

Factory Wind Microclimate – Summary Technical Note prepared by Urban Microclimate

The proposed amendments are not expected to have any material effect on pedestrian level wind conditions, in terms of suitability for existing and proposed pedestrian activities. However, since the original assessment for the 2016 ES and the 2018 update, the surrounding context has undergone significant redevelopment, which does have potential to affect both the baseline and the proposed Site conditions. Detailed studies carried out through wind tunnel testing of physical models, for neighbouring developments, have also included The Factory massing, leading to a more refined understanding of the wind effects, particularly within Festival Square and Factory Square. The potential for new or materially different environmental effects has therefore been considered through a high-level, experience-based, review by the author of the original assessment.

New surrounding developments, currently under construction or recently completed, with potential to affect wind conditions in and around the Site include Manchester Goods Yard and No. 1 Grape Street, St. John's Place Globe & Simpson, Old Granada Studios and parts of Salford Central. Within this surrounding context, the Proposed Development is expected to have a similar effect to the 2018 consented scheme. As per the 2016 ES, conditions on thoroughfares in and around the Site are expected to be suitable for at least leisurely strolling and thus for pedestrian passage. Conditions at main entrances to the Proposed Development are expected to be suitable for pedestrian ingress / egress. This represents a minor refinement of the 2016 ES, which highlighted the potential for conditions at the west end of the northern entrance to be marginally windy but tolerable for pedestrian ingress / egress. Factory Square is expected to enjoy amenable conditions for recreational uses, including outdoor seating during at least summer. Festival Square is expected to have suitable conditions for recreational uses including at least short periods of sitting, such as for a meeting place, with much of the space further suitable for outdoor seating, such as for picnics for example, during summer. This again represents a minor refinement of the 2016 ES which indicated that, away from building corners, conditions were expected to be suitable for recreational activities including at least short periods of standing or sitting, such as for a meeting place.

Changes to expected future surrounding developments for potential cumulative effects include the proposed T1 Union and T2 Union developments, replacing the broadly similarly massed towers which previously formed part of Central Village, St Johns and Riverside, St Johns. The 2016 ES concluded that the introduction of future surrounding developments provides the Site, as a whole, with enhanced shelter from prevailing southerly and stronger westerly winds, but that conditions in the north part of the Site would be largely dictated by the future towers. However, with the ongoing development of the wider landscaping strategy for St Johns to help alleviate wind effects, resulting conditions were expected to be at least tolerable for proposed pedestrian activities. This conclusion is considered to remain valid for the updated future surrounding context. Conditions within the Site are expected to be generally similar to those discussed above for the Proposed Development with existing surrounds, though the extent of Festival Square with amenable conditions for outdoor seating in summer may be slightly reduced in the north of the Site and extended slightly in the east.

Based on the above, the overall conclusions of the 2016 ES, that the Proposed Development is expected to have a generally negligible, to no worse than localised minor adverse, effect is therefore considered slightly conservative but remains valid.