

12 November 2020

Deloitte LLP,
2 Hardman Street
Manchester
M3 3HF
UK

Reference: Proposed Design Changes – Former Bauer Millet Site Albion Street Manchester

To Whom it May Concern,

I am writing regarding the recent proposed design changes to be submitted relating to the Non-Material Amendment (NMA) application noted above. The changes are based on the drawings supplied as follows:

- PL1666.100.06.1 Viadux GA.dwg
- PL1666-VIA-PLA-XX-DR-L-0001.pdf
- PL1666-VIA-PLA-XX-DR-L-1003.pdf
- 10053-B2-A-B5D9-G200-SK-001.pdf
- 10053-B2-A-B5D9-G200-SK-002.pdf
- 10053-B2-A-B5D9-G200-SK-003.pdf

Following the review of the above drawings, we understand that there will be a gym extension to the eastern façade on Level 2 of the Residential Tower with the existing glass canopy removed and soft landscaping changes particularly to the west of the proposed development.

While the Residential Tower is significantly taller than most of the surrounding developments and has the potential to alter the local wind microclimate, the tower is well oriented to reduce downdraughts of southerly prevailing winds. Therefore, the wind conditions to the eastern façade on Level 2 of the Residential Tower are expected to be relatively calm.

The previously completed CFD study showed that conditions to the eastern façade of Residential Tower are expected to be suitable for at least short periods of standing throughout the year, hence comfortable for pedestrian egress / ingress. The revised gym extension on Level 2 of the Residential Tower would have minimal impact to the wind conditions within this area. The new protruding corners will create some localised acceleration of wind, but conditions are still expected to be suitable for at least strolling. The proposed entrances along the gym extension are expected to be suitable for

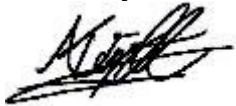
comfortable uses, although it is recommended that any further design changes avoids moving them closer to the gym extension corners.

With respect to the soft landscaping, it is our understanding that the six trees on the road which are absent from the updated soft landscaping drawings will be re-instated for the purposes of the NMA application. In general, the overall changes are minimal and in this regard, the wind conditions to the western area of the proposed development are not expected to materially alter from those summarised in the CFD study.

Lastly, it is understood that further wind tunnel testing will be undertaken at a later date to confirm our findings.

If you have any queries please don't hesitate to get back to me.

Sincerely



Alex Turpitt

Director

Architectural Aerodynamics

Tel: +44 (0)784 1521522