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Prepared for:

Union Living Ltd.
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Union T1 and Union T2 (St Johns) - Wind Mitigation

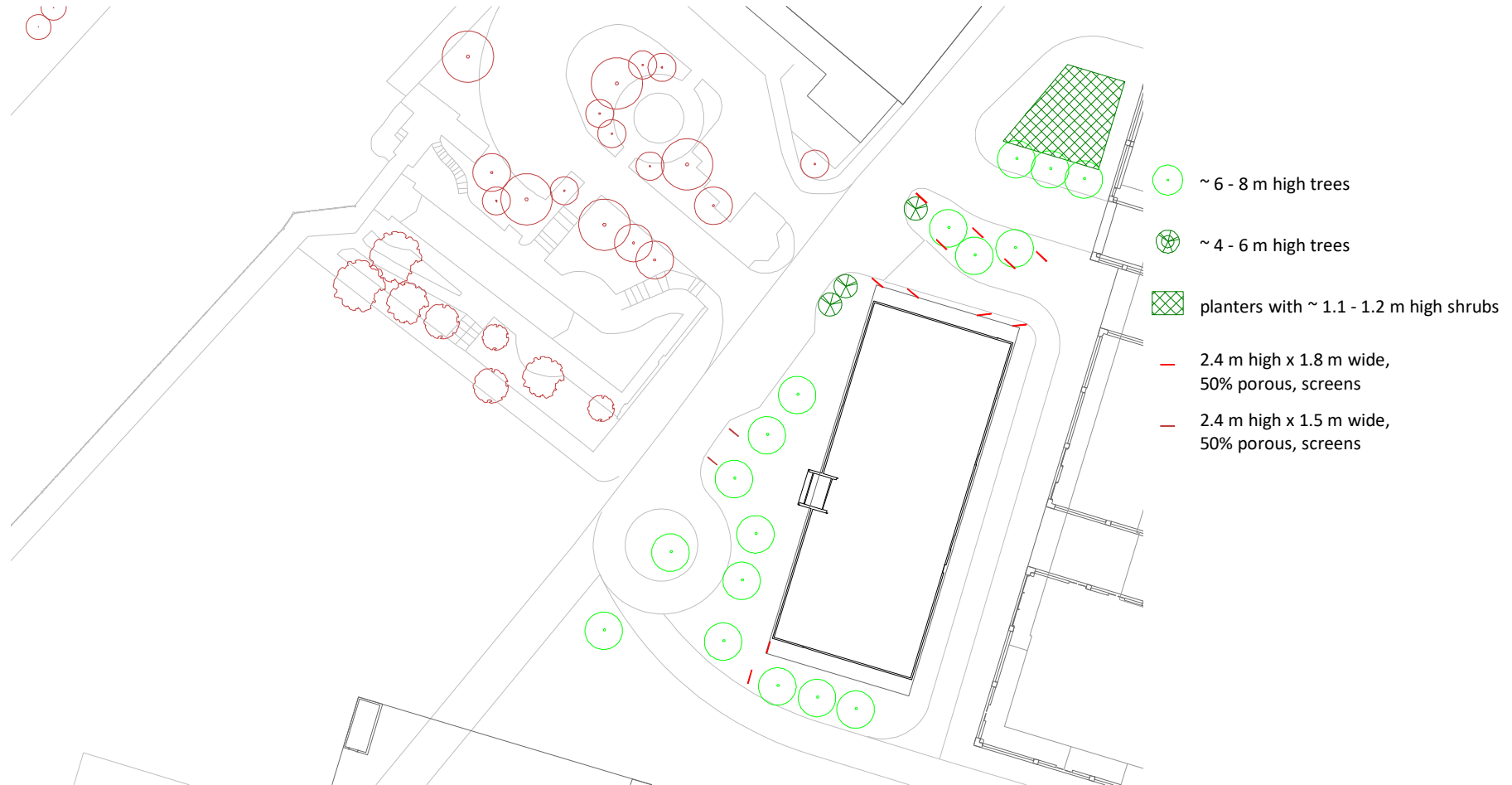
This note confirms details of the wind mitigation measures, developed through a series of wind tunnel tests, for Union T1 and Union T2, forming part of the St Johns masterplan in Manchester. In conjunction with the latest wind microclimate report for Union T2 (dated March 2021), the note is prepared in response to Planning Condition 20 of the Union T1 consent (planning reference 125655/FO/2019), which states:

“No construction other than enabling works comprising piling and construction of the sub structure commences shall commence unless and until full details of all wind mitigation measures, if required, have been submitted to, and approved in writing by the City Council, as local planning authority. All such measures shall be fully wind tested, and accompanied by a detailed report confirming that wind conditions related to the development are satisfactory and acceptable.”

The most recent wind tunnel tests were carried out in January 2021, to support the revised planning application for Union T2. These tests included a baseline assessment which considered the consented Union T1, with associated wind mitigation measures, in the absence of Union T2. At the time of the Union T1 works commencing, the findings and conclusions of the report remain valid. Whilst not yet approved, the amended form of T2 to incorporate the extended F&B unit at ground floor and revised highways layout has been discussed and agreed in principle with the LPA and therefore is considered to be the most up-to-date and anticipated final layout for the area.

The wind mitigation measures developed for Union T1 (in the absence of Union T2) and for both Union T1 and Union T2 in situ are presented below.

Wind Mitigation – Union T1



Wind Mitigation – Union T1 and Union T2



In addition to the above wind mitigation features, the Union T2 operator will limit the southern roof-top terrace (above The Green Room) to fair-weather usage and access will be prevented during periods of high winds.

Full details of the resulting residual wind conditions are provided in the Union T2 report. In summary, conditions are expected to be generally suitable, and at least tolerable, for proposed uses and there are no impacts assessed as unacceptable.

Prepared by:

A handwritten signature in black ink, appearing to read 'G Flynn', with a stylized flourish at the end.

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