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DAYLIGHT AND SUNLIGHT

IMPACT ON NEIGHBOURING PROPERTIES REPORT

Latos Manchester East

Latos Manchester Limited

31 March 2026

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Map data
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1 EXECUTIVE SUMMARY

GIA have assessed the LATOS Data Centre on Bower Street, Manchester to understand the potential changes in light to the surrounding sensitive receptors.

1.1 GIA have been instructed by Latos Manchester Limited to advise on the potential for daylight and sunlight effects in relation to the Proposed Development on Land at Bower Street, Newton Heath, Manchester. GIA have undertaken technical daylight and sunlight assessments to understand the potential effect of the development upon the amenity of the neighbouring residential receptors.

1.2 The technical analysis has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022) which when published, recognised that it *"is advisory and the numerical target values within it may be varied to meet the needs of the development and its location"*[1].

1.3 The key headlines from the relevant policy documents are summarised in Section 3 of this report.

1.4 With the Proposed Development in place, all neighbouring residential properties will meet the numerical targets identified in the BRE guidelines for daylight and sunlight. As such the Proposed Development will not result in a noticeable reduction in daylight and sunlight amenity, and is therefore considered wholly acceptable.

1.5 This report is supported by several documents, drawings and results which are all enclosed within the Appendices as listed on the Contents Page. All assumptions used in collating this report can be found in Appendix 03.

1 Littlefair, P. (2022). Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Hertfordshire: HIS BRE Press, p 85 para F1

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2 THE SITE & PROPOSED DEVELOPMENT

GIA have been instructed to review and advise on the daylight and sunlight impacts associated with the proposed Latos Data Centre on Bower Street, Manchester.

THE SITE

2.1 The Site is 1.22 hectares (3.02 acres) in size and is located within the administrative boundary of Manchester City Council ("MCC"). It is bounded by existing industrial units to the west, Bower Street to the north with residential properties beyond, the Rochdale Canal to the south and residential properties to the east.

2.2 Figure 01 below demonstrates the existing site. Further drawings can be found in Appendix 2 of this report.

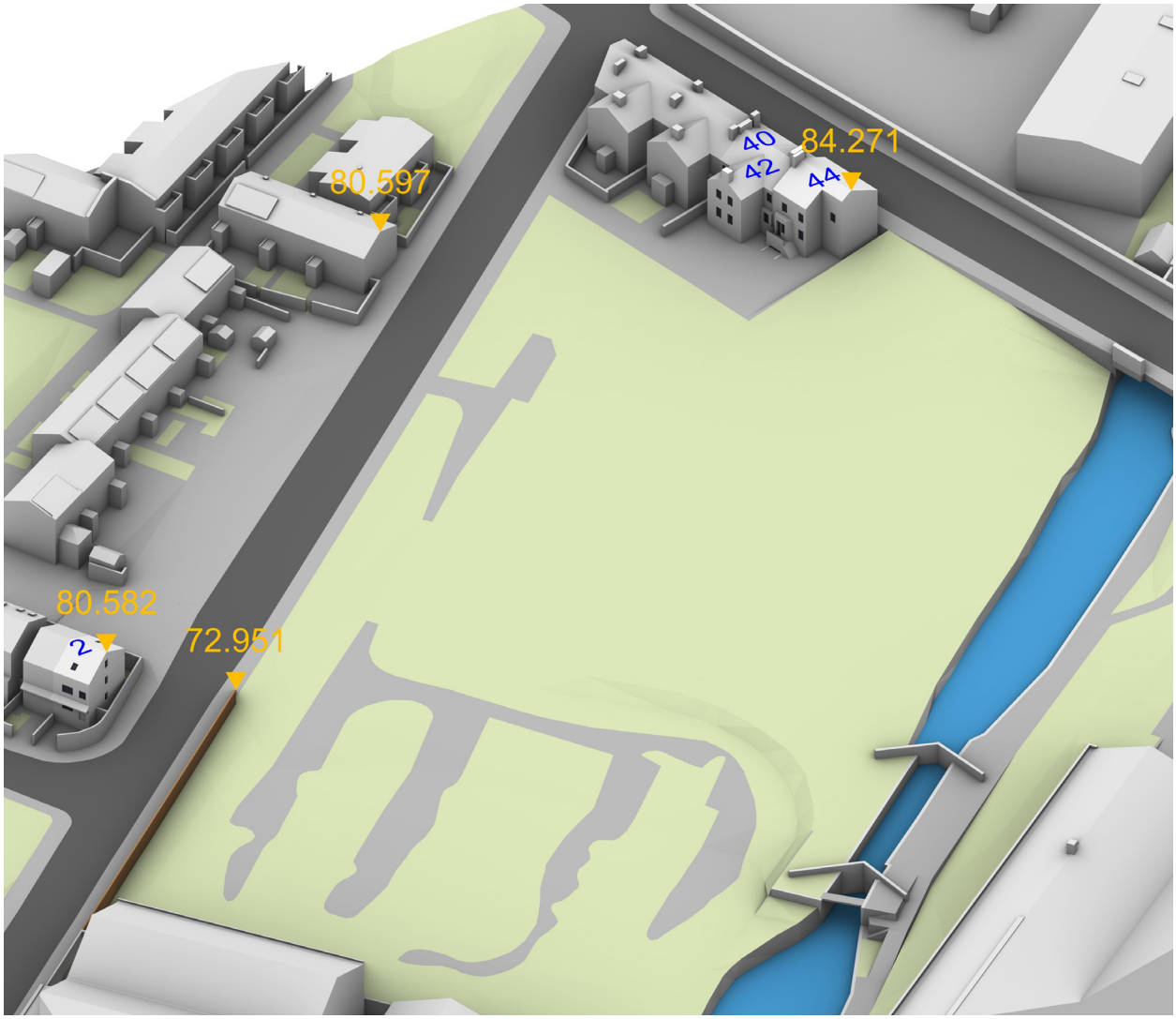


Figure 01: 3D model of existing site

PROPOSED DEVELOPMENT

2.3 Figure 02 below illustrates the Site in the proposed scenario.

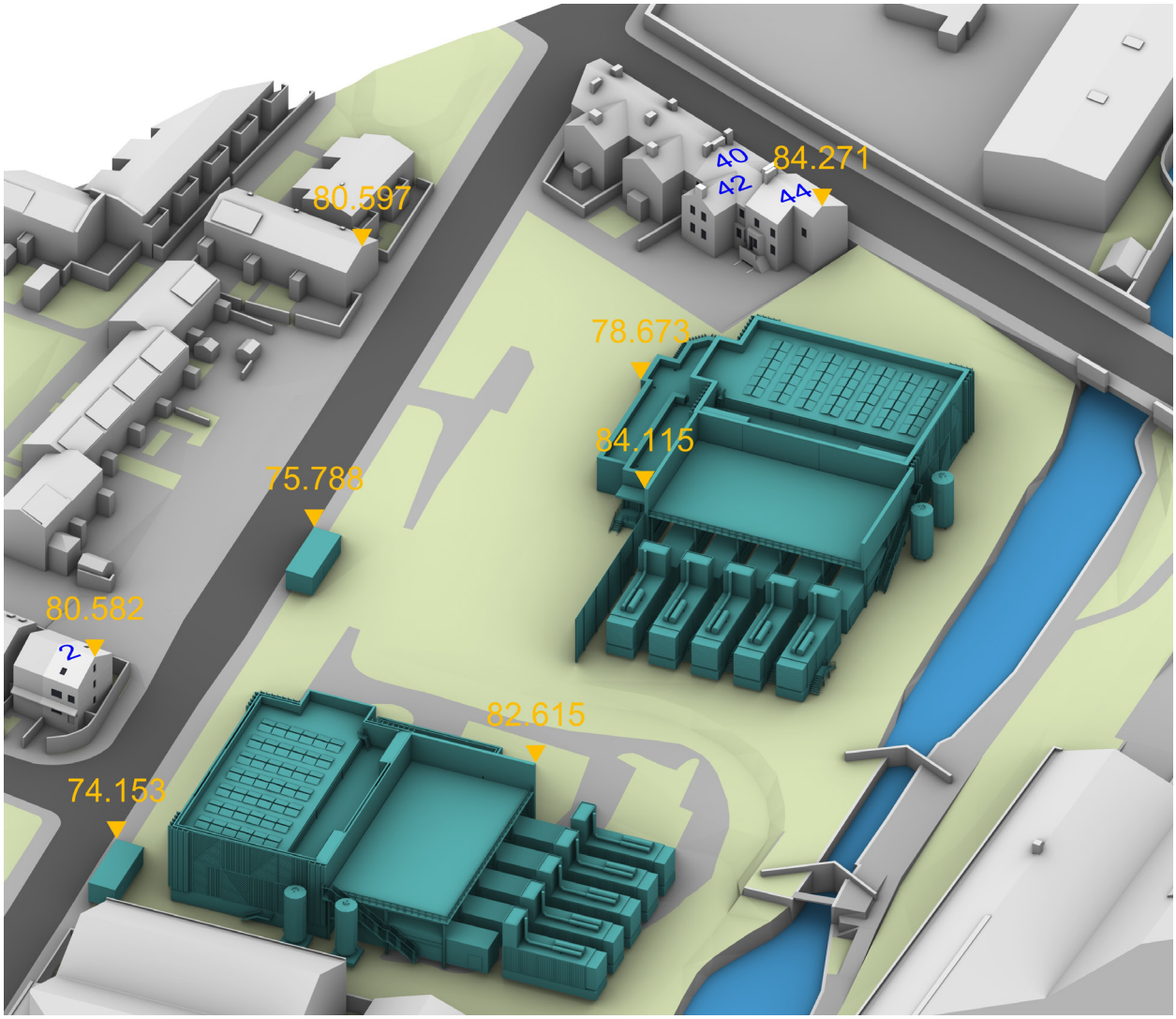


Figure 02: 3D model of the Proposed Development

3 POLICY & GUIDANCE

This section details the relevant policy and guidance for daylight and sunlight amenity.

3.1 Below we have detailed sections from the following documents as they are, in our opinion, the most pertinent in relation to daylight and sunlight matters and how we have approached the effects of the Proposed Development on the relevant neighbouring properties:

- National Planning Policy Framework (2024)
- National Planning Practice Guidance
- Manchester Core Strategy
- BRE Guidelines

NATIONAL PLANNING POLICY FRAMEWORK (2024)

3.2 Paragraph 130 c) of the NPPF (December 2024) states that local planning authorities should refuse applications which they consider fail to make efficient use of land. The discussion in relation to daylight and sunlight highlights the Government's recognition that increased flexibility is required in response to the requirement for higher density development:

"Local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)".

NATIONAL PLANNING PRACTICE GUIDANCE

3.3 GIA have considered the relevant paragraphs which relate to daylight and sunlight.

3.4 Paragraph 6 of the NPPG (Ref ID: 66-006-20190722) acknowledges that new development may cause an impact on daylight and sunlight levels enjoyed by neighbouring occupiers. It requires local authorities to assess whether the impact to neighbouring occupiers would be "unreasonable".

3.5 Paragraph 7 (Ref ID: 66-007-20190722) refers to the wider planning considerations in assessing appropriate levels of daylight and sunlight. The test is whether living standards are 'acceptable' and recognises that acceptability will depend to some extent on context

MANCHESTER CORE STRATEGY (2012-2027)

3.6 Policy DM1 – Development Management – States that all developments should have regard to the effects on amenity including privacy, light, noise, vibration, air quality and odours

SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT - A GUIDE TO GOOD PRACTICE (THE BRE GUIDE 2022)

3.7 The BRE Guide 2022 offers a numerical methodology to calculate changes in daylight and sunlight and are widely used in the industry. The key criteria within the BRE (Vertical Sky Component "VSC", No Sky Line "NSL" and Annual Probable Sunlight Hours "APSH") have been used to understand and compare the existing and retained levels of light once the Proposed Development has been implemented. A summary of the BRE Guide 2022 is provided within Appendix 01.

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4 DAYLIGHT & SUNLIGHT IMPACTS TO NEIGHBOURING PROPERTIES

This section details the daylight and sunlight impacts in relation to the relevant properties neighbouring the Site.

MODELLING

4.1 A three-dimensional computer model of the Site and surrounding properties was produced to carry out the relevant technical studies. Where available, floor plans of the relevant properties have been included and this context model has been used to carry out the technical assessments. All relevant assumptions made in producing this model can be found in Appendix 03.

TWO-STAGE APPROACH

4.2 The impacts to relevant neighbouring properties have been considered in two stages:

Stage 1 - Is there a strict compliance with the BRE Guidelines?

- The national numerical assessments for daylight and sunlight as outlined in the BRE Guidelines are applied. Where properties, windows and/or rooms meet the recommendations of the BRE Guidelines, these are not discussed further.

Stage 2 - Is there an unacceptable material deterioration of the sunlight and daylight conditions of surrounding development?

- Where properties, windows and rooms do not meet the recommendations of the BRE Guidelines, wider material considerations are examined and applied.

RELEVANT NEIGHBOURING PROPERTIES

4.3 GIA have identified the following properties as relevant for daylight and sunlight assessment due to being closest to the development site, and therefore have the highest risk of impact:

- 2 Thompson Street
- 40 Ten Acres Lane
- 42 Ten Acres Lane
- 44 Ten Acres Lane

4.4 To assist the reader's understanding of the surrounding properties, a property use map has been produced (see Figure 03).

4.5 The property uses have been ascertained by reference to a Valuation Office Agency search carried out on 30 March 2026.

4.6 If room layouts are unknown, then only the VSC methodology will be considered in line with paragraph 2.2.10 and Appendix D of the BRE Guidelines.

DISCUSSION OF RESULTS

4.7 The results of our assessment show that all residential properties will meet the numerical recommendations set out within the BRE Guidelines (Stage 1) for daylight and sunlight. As such, the effects of the Proposed Development upon the daylight and sunlight of neighbouring residential properties would not be noticeable.

4.8 All results can be found in Appendix 04.

Site Boundary

Commercial

Residential

Mixed Use

Educational Building

Hotel / Hostel

Student Accommodation

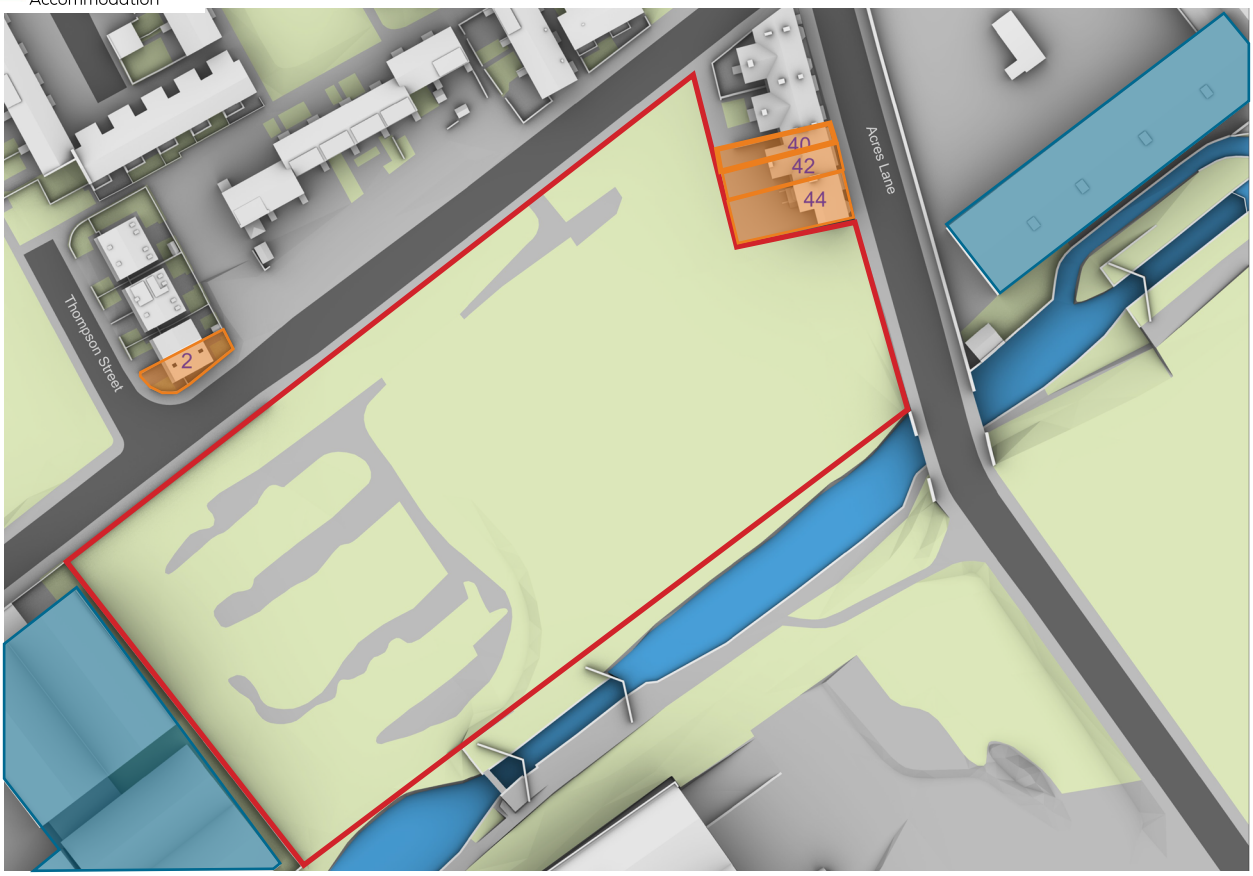


Figure 03: Property use map

5 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the proposed Latos Data Centre on Bower Street, Manchester. The technical analysis has been undertaken in accordance with the BRE Guidelines.

5.1 GIA have completed a technical assessment of the proposed new Latos Data Centre on Bower Street, Manchester.

5.2 Our technical analysis demonstrates that with the Proposed Development in place, all neighbouring residential properties will meet the numerical targets identified in the BRE guidelines for daylight and sunlight. As such the Proposed Development will not result in a noticeable reduction in daylight and sunlight amenity, and is therefore considered wholly acceptable.

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What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Party Wall & Neighbourly Matters
Rights of Light
Solar PV
Wind Analysis

Where we are:

Belfast
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