

13th May 2024

Rachel Poole
Assistant Director,
Deloitte LLP.

Dear Rachel,

Vita T2, Manchester, UK: Wind Microclimate Assessment

I write in connection with the Wind Microclimate Assessment for the T2 development that was undertaken by Architectural Aerodynamics Ltd (ArcAero) and documented in report 0170279rep3v1 dated 20th March 2023, appended to this letter.

Following the planning consent for the Proposed Development, the applicant has commissioned ArcAero to examine the effects on the wind microclimate surrounding T2 following the removal of 8 trees at the height of ~6m to the east of T2, and their subsequent replacement with three elevated 50% solid screens to inhibit the passage of wind as it deflects from the T2 tower and along Water Street. The design of the screens is based on the drawings received on 3rd May 2024, "6555_VITA T2_535_DCM WIND MITIGATION OPTION 2A.dwg".

The updated soft landscaping proposals for T2, as well as the former locations of the removed trees, are shown in Figure 1 below. The design of the elevated screens is shown in Figure 2.

ArcAero have undertaken CFD modelling to assess the sensitivity of conditions to this change to the mitigation strategy. The results are presented graphically within Figure A.1 in Appendix A for worst-seasonal and summer conditions.

Following this change, the safety criteria are predicted to be met throughout the T2 development and within the surrounding areas. Wind conditions on the thoroughfares in and around the T2 development remain substantially suitable for pedestrian strolling, and in places, for fast walking. Conditions along Water Street with this alternative wind mitigation mechanism are predicted to be materially similar to the approved soft landscaping scheme.

Yours Sincerely,



Teoh Hao Yang

Wind Engineer
Architectural Aerodynamics



Hayati Hashim

Line Manager
Architectural Aerodynamics

Figure 1: Soft landscaping proposals / wind mitigation for T2

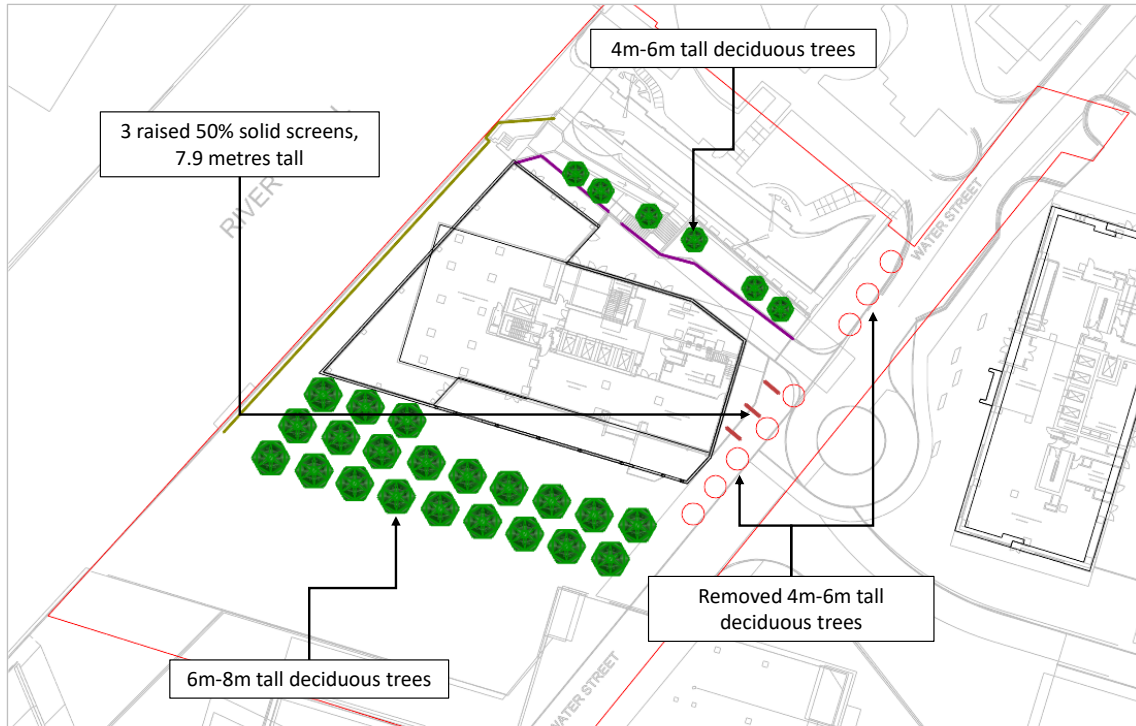
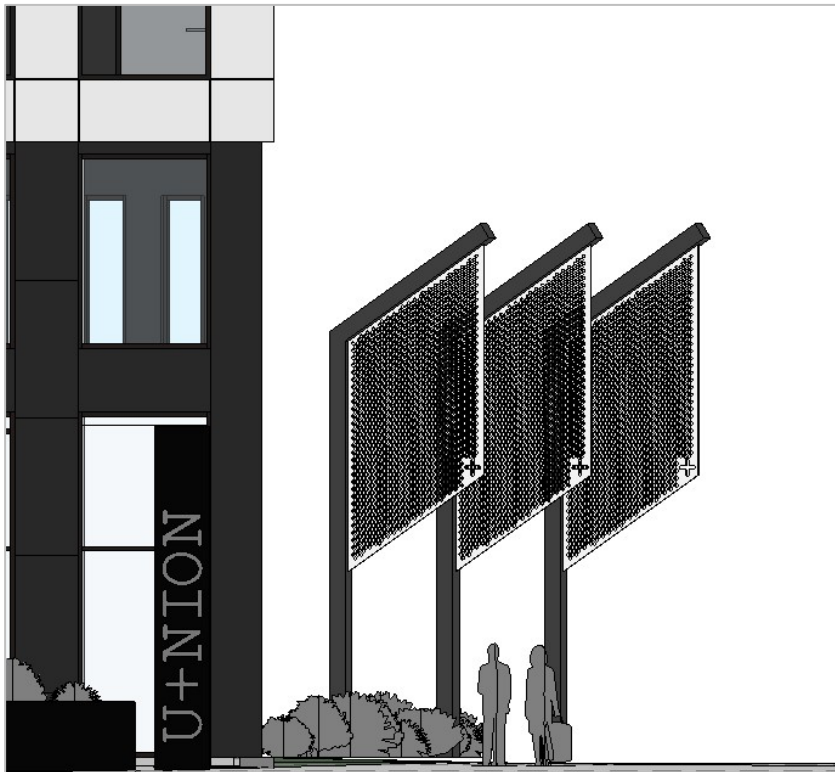


Figure 2: Elevated screens design.



Appendix A

Figure A.1: Pedestrian wind conditions, T2 development within existing surrounds

