



WIND MICROCLIMATE

TECHNICAL NOTE

Port Street

Select Property

25/04/2025

GIA No: **17716** Letter Ref: **JW/17716**



DATE / REF
25/04/2025
JW/17716

ADDRESS
THE WHITEHOUSE
BELVEDERE ROAD
LONDON SE1 8GA

By Email

tristan.herbert@selectproperty.com

Select Property
c/o Tristan Herbert

CONTACT

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Dear Tristan,

Re: Port Street Updated Landscaping - Wind Mitigation Impact

This letter is in relation to the updated landscaping scheme for the proposed development at Port Street, Manchester, and the potential impact on wind conditions.

GIA prepared the wind microclimate chapter of the Environmental Statement which was submitted with planning application ref. 132489/FI/2021 in 2021. This included the proposed ground level landscaping within the public realm as mitigation against raised wind speeds.

Further to the above, GIA also prepared a wind microclimate assessment report, dated 5th July 2023 to support the discharge of Condition 42 of 132489/FI/2021. This demonstrated that, with an updated landscaping scheme in the public realm, wind conditions would be safe and comfortable on and around the site.

The landscaping scheme has been further updated in 2025. GIA have reviewed the updated proposed landscaping scheme (produced by Re-Form, drawing number 0894-RFM-XX-00-DR-L-0001, Rev. P10), compared to the landscaping that was tested as part of the 2021 wind assessment as part of the planning application or the 2023 wind assessment to discharge Condition 42. The changes to the proposed landscaping are minor in terms of their impact on wind conditions, and would therefore be sufficient to ensure that wind conditions will be suitable for the intended uses and not subject to significant safety risks due to strong winds.

Yours sincerely

For and on behalf of GIA

Jon Winchester

Director

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