10th February 2017

Lend Lease Residential (North West) Ltd.
c/o Deloitte LLP
1 City Square
Leeds, LS1 2AL

Dear Pete

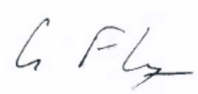
Potato Wharf Blocks 3 & 4 – Wind Microclimate

In 2015, Urban Microclimate Ltd. were commissioned by Lend Lease Residential (North West) Ltd. to assess the potential impact of the proposed Potato Wharf Blocks 3 and 4 development in Manchester, on the pedestrian level wind environment in and around the site. The assessment comprised an experience-based desk study and was based on details of the proposed development issued by Weedon Architects in April 2015.

Subsequent to this, it is understood that proposed minor amendments to the consented development include a two-storey link building between the Blocks 3 and 4, and the Local Authority has requested confirmation that the wind microclimate study presented in our report of April 2015 remains valid.

We have reviewed the link building presented in drawing "Phase 2: Blocks 3 & 4 Landscape GA" (drawing number PW34-LP-90-G-DWG-L00-0001 Rev D1) and can confirm that we would not expect the link building to materially affect the conclusions of the 2015 wind assessment.

Yours sincerely,



Dr Graeme Flynn
Director

Urban Microclimate Limited
16 Torrington Gardens, Perivale, Middlesex UB6 7EN
Tel 0799 097 2510
Registered in England and Wales No. 9286534