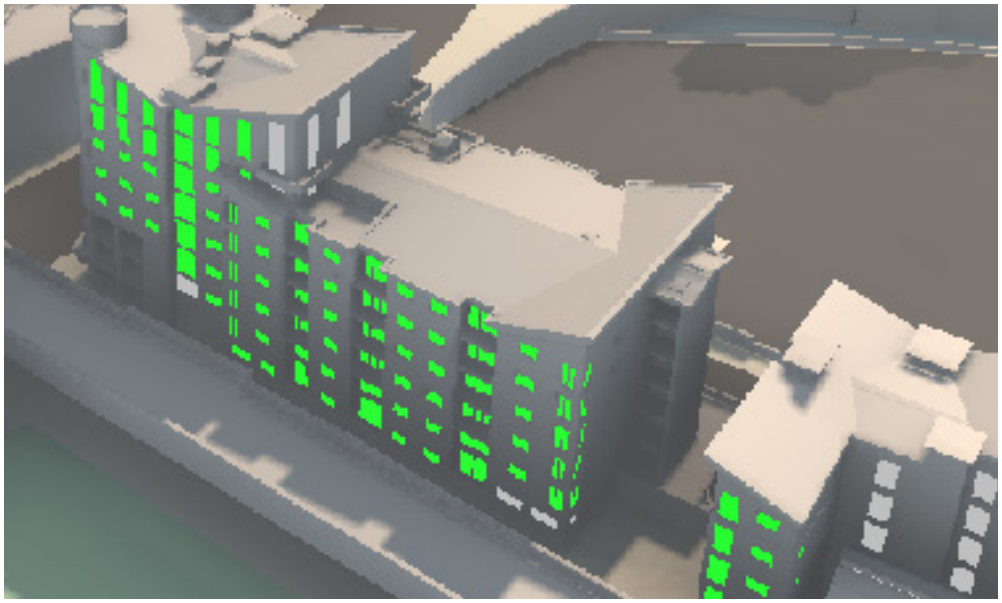




Fig. 44: VSC Absolute Change

13 DAYLIGHT WINDOW MAPS
THE DANUBE - EXISTING V PROPOSED

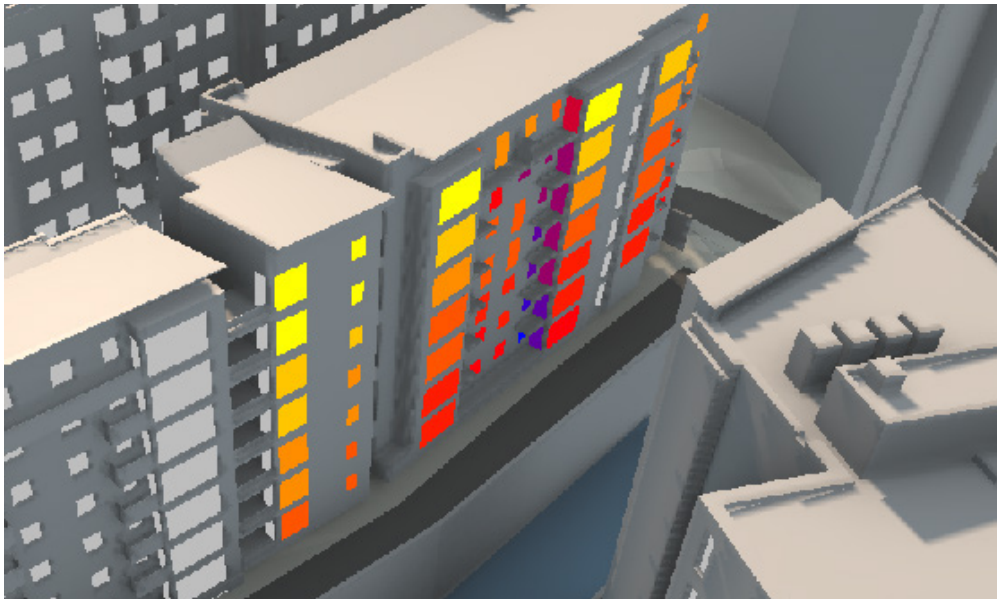
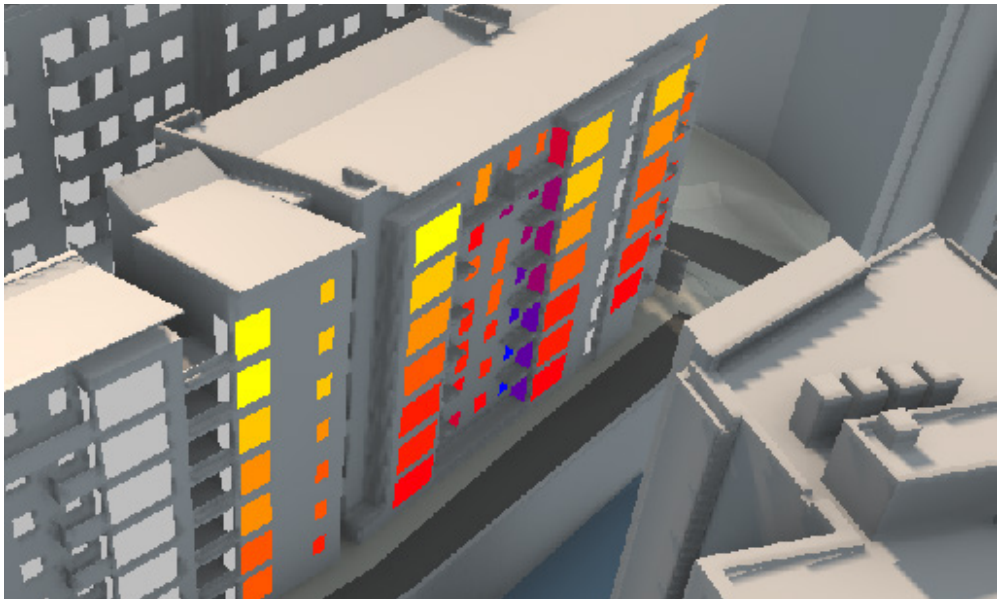




Fig. 45: Existing VSC



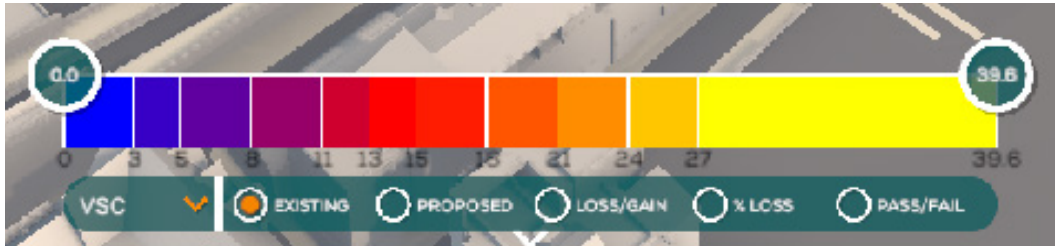


Fig. 46: Proposed VSC

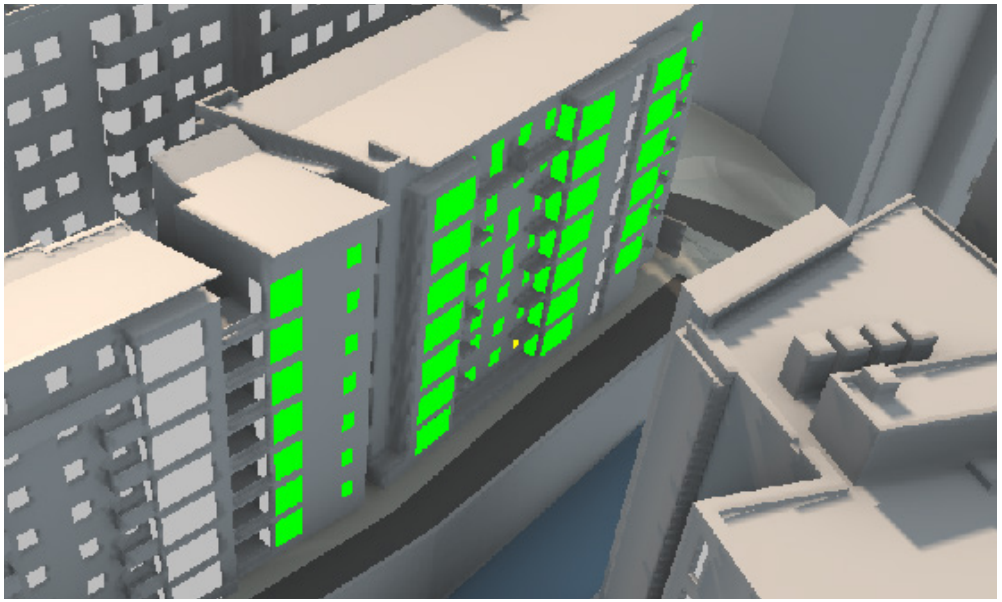




Fig. 47: VSC % Change

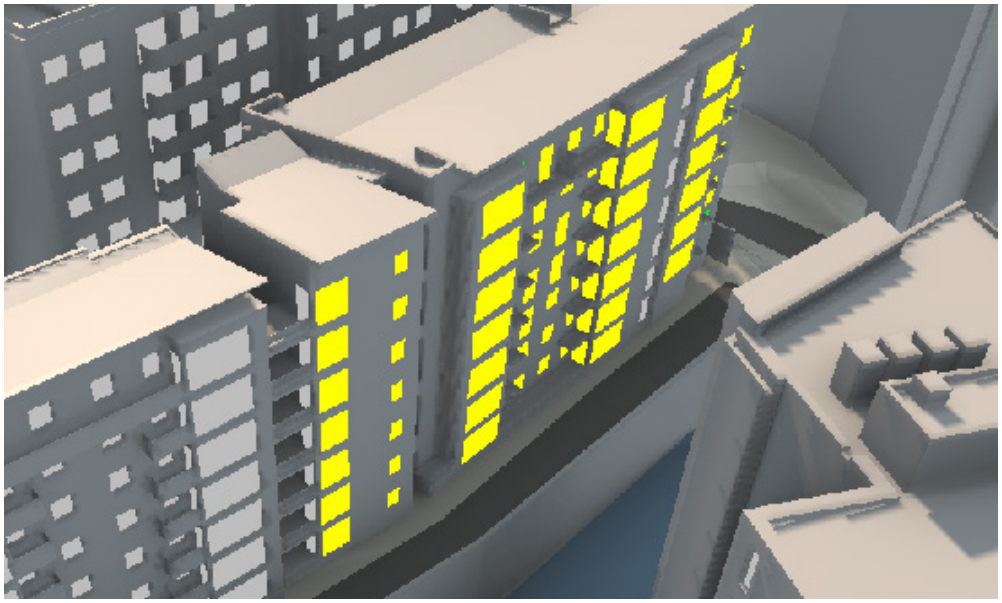




Fig. 48: VSC Absolute Change

14 DAYLIGHT WINDOW MAPS
THE DANUBE - CONSENT V PROPOSED

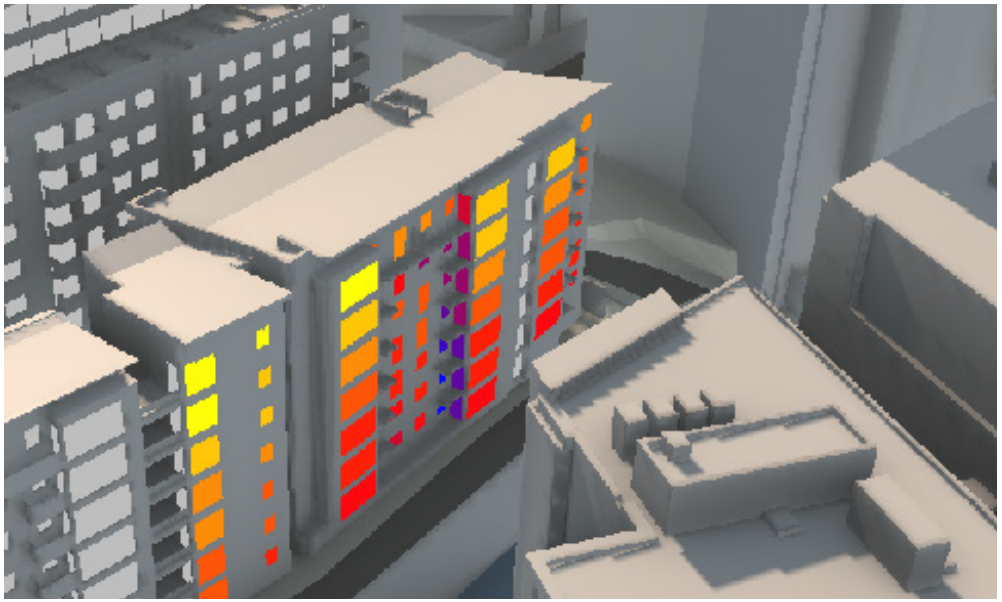
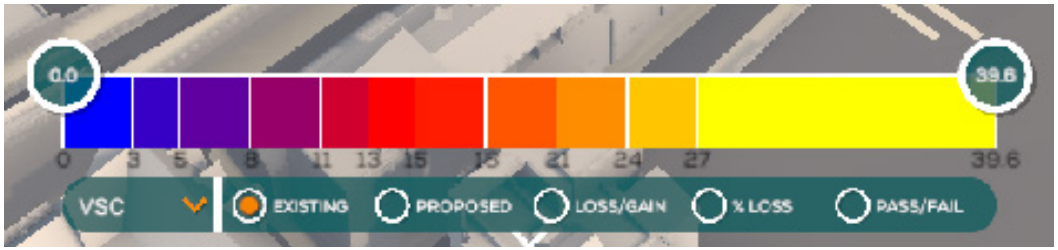


Fig. 49: Consented VSC



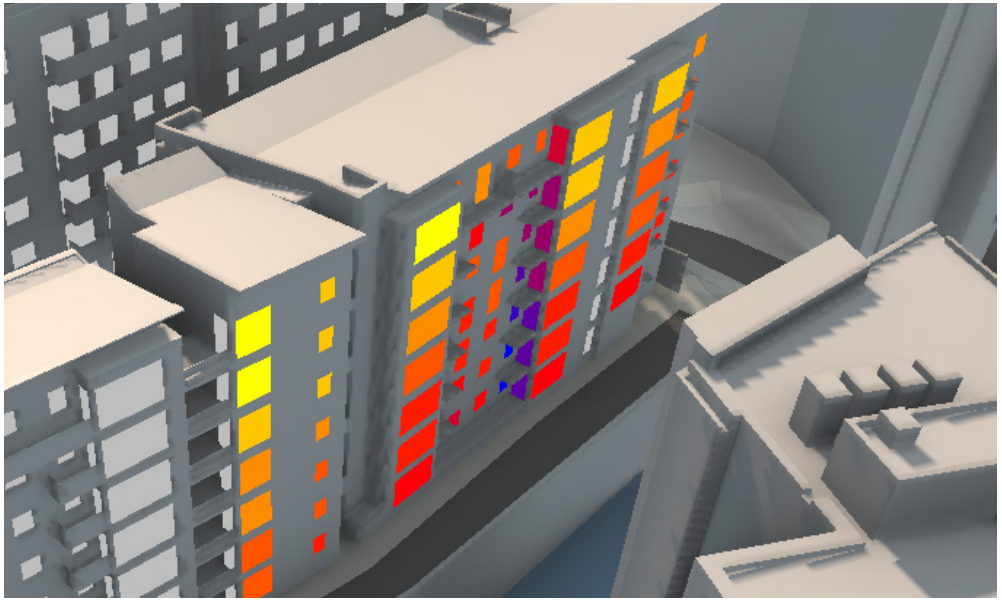
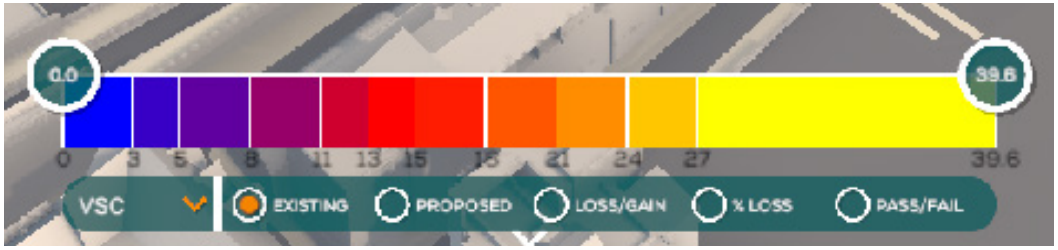


Fig. 50: Proposed VSC



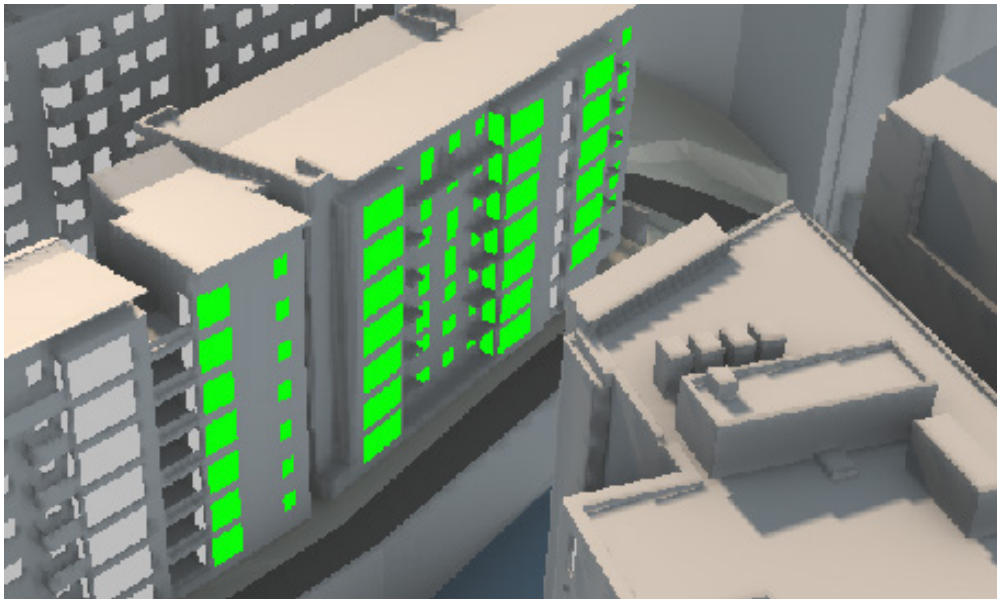




Fig. 51: VSC % Change

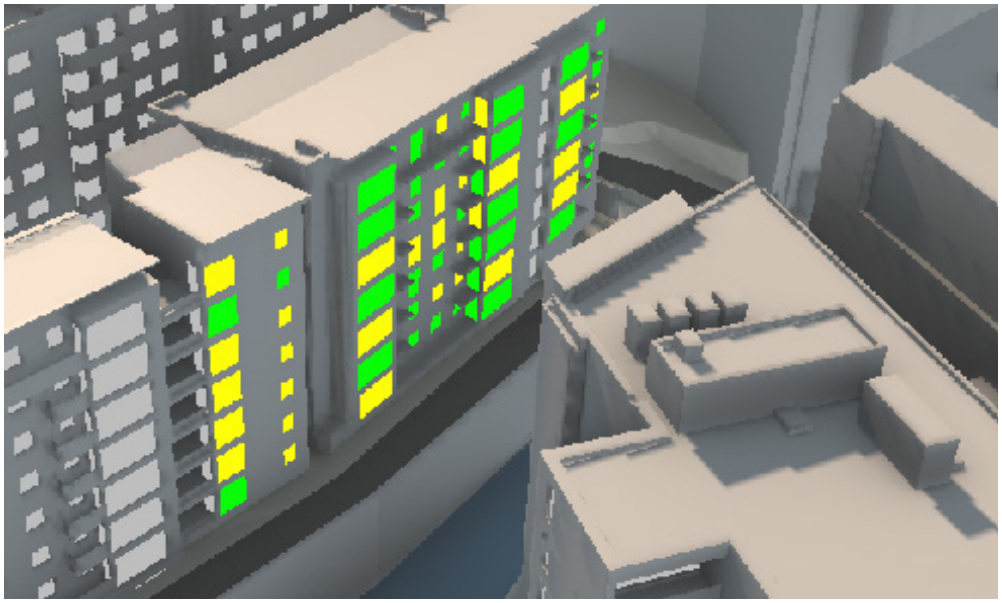




Fig. 52: VSC Absolute Change

15 DAYLIGHT WINDOW MAPS
AXIS TOWER - EXISTING V PROPOSED

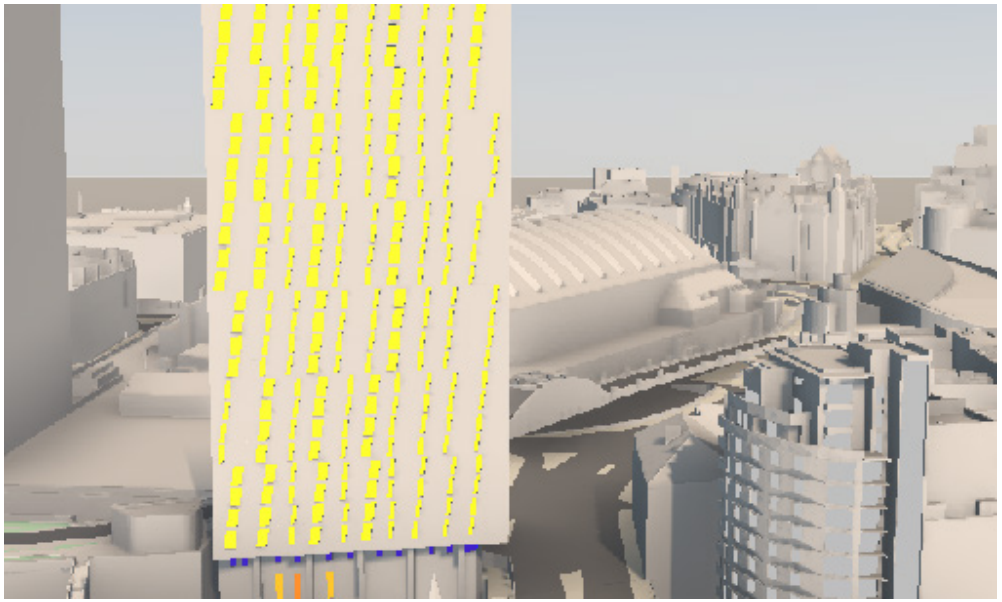
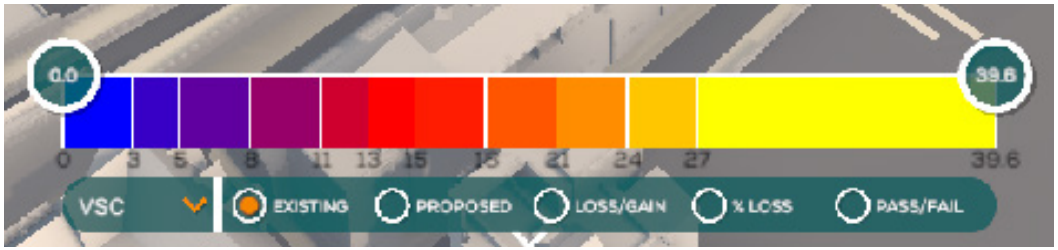


Fig. 53: Existing VSC



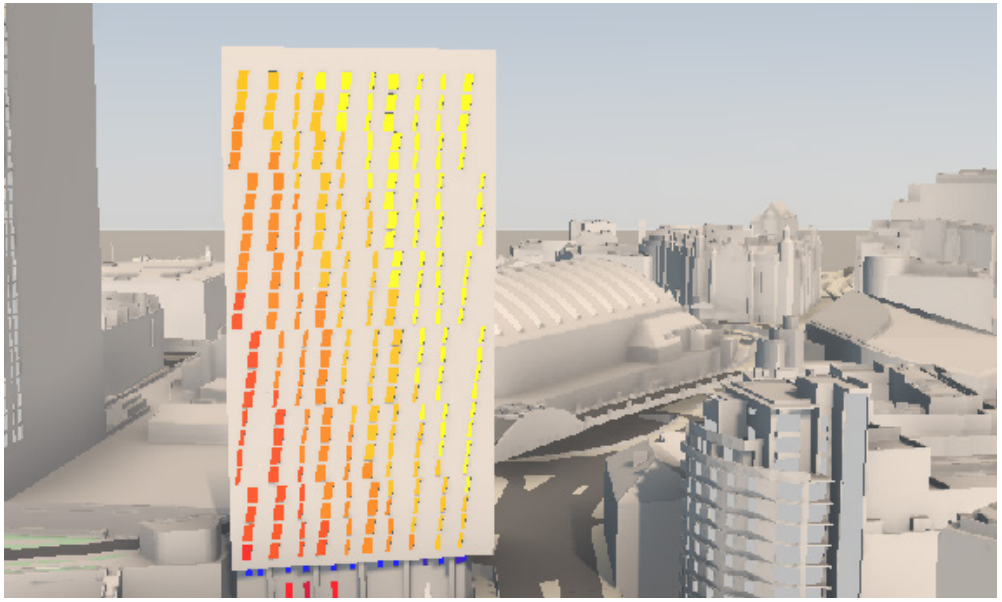
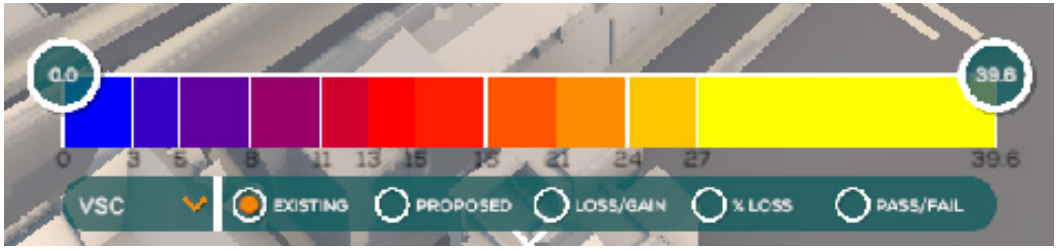


Fig. 54: Proposed VSC



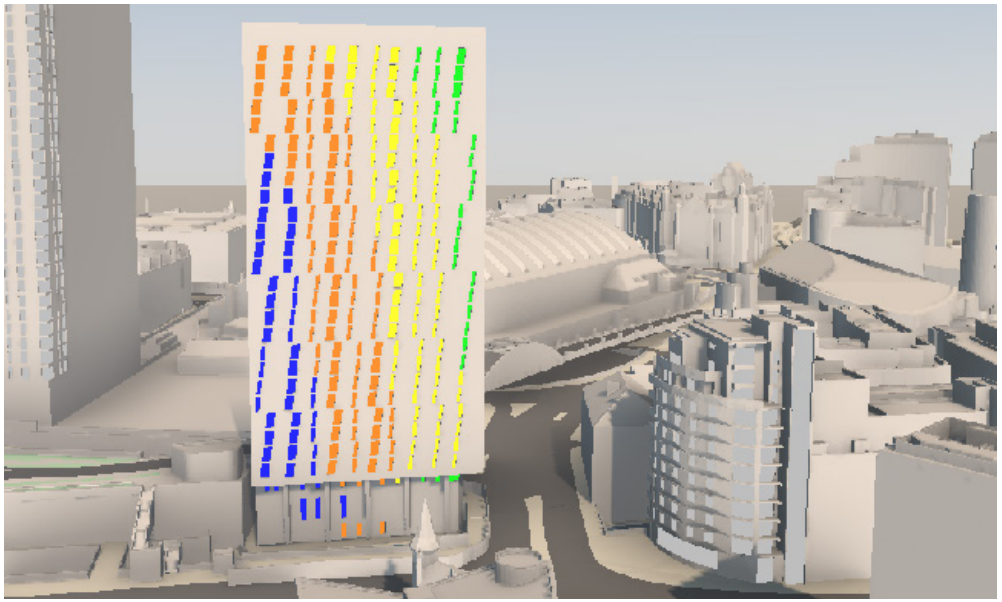




Fig. 55: VSC % Change

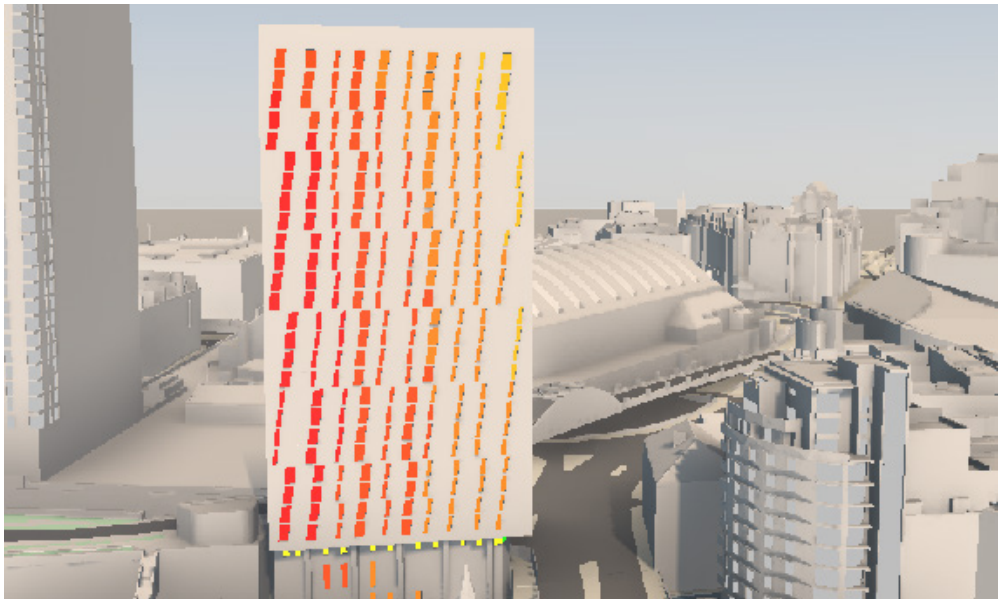




Fig. 56: VSC Absolute Change

16 DAYLIGHT WINDOW MAPS
AXIS TOWER - CONSENT V PROPOSED

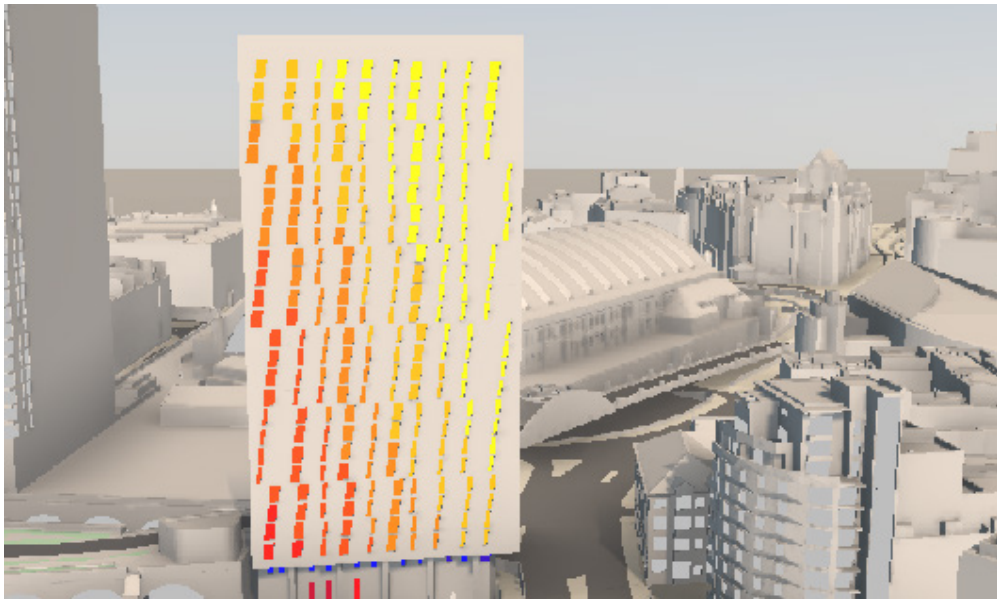
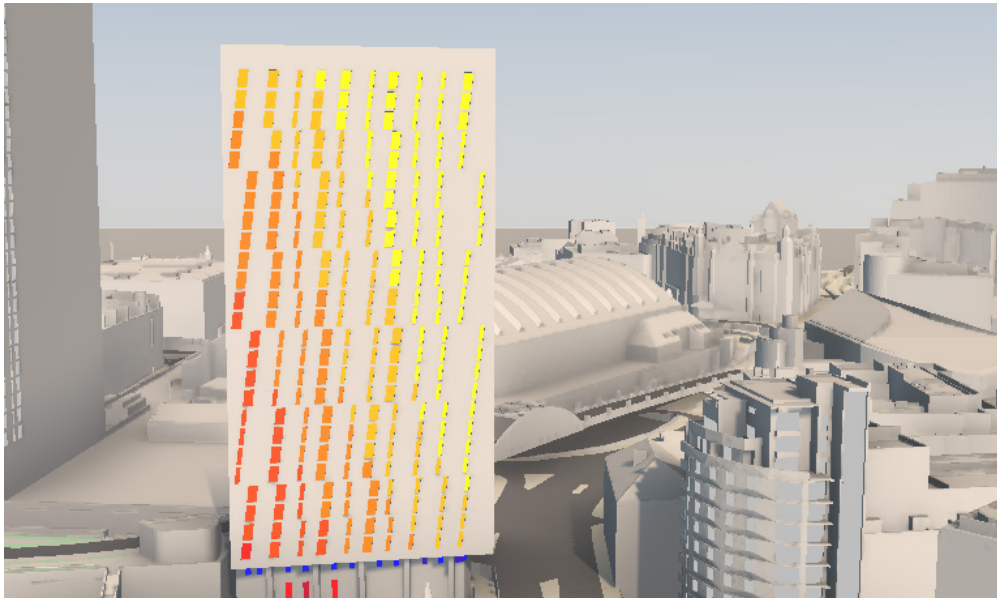




Fig. 57: Consented VSC



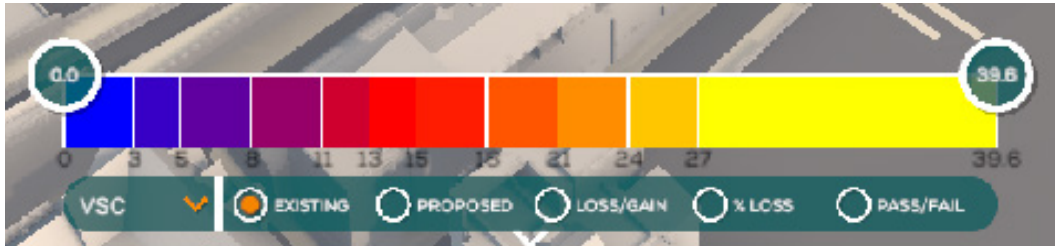


Fig. 58: Proposed VSC

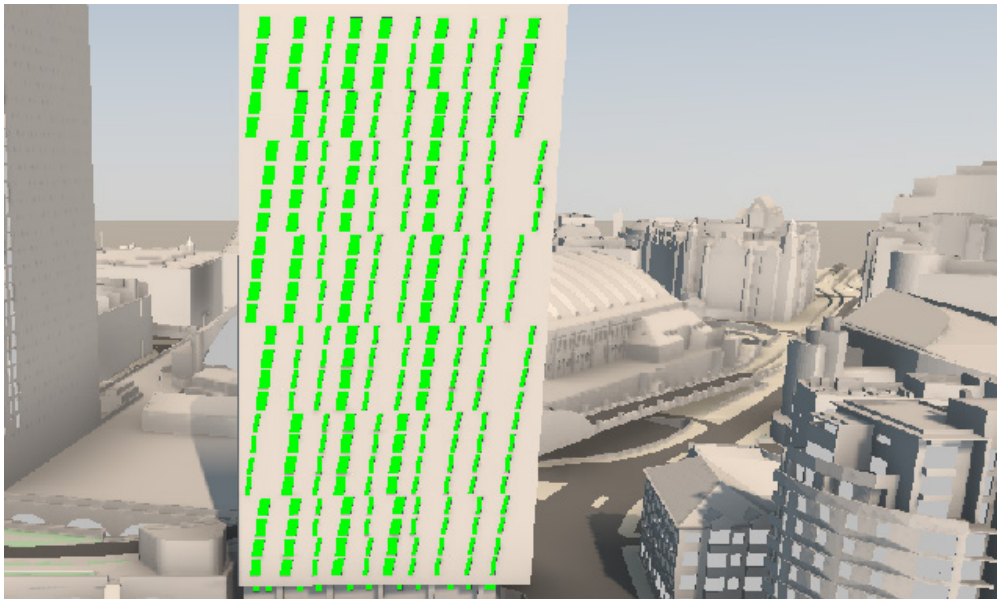




Fig. 59: VSC % Change

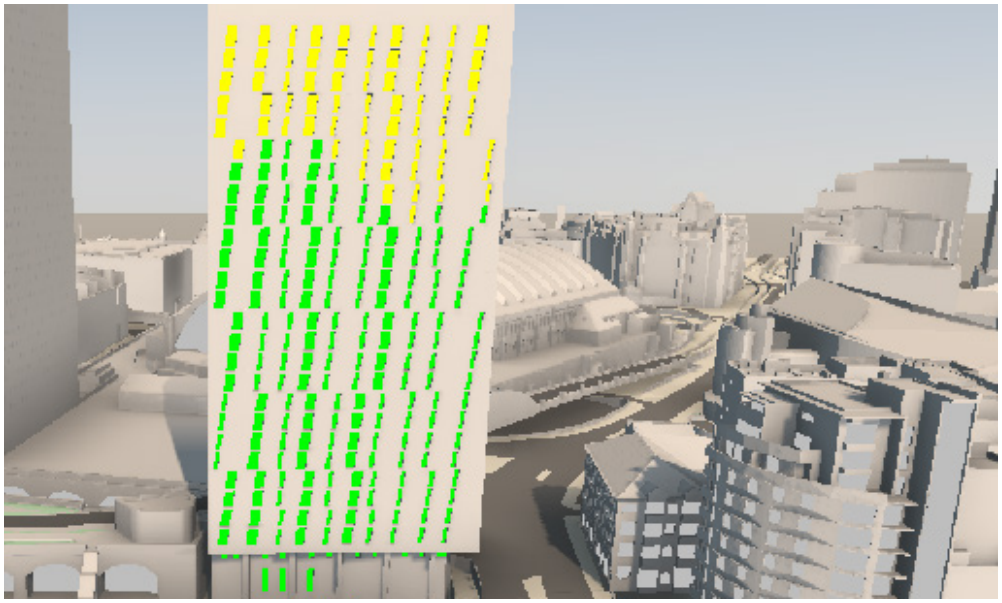




Fig. 60: VSC Absolute Change

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Light Obstruction Notices
Measured Surveys
Party Wall & Neighbourly Matters
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