

137226 & 137227 Wind review of Deansgate Square

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Tue 13/08/2024 17:21

To: Lucy Harrison [REDACTED]

Cc:

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Hi Lucy

As requested, WSP has reviewed the impact of the proposals on the Deansgate Square roof terrace. WSP has 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). WSP have also sourced the original 'wind microclimate' study performed in support of the Planning Application of "Deansgate Square", which quantitatively assessed the wind conditions across its roof terrace: this study concluded that, during the summer months, the wind conditions across the roof terrace at Deansgate Square were suitable - at best - for 'standing' / 'short periods of sitting'.

The Proposed Development is likely to 'shield' the roof terrace at Deansgate Square as well as to increase the level of gustiness across this space, particularly under the prevailing southerly and westerly wind directions: these two effects are expected to compensate each other.

Taking the above into consideration, we expect the wind conditions across the roof terrace at Deansgate Square to remain similar to the ones predicted at the time of the Planning Application of Deansgate Square.

I trust this is helpful.

Many thanks

Rachel

Rachel Poole

Pronouns: she / her / hers

Assistant Director | Deloitte LLP

Please note Thursday is my non-work day

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