



Mr C Sinton MRTPI  
CBRE Ltd  
10th Floor One St. Peters Square  
Manchester  
M2 3DE

Dear Chris

**Proposed Redevelopment of Speakers House, 39 Deansgate, Manchester**  
**Wind Microclimate**

I write in connection with the planning resubmission for the above site.

I have reviewed the amended drawings produced by Sheppard Robson Architects, and note that there are no proposed changes to the form and mass of the building from those described in the refused planning application 126328/FO/2020.

There is one significant local scheme which has been granted consent since the original refused application 126328/FO/2020, in the form of the Ramada Renaissance Hotel (130466/FO/2021). It should be noted that the consented version of 130466/FO/2021 is of a size between the versions included in the "existing surrounds" and "cumulative surrounds" used in the wind assessment for the original refused application 126328/FO/2020. As there was no significant difference in conditions for the existing and cumulative scenarios for 126328/FO/2020, 130466/FO/2021 would not be expected to alter the impact of the proposed development.

I write to confirm that there would be no material change in the impact to the pedestrian comfort and safety levels identified in the wind microclimate report which GIA North LLP prepared in connection with the original refused application 126328/FO/2020. There would also be no material change in the impact to the louvre operation on 1 Deansgate as identified in the wind louvre impact report which GIA North LLP prepared in connection with the original refused application 126328/FO/2020. These reports therefore remain valid for this resubmission and no revised analysis is required.

Yours sincerely

For and on behalf of GIA North LLP

Jon Winchester  
**Wind Technical Director**  
jon.winchester@gia.uk.com

**DATE / REF**

07/07/2021  
SW/0368

**ADDRESS**

**2 COMMERCIAL STREET**  
**MANCHESTER, M15 4RQ**

**CONTACT**

**TEL 0161 672 5100**  
**MANCHESTER@GIA.UK.COM**  
**WWW.GIA.UK.COM**