

Saeed Anwar
DHD & CO
651A Mauldeth Road West
Chorlton
Manchester
M21 7SA

Date: 26th January 2022

Reference: 5002c1

Dear Saeed,

BARLOW MOOR ROAD, MANCHESTER - AIR QUALITY CONDITION

Redmore Environmental Ltd was commissioned by DHD & CO to undertake an Air Quality Assessment (reference: 5002r1) in support of planning application for a mixed-use development at 296-298 Barlow Moor Road, Manchester. Planning consent for the scheme was granted by Manchester City Council (MCC) on the 22nd December 2021, subject to a number of conditions. These included the following in relation to air quality:

“9) Prior to the first occupation of the flats a scheme for the installation of Clean Air Filters for the residential accommodation shall be submitted to and approved in writing by the City Council. The approved scheme shall be implemented in full and retained in perpetuity.

Reason: to protect the future occupiers of the flats from the harmful impact of pollution pursuant to Core Strategy policy DM1.”

The proposed development comprises residential land use at third floor. This is considered a location of relevant exposure for long term and short term Air Quality Objectives (AQOs) in accordance with the advice provided within Department for Environment, Food and Rural Affairs (DEFRA) guidance¹. As such, the potential for the exposure of future occupants to exceedences of the relevant criteria was considered within the Air Quality Assessment submitted in support of

¹ Local Air Quality Management Technical Guidance (TG16), DEFRA, 2021.

the planning application. The analysis was assessed based on Air Quality Management Area (AQMA) designations, local monitoring results and predicted background concentrations.

As outlined in the Air Quality Assessment, it was concluded that pollutant concentrations are below the relevant AQO at the proposed development site for the following reasons:

- Analysis of local monitoring results in the context of the site location and survey positions has indicated likely compliance with the AQOs for nitrogen dioxide (NO₂) at the development; and,
- Predicted background concentrations are well below the relevant AQOs.

It should also be noted that pollutant concentrations reduce with distance from source as a result of atmospheric dispersion. Given the proposed residential units are located at third floor, residents will be distanced from any road vehicle exhaust emissions and associated pollutants on Mauldeth Road West and the A5145.

Based on the assessment results, exposure of future occupants to exceedences of the relevant AQOs is not considered likely. As such, Clean Air Filters are not required for inclusion within the proposals to further reduce pollution concentrations as compliance with the relevant standards is achieved without this measure. It is therefore suggested that the relevant planning condition is discharged without installation of Clean Air Filters.

Closure

We trust the above addresses air quality issues at the site and allows the condition to be discharged without inclusion of Clean Air Filters. However, please do not hesitate to contact me at your convenience should you require any further clarification.

Yours sincerely,

FOR AND ON BEHALF OF REDMORE ENVIRONMENTAL LTD



Amelia Leatherbarrow-Hurst

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Senior Air Quality Consultant