



Axis-Re
c/o Russ Worthington

Dear Russ,

Tariff Street, Manchester (135675/FO/2022)
Supplemental Note – Wind Microclimate

This note is in response to comments received by Manchester City Council (MCC) regarding the impact of the proposed development at Tariff Street on conditions in the public realm by the consented neighbouring Port Street development and the amenity space by the existing Avro Mill building.

Port Street public realm:

- The region which has been identified as exceeding the S15 (distress) criteria is a very marginal exceedance (with a peak exceedance of the threshold for 2.9 hours per year, relative to the target of 2.2 hours per year).
- This exceedance is caused by winds from 260 and 270 degrees (westerly). From these wind angles, the proposed development is directly upwind of the Port Street scheme, and will provide protection from these winds and not exacerbate them. The proposed development will have a beneficial impact on wind speeds in this region.
- The Port Street scheme public realm includes a significant amount of dense proposed landscaping, which has been designed to reduce wind speeds in this area and is listed as embedded mitigation for the wind study which accompanies application 132489/FO/2021. With this landscaping included, conditions will be made suitable for this region in accordance with the results of the Port Street wind study.
- Given the above 2 bullet points, not only will conditions be suitable once the Port Street landscaping is included, they will also be further improved by the inclusion of the proposed Tariff Street development.

Avro Mill Amenity:

- Conditions for the Avro Mill amenity space are suitable for a mixture of sitting and standing in winter and for sitting in summer for both the baseline and for the proposed development with existing surrounds.
- For the proposed development with cumulative surrounds, a region which is suitable for standing in summer is introduced to this area. This area still meets the industry standard target criteria of a mixture of sitting and standing in summer.

DATE / REF

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16/05/2023
JW/2258

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- It is pertinent that there is a greater expanse which is suitable for sitting for the proposed development with cumulative surrounds than there was reported in this area for the cumulative Port Street scheme (132489/FO/2021). As such, the proposed development has a beneficial impact on conditions in this space.
- It should also be noted that the Avro Mill amenity space now has a perimeter wall, which will offer further protection and ensure suitable conditions are maintained for this space.

Given both of the above, it can be concluded that the proposed development is not creating regions of unsafe or uncomfortable conditions for either of the spaces mentioned, and will actually result in calmer conditions for these spaces than would be experienced in the absence of the proposed development.

I am confident in all of the above statements, that the Tariff Street scheme will have a beneficial impact on cumulative conditions due to it lying directly upwind of the Port Street scheme.

Yours sincerely
For and on behalf of GIA



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