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20th March 2025

Ragini Dutta,
Senior Associate,
Real Assets Advisory,
Deloitte LLP.

Dear Ragini,

Plot 9B, Manchester: Wind Microclimate

I write in connection with the wind microclimate assessment carried out by Architectural Aerodynamics (ArcAero) in 2024 for Plot 9B, Manchester, summarised within the relevant chapter of the Environmental Statement and associated technical appendix.

I can confirm that ArcAero have reviewed the baffle layout as it is presented in drawing Z19B-TPM-G710-PL-XX- 4645 101, which illustrates four wind baffles with width 1.2 metres and height 3.0 metres, solidity 50%. These baffles are sufficiently reflective in scale to those tested & validated in the wind tunnel, and are more numerous. As a result, these are expected to perform in an equivalent manner to those originally specified and it is judged that they will result in an equivalent microclimate in the relevant vicinity.

The conclusions of the ES chapter would therefore remain as stated currently.

Yours Sincerely,



Dr Robin Stanfield
Director
Architectural Aerodynamics