



WIND MICROCLIMATE

TECHNICAL NOTE

Sister Plot C

Bruntwood

September 2025

GIA No: **21766** Letter Ref: **JW/21766**

Re: Sister Plot C - Wind Microclimate Impact of Proposed Amendments

This letter is in relation to the expected impact on wind microclimate of the amendments to the Proposed Development known as Sister Plot C in Manchester (planning ref. 143024/FO/2025).

2025 Environmental Impact Assessment

In 2025, GIA produced the Wind Microclimate chapter of the Environmental Statement for 143024/FO/2025. This concluded that there would be no significant wind microclimate effects at any of the areas at and around the Proposed Development in the context of both the existing and cumulative surrounding buildings.

Proposed Amendments

The design of the Proposed Development has been amended in the following ways:

- Updates the materiality/finish;
- Updates to the facade; and
- Updates to the landscaping layout.

Any updates to the materiality/finish would not have any impact on wind conditions, so do not need to be considered in terms of wind microclimate. The potential impacts of the updates to the facade and landscaping are set out below.

Updates to the Facade

The facade has been updated as follows (as per updated elevation drawings dated September 2025 and DAS Addendum Section 3 prepared by Allies and Morrison):

- Recessing of pre-cast spandrel (by 100mm);
- Introduction of pre-cast splayed lintel (replacing angled flat metal panel covering louvre – submitted design proposals); and
- Introduction of light shelf (replacing solar shading panels).

The above changes are all very minor in terms of how they change the external form of the building, so would only have a negligible impact on wind conditions.

Updates to the Landscaping

The proposed landscaping has been updated in response to the formal listing of the Renold Building by Historic England. The updates are as per drawing reference SISCO-SLA-LA-ZZ-DR-LA-00002 and SISCO-SLA-LA-ZZ-DR-LA-00001 produced by SLA dated September 2025 and consist of:

- Retention of the Renold Podium;
- Level Changes in Sister Square; and
- The removal of several trees within Sister Square.

As the 2025 ES initially included testing in the absence of landscaping, the results can be used to see that conditions in Sister Square would be achieve the target conditions (to be suitable for a mix of sitting and standing in summer) even in the absence of any trees, so the removal of trees in this location would not impact the results presented in the 2025 ES.

Conclusion

GIA have reviewed the impact of the design amendments to Sister Plot C and can conclude that the results presented in the 2025 ES Chapter would not be impacted by the amendments to the Proposed Development.

As such, the conclusions of the 2025 ES Wind Microclimate Chapter remain robust and valid and there will be no significant wind microclimate effects at any of the areas at and around the Proposed Development in the context of both the existing and cumulative surrounding buildings.

Yours sincerely

For and on behalf of GIA

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, representing Jon Winchester.

Jon Winchester

Director

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