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137226/FO/2023

16 August 2024

PUBLIC

Dear Lucy,

**–Crown Street Phase 3 and Plot D (“Proposed Developments”)  
Application Ref. 137226/FO/2023 – Wind Microclimate Study**

In May 2023, WSP carried out a Wind Microclimate Study for the above referenced Proposed Developments. The results of this study were detailed in the report “137226\_FO\_2023-ENV\_STATEMENT\_VOL\_2\_APPENDIX\_14.1-2275091.pdf” (hereinafter referred to as the Wind Microclimate Report 2023) which was submitted as part of the above referenced Planning Applications for the Proposed Developments.

This technical note addresses third party comments received by Manchester City Council during the consultation process on the Planning Applications relating to the primary embedded mitigation measures and wind conditions on the elevated podium levels (Level 2) of Towers C7, C8, E1, & E2, and Plot D.

This note, comprising a response by the applicant to third party comments received during the consultation exercise on the planning applications for the Proposed Developments, does not comprise “further information or any other information” for the purposes of Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

Drawings and details of the primary embedded mitigation measures proposed both around the base of the Proposed Developments and at podium levels are shown in Figure 1 & Figure 2 below for illustrative purposes.

Figure 1 - GJS Phase 3 wind mitigation measures.

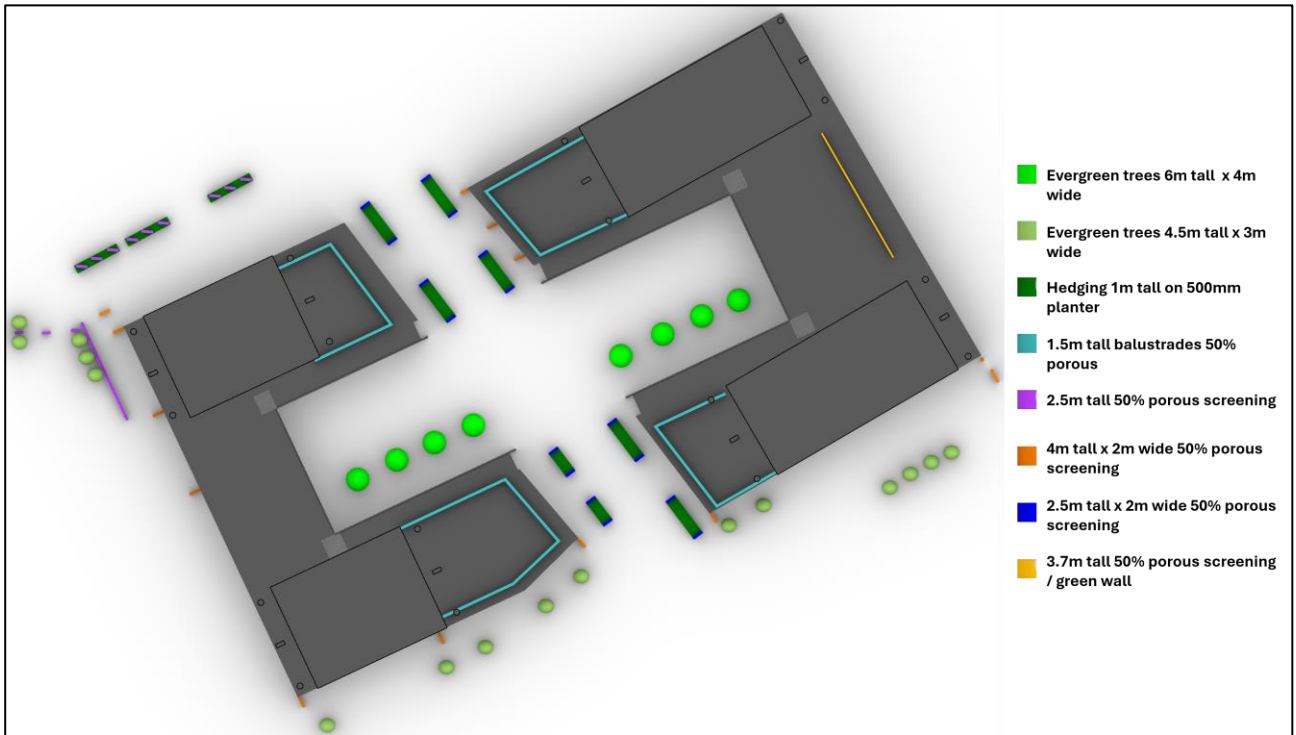
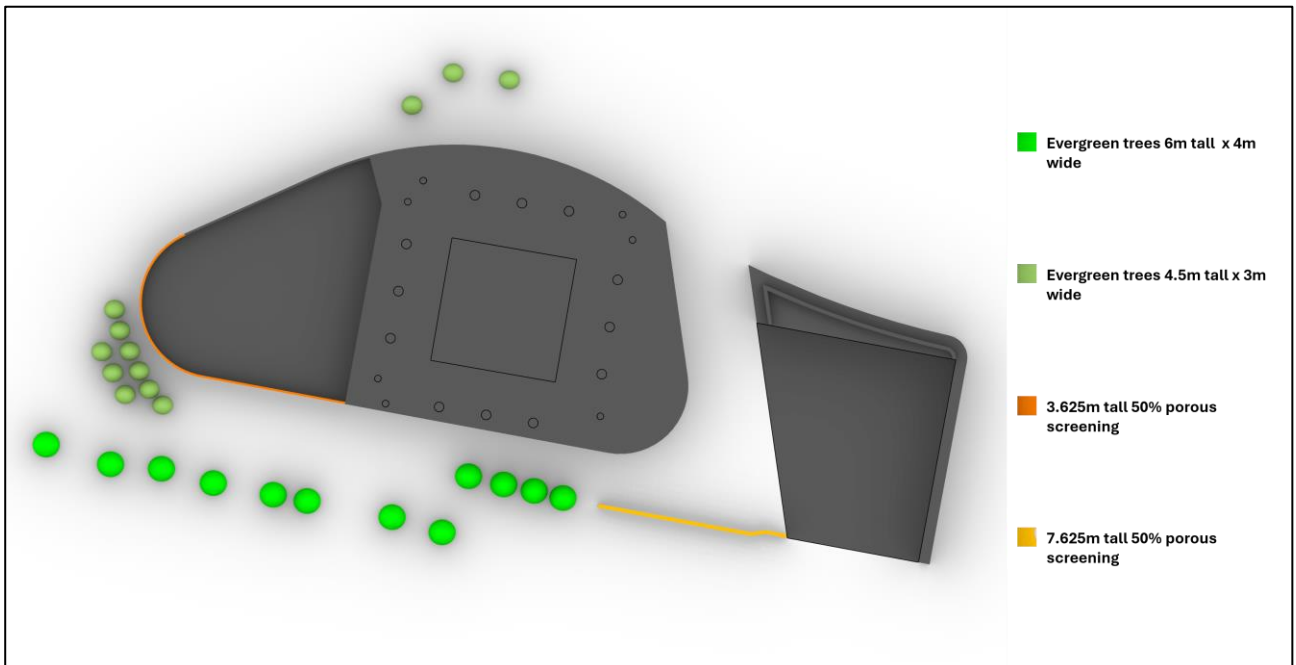


Figure 2 - Plot D wind mitigation measures.



A third party comment has also been raised by a member of the public during the consultation process on the planning applications for the Proposed Developments claiming unsafe wind conditions at terrace levels on the podiums at the bases of towers C7, C8, E1, & E2. For clarity, there are no unsafe wind conditions identified at any of the terraces; all reported exceedances of the safety criterion are located on inaccessible roof areas. As per information received from SimpsonHaugh Architects, the accessible terraces each have a 1500mm high balustrade to the perimeter, with the

locations shown [for illustrative purposes] in Figure 3. Figure 4 shows exceedances of the safety criterion overlaid with the podium layout.

*Figure 3 - Location of 1500mm high balustrades around perimeter of accessible terraces shown in green.*



*Figure 4 – Podium level layout overlaid with exceedances of the safety criterion in Scenario 7, showing no exceedances on any terraces (highlighted in green). All exceedances of the safety criterion occur on inaccessible roof areas.*



A further consultation comment has queried wind conditions on the roof terrace on the nearby Deansgate Square. In response, WSP have quantitatively assessed:

- i) the ground level wind conditions for the 'Baseline';
- ii) the ground level wind conditions with the Proposed Development in place; and
- iii) the wind conditions across the elevated levels at the top of the podium of 'Crown Street Phase 3' (which is adjacent to the roof terrace at "Deansgate Square").

The roof terrace will be sheltered from prevailing southerly and south-westerly winds, likely resulting in calmer conditions. There may be an increase in gustiness due to the new up-stream buildings; however, it is likely that the overall wind conditions on the existing roof terrace will remain largely unchanged from the present ones.

We trust that this information satisfies the comments received, should you require any further information, please do not hesitate to contact us.

Best Regards,

Cammelli,  
Stefano  
(UKSXC085)

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