

Memo

Date: 7 August 2026

Subject Mayfield Poulton DSO Comment Response

Introduction

The below sets out a response prepared by Deloitte, with input from Buro Happold relating to comments received from Manchester City Council (MCC) regarding the application for the Poulton development at Mayfield (145635/FO/2026). For completeness, the comments related to the potential impact of the additional height on Liberty Point or additional receptors.

Response

The text at Paragraph 13.15 refers to the findings of the approved Environmental Statement (September 2019) and subsequent December 2019 EIA Addendum, which assessed the effects of the proposed development on existing surrounding residential receptors. That assessment identified the eastern elevation of Liberty Point (now known as Mill Point) as the only existing residential receptor requiring detailed daylight and sunlight assessment.

This is because the BRE screening exercise applies the 25-degree obstruction angle test, which is used to identify whether a neighbouring development has the potential to materially affect daylight availability to an existing window. Receptors which fall outside this threshold are not normally expected to experience a noticeable reduction in daylight and therefore do not require detailed assessment. The approved ES concluded that only the eastern elevation of Liberty Point fell within this screening threshold. On this basis, all other surrounding residential and student accommodation buildings were screened out using the BRE obstruction angle methodology, which demonstrated that they would not experience a material effect.

A detailed assessment was therefore undertaken using Vertical Sky Component (VSC) and Annual/Winter Probable Sunlight Hours (APSH/WPSH) in accordance with BRE guidance, considering both visible sky and direct sunlight:

- For VSC, the approved ES found that, of the 120 windows assessed on the eastern elevation of Liberty Point, 110 windows (91.7%) met the BRE daylight criteria, with only 10 windows (8.3%) experiencing reductions outside the BRE guidelines. Importantly, all assessed windows continued to achieve the alternative BRE urban-target VSC value of 15%, leading the ES to conclude that the effect would remain minor adverse and potentially negligible in the context of a dense city-centre environment.
- For sunlight, the approved ES assessment found that 119 of the 120 windows assessed (99.2%) complied with BRE sunlight criteria, with only one window (0.8%) recording a minor adverse effect. No moderate or major adverse effects were identified. The overall impact on the receptor was therefore assessed as minor adverse.

As part of the 2023 and 2026 ES Addenda, the revised massing proposals were reviewed against the approved assessment using the updated BRE guidance contained within Site Layout Planning for Daylight and Sunlight (BR209, 2022). This review considered whether the revised building envelope would materially alter the degree of obstruction experienced by Liberty Point/Mill Point.

The assessment confirmed that the revised massing would not result in a material increase in obstruction compared with the approved scheme and, consequently, would not alter the previously assessed effect, which remains minor adverse at worst and limited to the same receptor elevation.

On this basis, no further detailed quantitative assessment was required and the addendum focused on the potential overshadowing effects associated with the revised public realm and amenity areas. The overall effect of the changes to the Proposed Development on daylight, sunlight and overshadowing is negligible compared to that previously approved.

Conclusion

In conclusion, the revised massing would not materially alter the effects previously assessed for Liberty Point/Mill Point or introduce material effects at additional receptors. The effects on daylight, sunlight and overshadowing therefore remain minor adverse at worst and negligible compared with the approved development.

