

Air Quality Assessment
Renaissance, Deansgate

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Executive Summary

This Air Quality Assessment has been prepared by Redmore Environmental Ltd on behalf of Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group and an affiliate of Starwood Capital, to support a full planning application for the residential element of its wider masterplan proposals for a high quality mixed-use development at the Renaissance hotel complex, fronting Deansgate.

The proposals comprise 300 residential units with ground floor retail/ leisure units, supported by high quality amenity space, including new riverside public realm with a new food and beverage offer, as well as riverside amenity space and communal and private roof terraces for new residents.

The development has the potential to cause air quality impacts at sensitive locations during the construction and operational phases, as well as expose future residents to any existing air quality issues. As such, an Air Quality Assessment was undertaken in order to determine baseline conditions, assess potential impacts as a result of the scheme and consider the suitability of the site for the proposed end use.

Potential construction phase air quality impacts from fugitive dust emissions were assessed as a result of earthworks, construction and trackout activities. It is considered that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level.

During the operational phase of the development there is the potential for air quality impacts as a result of traffic exhaust emissions associated with vehicles travelling to and from the site. These were assessed using standard screening criteria. This indicated that impacts are not likely to be significant due to the nature of the scheme.

Dispersion modelling was therefore undertaken in order to predict concentrations across the proposed development site as a result of emissions from the highway network. Results were subsequently verified using local monitoring data.

The results of the assessment demonstrated that predicted pollutant levels were below the relevant criteria at all sensitive locations across the development. As such, the site is considered suitable for the proposed end use from an air quality perspective.

Based on the assessment results, air quality issues are not considered a constraint to planning consent for the proposals.

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1.0 INTRODUCTION

1.1 Background

- 1.1.1 This Air Quality Assessment has been prepared by Redmore Environmental Ltd on behalf of Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group and an affiliate of Starwood Capital, to support a full planning application for the residential element of its wider masterplan proposals for a high quality mixed-use development at the Renaissance hotel complex, fronting Deansgate.
- 1.1.2 The development has the potential to cause air quality impacts at sensitive locations during the construction and operational phases, as well as expose future residents to any existing air quality issues. As such, an Air Quality Assessment was undertaken in order to determine baseline conditions, assess potential impacts as a result of the scheme and consider the suitability of the site for the proposed end use.

1.2 Site Location and Context

- 1.2.1 The site is located at the Renaissance hotel complex, fronting Deansgate at approximate National Grid Reference (NGR): 383781, 398669. Reference should be made to Figure 1 for a map of the site and surrounding area.
- 1.2.2 The proposals comprise a full planning application for the erection of a part 13, part ground and part 26 storey building to form 300 residential apartments and ground floor retail/ leisure floorspace (Class E/ Sui Generis), together with private amenity space for residents, new public realm including leisure/ food and beverage space (Class E/ Sui Generis), new landscaping, servicing, supporting infrastructure and associated works.
- 1.2.3 Manchester City Council (MCC) has declared an Air Quality Management Area (AQMA) due to exceedences of the annual mean Air Quality Objective (AQO) for nitrogen dioxide (NO₂). The development is located within the AQMA. Subsequently, there are concerns that the proposals will introduce future residents to exceedences of the relevant AQO. As such, concentrations at the site have been assessed in the following report in order to consider location suitability for the proposed end-use and define any requirement for mitigation. Potential impacts associated with the construction and operation of the scheme have also been considered as necessary.

2.0 LEGISLATION AND POLICY

2.1 Legislation

2.1.1 The Air Quality Standards Regulations (2010) came into force on 11th June 2010 and include Air Quality Limit Values (AQLVs) for the following pollutants:

- NO₂;
- Sulphur dioxide;
- Lead;
- Particulate matter with an aerodynamic diameter of less than 10µm (PM₁₀);
- Particulate matter with an aerodynamic diameter of less than 2.5µm (PM_{2.5});
- Benzene; and,
- Carbon monoxide.

2.1.2 Air Quality Target Values (AQTVs) were also provided for several other pollutants.

2.1.3 Part IV of the Environment Act (1995) requires UK government to produce a national Air Quality Strategy (AQS) which contains standards, objectives and measures for improving ambient air quality. The most recent AQS was produced by the Department for Environment, Food and Rural Affairs (DEFRA) and published in July 2007¹. The AQS sets out AQOs that are maximum ambient pollutant concentrations that are not to be exceeded either without exception or with a permitted number of exceedences over a specified timescale. These are generally in line with the AQLVs, although the requirements for the determination of compliance vary.

2.1.4 Table 1 presents the AQOs and AQLVs for pollutants considered within this assessment.

Table 1 Air Quality Limit Values/Air Quality Objectives

Pollutant	Air Quality Limit Values/Air Quality Objectives	
	Concentration (µg/m ³)	Averaging Period
NO ₂	40	Annual mean

¹ The AQS for England, Scotland, Wales and Northern Ireland, DEFRA, 2007.

Pollutant	Air Quality Limit Values/Air Quality Objectives	
	Concentration ($\mu\text{g}/\text{m}^3$)	Averaging Period
	200	1-hour mean, not to be exceeded on more than 18 occasions per annum
PM ₁₀	40	Annual mean
	50	24-hour mean, not to be exceeded on more than 35 occasions per annum
PM _{2.5}	25	Annual Mean

2.1.5 Table 2 presents the AQTV considered within this assessment.

Table 2 Air Quality Target Values

Pollutant	Air Quality Target Values	
	Concentration ($\mu\text{g}/\text{m}^3$)	Averaging Period
PM _{2.5}	25	Annual mean

2.1.6 Table 3 summarises the advice provided in DEFRA guidance² on where the AQOs for pollutants considered within this report apply.

Table 3 Examples of Where the Air Quality Objectives Apply

Averaging Period	Objective Should Apply At	Objective Should Not Apply At
Annual mean	All locations where members of the public might be regularly exposed Building façades of residential properties, schools, hospitals, care homes etc.	Building façades of offices or other places of work where members of the public do not have regular access Hotels, unless people live there as their permanent residence Gardens of residential properties Kerbside sites (as opposed to locations at the building façade), or any other location where public exposure is expected to be short term

² Local Air Quality Management Technical Guidance (TG16), DEFRA, 2021.

Averaging Period	Objective Should Apply At	Objective Should Not Apply At
24-hour mean	All locations where the annual mean objective would apply, together with hotels Gardens of residential properties	Kerbside sites (as opposed to locations at the building façade), or any other location where public exposure is expected to be short term
1-hour mean	All locations where the annual mean and 24 and 8-hour mean objectives apply. Kerbside sites (for example, pavements of busy shopping streets) Those parts of car parks, bus stations and railway stations etc which are not fully enclosed, where members of the public might reasonably be expected to spend one hour or more Any outdoor locations where members of the public might reasonably be expected to spend one hour or longer	Kerbside sites where the public would not be expected to have regular access

2.2 Local Air Quality Management

2.2.1 Under Section 82 of the Environment Act (1995) (Part IV) Local Authorities (LAs) are required to periodically review and assess air quality within their area of jurisdiction under the system of Local Air Quality Management (LAQM). This review and assessment of air quality involves comparing present and likely future pollutant concentrations against the AQOs. If it is predicted that levels at locations of relevant exposure, as summarised in Table 3, are likely to be exceeded, the LA is required to declare an AQMA. For each AQMA the LA is required to produce an Air Quality Action Plan, the objective of which is to reduce pollutant concentrations in pursuit of the AQOs.

2.3 Dust

2.3.1 The main requirements with respect to dust control from industrial or trade premises not regulated under the Environmental Permitting (England and Wales) Regulations (2016) and subsequent amendments, such as construction sites, is that provided in Section 79 of Part III of the Environmental Protection Act (1990). The Act defines nuisance as:

"any dust, steam, smell or other effluvia arising on industrial, trade or business premises and being prejudicial to health or a nuisance."

2.3.2 Enforcement of the Act, in regard to nuisance, is currently under the jurisdiction of the local Environmental Health Department, whose officers are deemed to provide an independent evaluation of nuisance. If the LA is satisfied that a statutory nuisance exists, or is likely to occur or happen again, it must serve an Abatement Notice under Part III of the Environmental Protection Act (1990). The only defence is to show that the process to which the nuisance has been attributed and its operation are being controlled according to best practicable means.

2.4 National Planning Policy

2.4.1 The revised National Planning Policy Framework³ (NPPF) was published in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied.

2.4.2 The purpose of the planning system is to contribute to the achievement of sustainable development. In order to ensure this, the NPPF recognises three overarching objectives, including the following of relevance to air quality:

"c) An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

2.4.3 Chapter 15 of the NPPF details objectives in relation to conserving and enhancing the natural environment. It states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

[...]

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of

³ NPPF, Ministry of Housing, Communities and Local Government, 2021.

soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality [...]"

2.4.4 The NPPF specifically recognises air quality as part of delivering sustainable development and states that:

"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan."

2.4.5 The implications of the NPPF have been considered throughout this assessment.

2.5 **National Planning Practice Guidance**

2.5.1 The National Planning Practice Guidance⁴ (NPPG) web-based resource was launched by the Department for Communities and Local Government on 6th March 2014 and updated on 1st November 2019 to support the NPPF and make it more accessible. The air quality pages are summarised under the following headings:

1. What air quality considerations does planning need to address?
2. What is the role of plan-making with regard to air quality?
3. Are air quality concerns relevant to neighbourhood planning?
4. What information is available about air quality?
5. When could air quality considerations be relevant to the development management process?

⁴ <https://www.gov.uk/guidance/air-quality--3>.

6. What specific issues may need to be considered when assessing air quality impacts?
7. How detailed does an air quality assessment need to be?
8. How can an impact on air quality be mitigated?

2.5.2 These were reviewed and the relevant guidance considered as necessary throughout the undertaking of this assessment.

2.6 Local Planning Policy

2.6.1 The Manchester Local Development Framework consists of a series of planning documents of which the Core Strategy⁵ is central. This was adopted by MCC on 11th July 2012 and provides policies which guide the determination of planning applications within the city.

2.6.2 A review of the Core Strategy indicated the following policies of relevance to the assessment:

"Policy EN 16

Air Quality

The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local effect of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant.

When assessing the appropriateness of locations for new development the Council will consider the effects on air quality, alongside other plan objectives. This includes cumulative effects, particularly in Air Quality Management Areas."

"Policy DM 1

⁵ Core Strategy, MCC, 2012.

Development Management

All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

[...]

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise."

- 2.6.3 The implications of the above policies were taken into consideration throughout the undertaking of the assessment.

3.0 METHODOLOGY

3.1 Introduction

3.1.1 The proposed development has the potential to cause adverse air quality impacts during the construction and operational phases, as well as expose future residents to any existing air quality issues. These factors were considered in accordance with the following methodology.

3.2 Construction Phase Assessment

3.2.1 There is the potential for fugitive dust emissions to occur as a result of construction phase activities. These have been assessed in accordance with the methodology outlined within the Institute of Air Quality Management (IAQM) document 'Guidance on the Assessment of Dust from Demolition and Construction V1.1'⁶.

3.2.2 Activities on the proposed construction site have been divided into three types to reflect their different potential impacts. These are:

- Earthworks;
- Construction; and,
- Trackout.

3.2.3 The potential for dust emissions was assessed for each activity that is likely to take place and considered three separate dust effects:

- Annoyance due to dust soiling;
- Harm to ecological receptors; and,
- The risk of health effects due to a significant increase in exposure to PM₁₀.

3.2.4 The assessment steps are detailed below.

⁶ Guidance on the Assessment of Dust from Demolition and Construction V1.1, IAQM, 2016.

Step 1

- 3.2.5 Step 1 screens the requirement for a more detailed assessment. Should human receptors be identified within 350m from the boundary or 50m from the construction vehicle route up to 500m from the site entrance, then the assessment proceeds to Step 2. Additionally, should ecological receptors be identified within 50m of the site or the construction vehicle route up to 500m from the site entrance, then the assessment also proceeds to Step 2.
- 3.2.6 Should sensitive receptors not be present within the relevant distances then **negligible** impacts would be expected and further assessment is not necessary.

Step 2

- 3.2.7 Step 2 assesses the risk of potential dust impacts. A site is allocated a risk category based on two factors:
- The scale and nature of the works, which determines the magnitude of dust arising as: small, medium or large (Step 2A); and,
 - The sensitivity of the area to dust impacts, which can be defined as low, medium or high sensitivity (Step 2B).
- 3.2.8 The two factors are combined in Step 2C to determine the risk of dust impacts without mitigation applied.
- 3.2.9 Step 2A defines the potential magnitude of dust emission through the construction phase. The relevant criteria are summarised in Table 4.

Table 4 Construction Dust - Magnitude of Emission

Magnitude	Activity	Criteria
Large	Earthworks	• Total site area greater than 10,000m² • Potentially dusty soil type (e.g. clay, which will be prone to suspension when dry due to small particle size) • More than 10 heavy earth moving vehicles active at any one time • Formation of bunds greater than 8m in height • More than 100,000 tonnes of material moved

Magnitude	Activity	Criteria
	Construction	- Total building volume greater than 100,000m³ - On site concrete batching - Sandblasting
	Trackout	- More than 50 Heavy Duty Vehicle (HDV) trips per day - Potentially dusty surface material (e.g. high clay content) - Unpaved road length greater than 100m
Medium	Earthworks	- Total site area 2,500m² to 10,000m² - Moderately dusty soil type (e.g. silt) 5 to 10 heavy earth moving vehicles active at any one time - Formation of bunds 4m to 8m in height - Total material moved 20,000 tonnes to 100,000 tonnes
	Construction	- Total building volume 25,000m³ to 100,000m³ - Potentially dusty construction material (e.g. concrete) - On site concrete batching
	Trackout	10 to 50 HDV trips per day - Moderately dusty surface material (e.g. high clay content) - Unpaved road length 50m to 100m
Small	Earthworks	- Total site area less than 2,500m² - Soil type with large grain size (e.g. sand) - Less than 5 heavy earth moving vehicles active at any one time - Formation of bunds less than 4m in height - Total material moved less than 20,000 tonnes - Earthworks during wetter months
	Construction	- Total building volume less than 25,000m³ - Construction material with low potential for dust release (e.g. metal cladding or timber)
	Trackout	- Less than 10 HDV trips per day - Surface material with low potential for dust release - Unpaved road length less than 50m

3.2.10 Step 2B defines the sensitivity of the area around the development to potential dust impacts. The influencing factors are shown in Table 5.

Table 5 Construction Dust - Examples of Factors Defining Sensitivity of an Area

Receptor Sensitivity	Examples	
	Human Receptors	Ecological Receptors
High	• Users expect high levels of amenity • High aesthetic or value property • People expected to be present continuously for extended periods of time • Locations where members of the public are exposed over a time period relevant to the AQO for PM₁₀. e.g. residential properties, hospitals, schools and residential care homes	• Internationally or nationally designated site e.g. Special Area of Conservation
Medium	• Users would expect to enjoy a reasonable level of amenity • Aesthetics or value of their property could be diminished by soiling • People or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land e.g. parks and places of work	• Nationally designated site e.g. Sites of Special Scientific Interest
Low	• Enjoyment of amenity would not reasonably be expected • Property would not be expected to be diminished in appearance • Transient exposure, where people would only be expected to be present for limited periods. e.g. public footpaths, shopping streets, playing fields, farmland, short term car parks and roads	• Locally designated site e.g. Local Nature Reserve

3.2.11 The guidance also provides the following factors to consider when determining the sensitivity of an area to potential dust impacts:

- Any history of dust generating activities in the area;
- The likelihood of concurrent dust generating activity on nearby sites;
- Any pre-existing screening between the source and receptors;
- Any conclusions drawn from analysing local meteorological data which accurately represent the area; and if relevant the season during which works will take place;
- Any conclusions drawn from local topography;
- Duration of the potential impact, as a receptor may become more sensitive over time; and,

- Any known specific receptor sensitivities which go beyond the classifications given in the document.

3.2.12 These factors were considered in the undertaking of this assessment.

3.2.13 The criteria for determining the sensitivity of the area to dust soiling effects on people and property is summarised in Table 6.

Table 6 Construction Dust - Sensitivity of the Area to Dust Soiling Effects on People and Property

Receptor Sensitivity	Number of Receptors	Distance from the Source (m)			
		Less than 20	Less than 50	Less than 100	Less than 350
High	More than 100	High	High	Medium	Low
	10 - 100	High	Medium	Low	Low
	1 - 10	Medium	Low	Low	Low
Medium	More than 1	Medium	Low	Low	Low
Low	More than 1	Low	Low	Low	Low

3.2.14 Table 7 outlines the criteria for determining the sensitivity of the area to human health impacts.

Table 7 Construction Dust - Sensitivity of the Area to Human Health Impacts

Receptor Sensitivity	Background Annual Mean PM ₁₀ Concentration	Number of Receptors	Distance from the Source (m)				
			Less than 20	Less than 50	Less than 100	Less than 200	Less than 350
High	Greater than 32µg/m ³	More than 100	High	High	High	Medium	Low
		10 - 100	High	High	Medium	Low	Low
		1 - 10	High	Medium	Low	Low	Low
	28 - 32µg/m ³	More than 100	High	High	Medium	Low	Low
		10 - 100	High	Medium	Low	Low	Low
		1 - 10	High	Medium	Low	Low	Low

Receptor Sensitivity	Background Annual Mean PM ₁₀ Concentration	Number of Receptors	Distance from the Source (m)				
			Less than 20	Less than 50	Less than 100	Less than 200	Less than 350
	24 - 28µg/m ³	More than 100	High	Medium	Low	Low	Low
		10 - 100	High	Medium	Low	Low	Low
		1 - 10	Medium	Low	Low	Low	Low
	Less than 24µg/m ³	More than 100	Medium	Low	Low	Low	Low
		10 - 100	Low	Low	Low	Low	Low
		1 - 10	Low	Low	Low	Low	Low
	Medium	Greater than 32µg/m ³	More than 10	High	Medium	Low	Low
			1 - 10	Medium	Low	Low	Low
	28 - 32µg/m ³	More than 10	Medium	Low	Low	Low	Low
		1 - 10	Low	Low	Low	Low	Low
	24 - 28µg/m ³	More than 10	Low	Low	Low	Low	Low
		1 - 10	Low	Low	Low	Low	Low
	Less than 24µg/m ³	More than 10	Low	Low	Low	Low	Low
		1 - 10	Low	Low	Low	Low	Low
	Low	-	1 or more	Low	Low	Low	Low

3.2.15 Table 8 outlines the criteria for determining the sensitivity of the area to ecological impacts.

Table 8 Construction Dust - Sensitivity of the Area to Ecological Impacts

Receptor Sensitivity	Distance from the Source (m)	
	Less than 20	Less than 50
High	High	Medium
Medium	Medium	Low

Receptor Sensitivity	Distance from the Source (m)	
	Less than 20	Less than 50
Low	Low	Low

3.2.16 Step 2C combines the dust emission magnitude with the sensitivity of the area to determine the risk of unmitigated impacts.

3.2.17 Table 9 outlines the risk category from earthworks and construction activities.

Table 9 Construction Dust - Dust Risk Category from Earthworks and Construction Activities

Receptor Sensitivity	Dust Emission Magnitude		
	Large	Medium	Small
High	High	Medium	Low
Medium	Medium	Medium	Low
Low	Low	Low	Negligible

3.2.18 Table 10 outlines the risk category from trackout activities.

Table 10 Construction Dust - Dust Risk Category from Trackout Activities

Receptor Sensitivity	Dust Emission Magnitude		
	Large	Medium	Small
High	High	Medium	Low
Medium	Medium	Low	Negligible
Low	Low	Low	Negligible

Step 3

3.2.19 Step 3 requires the identification of site specific mitigation measures within the IAQM guidance⁷ to reduce potential dust impacts based upon the relevant risk categories

⁷ Guidance on the Assessment of Dust from Demolition and Construction V1.1, IAQM, 2016.

identified in Step 2. For sites with **negligible** risk, mitigation measures beyond those required by legislation are not required. However, additional controls may be applied as part of good practice.

Step 4

3.2.20 Once the risk of dust impacts has been determined and the appropriate mitigation measures identified, the final step is to determine the significance of any residual impacts. For almost all construction activity, the aim should be to control effects through the use of effective mitigation. Experience shows that this is normally possible. Hence the residual effect will normally be **not significant**.

3.2.21 The determination of significance relies on professional judgement and reasoning should be provided as far as practicable. The IAQM guidance suggests the provision of details of the assessor's qualifications and experience. These are provided in Appendix 1.

3.3 Operational Phase Assessment

Potential Development Impacts

3.3.1 The development has the potential to increase concentrations of NO₂, PM₁₀ and PM_{2.5} as a result of road traffic exhaust emissions associated with vehicles travelling to and from the site during the operational phase. An assessment was therefore undertaken using the criteria contained within the IAQM 'Land-Use Planning & Development Control: Planning for Air Quality'⁸ guidance to determine the potential for trips generated by the development to affect local air quality.

3.3.2 The following criteria are provided to help establish when an assessment of potential impacts on the local area is likely to be considered necessary:

- A change of Light Duty Vehicle (LDV) flows of more than 100 Annual Average Daily Traffic (AADT) within or adjacent to an AQMA or more than 500 AADT elsewhere;
- A change of HDV flows of more than 25 AADT within or adjacent to an AQMA or more than 100 AADT elsewhere;

⁸ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

- Realignment of roads where the change is 5m or more and the road is within an AQMA; or,
- Introduction of a new junction or removal of an existing junction near to relevant receptors.

3.3.3 Should these criteria not be met, then the IAQM guidance⁹ considers air quality impacts associated with a scheme to be **not significant** and no further assessment is required.

3.3.4 Should screening of the relevant data indicate that any of the above criteria are met, then potential impacts at sensitive receptor locations can be assessed by calculating the change in pollutant concentrations as a result of the proposed development. The significance of predicted impacts can then be determined in accordance with the methodology outlined in the IAQM guidance¹⁰.

Potential Future Exposure

3.3.5 The proposals have the potential to expose future residents to poor air quality. In order to assess NO₂, PM₁₀ and PM_{2.5} concentrations across the development site, detailed dispersion modelling was undertaken. Reference should be made to Appendix 1 for a full description of the assessment input data.

3.3.6 The dispersion modelling results were compared against the relevant AQOs and AQTV in order to determine the potential for exposure of future residents to elevated pollutant concentrations and identify appropriate mitigation, if necessary.

⁹ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

¹⁰ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

4.0 BASELINE

4.1 Introduction

- 4.1.1 Existing air quality conditions in the vicinity of the development site were identified in order to provide a baseline for assessment. These are detailed in the following Sections.

4.2 Local Air Quality Management

- 4.2.1 As required by the Environment Act (1995), MCC has undertaken Review and Assessment of air quality within their area of jurisdiction. This process has indicated that annual mean NO₂ concentrations are above the AQO within the city. As such, a number of roads within Manchester have been included within the Greater Manchester Combined Authority (GMCA) AQMA. This is described as follows:

"This is the part of the Greater Manchester Combined Authority AQMA located within the Manchester City Council area."

- 4.2.2 The development is located within the AQMA. As such, there is the potential for the exposure of future residents to poor air quality and vehicles travelling to and from the site to increase pollution levels in this sensitive area. This has been considered throughout the assessment.
- 4.2.3 MCC has concluded that concentrations of all other pollutants considered within the AQS are currently below the relevant AQOs. As such, no further AQMA's have been designated.

4.3 Air Quality Monitoring

- 4.3.1 Monitoring of pollutant concentrations is undertaken by MCC throughout their area of jurisdiction. Recent annual mean NO₂ results recorded in the vicinity of the development are shown in Table 11. Exceedences of the relevant AQO are shown in **bold**.

Table 11 Monitoring Results - NO₂

Monitoring Site		Monitored NO ₂ Concentration (µg/m ³)		
		2017	2018	2019
MAN3	Piccadilly Gardens	36	35	36
MA24	Princess Street	44.7	40.3	40.8
MA26	Chethams School	35.5	33.4	33.0

4.3.2 As shown in Table 11, annual mean NO₂ concentrations were above the relevant AQO at the MA24 monitor in recent years. As this site is positioned at a roadside location within an AQMA, elevated concentrations would be expected. Concentrations at the remaining monitors were below the relevant AQO between 2017 and 2019.

4.3.3 Recent annual mean PM₁₀ results recorded in the vicinity of the development are shown in Table 12.

Table 12 Monitoring Results - PM₁₀

Monitoring Site		Monitored PM ₁₀ Concentration (µg/m ³)		
		2017	2018	2019
MAN3	Piccadilly Gardens	20	21	20

4.3.4 As shown in Table 12, the annual mean AQO for PM₁₀ was achieved at the MAN3 monitor in recent years.

4.3.5 Recent annual mean PM_{2.5} results recorded in the vicinity of the development are shown in Table 13.

Table 13 Monitoring Results - PM_{2.5}

Monitoring Site		Monitored PM _{2.5} Concentration (µg/m ³)		
		2017	2018	2019
MAN3	Piccadilly Gardens	8	11	12

4.3.6 As shown in Table 13, the annual mean AQTV for PM_{2.5} was achieved at the MAN3 monitor in recent years.

4.3.7 Reference should be made to Figure 2 for a map of the survey positions.

4.4 **Background Pollutant Concentrations**

4.4.1 Predictions of background pollutant concentrations on a 1km by 1km grid basis have been produced by DEFRA for the entire of the UK to assist LAs in their Review and Assessment of air quality. The proposed development site is located in grid square NGR: 383500, 398500. Data for this location was downloaded from the DEFRA website¹¹ for the purpose of the assessment and is summarised in Table 14.

Table 14 Background Pollutant Concentration Predictions

Pollutant	Predicted Background Pollutant Concentration (µg/m ³)		
	2019	2021	2023
NO ₂	28.19	26.06	24.54
PM ₁₀	13.07	12.64	12.40
PM _{2.5}	8.49	8.19	8.01

4.4.2 As shown in Table 14, predicted background NO₂, PM₁₀ and PM_{2.5} concentrations are below the relevant AQOs and AQTV at the development site.

4.5 **Sensitive Receptors**

4.5.1 A sensitive receptor is defined as any location which may be affected by changes in air quality as a result of a development. Receptors sensitive to potential dust impacts during earthworks and construction were identified from a desk-top study of the area up to 350m from the development boundary. These are summarised in Table 15.

Table 15 Earthworks and Construction Dust Sensitive Receptors

Distance from Site Boundary (m)	Approximate Number of Human Receptors	Approximate Number of Ecological Receptors
Up to 20	More than 100	0
Up to 50	More than 100	0

¹¹ <http://uk-air.defra.gov.uk/data/laqm-background-maps?year=2018>.

Distance from Site Boundary (m)	Approximate Number of Human Receptors	Approximate Number of Ecological Receptors
Up to 100	More than 100	-
Up to 350	More than 100	-

- 4.5.2 Receptors sensitive to potential dust impacts from trackout were identified from a desk-top study of the area up to 50m from the road network within 500m of the site access. These are summarised in Table 16.

Table 16 Trackout Dust Sensitive Receptors

Distance from Site Access Route (m)	Approximate Number of Human Receptors	Approximate Number of Ecological Receptors
Up to 20	More than 100	0
Up to 50	More than 100	0

- 4.5.3 There are no ecological receptors within 50m of the development boundary or the access route within 500m of the site entrance. As such, ecological impacts have not been assessed further within this report.
- 4.5.4 A number of additional factors have been considered when determining the sensitivity of the surrounding area. These are summarised in Table 17.

Table 17 Additional Area Sensitivity Factors

Guidance	Comment
Whether there is any history of dust generating activities in the area	The baseline assessment indicated a number of construction projects have been completed in the vicinity of the site in recent years. As such, it is possible that there has been a history of dust generation in the area
The likelihood of concurrent dust generating activity on nearby sites	A number of developments within the vicinity of the site have recently been granted planning permission. It is therefore possible that these schemes will result in concurrent dust generation should the construction phase of these developments overlap with that of the proposals
Pre-existing screening between the source and the receptors	There is no significant screening around the site boundary

Guidance	Comment
Conclusions drawn from analysing local meteorological data which accurately represent the area: and if relevant the season during which works will take place	As shown in Figure 3, the predominant wind bearing at the site is from the south. As such, receptors to the north are most likely to be affected by dust releases
Conclusions drawn from local topography	There are no significant topographical constraints to dust dispersion
Duration of the potential impact, as a receptor may become more sensitive over time	Currently it is unclear as to the duration of the construction phase. However, it is unlikely that it will extend over one year
Any known specific receptor sensitivities which go beyond the classifications given in the document	No specific receptor sensitivities identified during the baseline assessment

4.5.5 Based on the criteria shown in Table 5, the sensitivity of the receiving environment to potential dust impacts was determined as **high**. This was because the identified receptors included residential properties.

4.5.6 The sensitivity of the receiving environment to specific potential dust impacts, based on the criteria shown in Section 3.2, is shown in Table 18.

Table 18 Sensitivity of the Surrounding Area to Potential Dust Impacts

Potential Impact	Sensitivity of the Surrounding Area		
	Earthworks	Construction	Trackout
Dust Soiling	High	High	High
Human Health	Medium	Medium	Medium

5.0 ASSESSMENT

5.1 Introduction

- 5.1.1 There is the potential for air quality impacts as a result of the construction and operation of the proposed development, as well as exposure of future residents to existing air quality issues. These issues are assessed in the following Sections.

5.2 Construction Phase Assessment

Step 1

- 5.2.1 The undertaking of activities such as ground works, cutting, construction and storage of materials has the potential to result in fugitive dust emissions throughout the construction phase. Vehicle movements on the local road network also have the potential to result in the re-suspension of dust from highway surfaces.
- 5.2.2 The potential for impacts at sensitive locations depends significantly on local meteorology during the undertaking of dust generating activities, with the most significant effects likely to occur during dry and windy conditions.
- 5.2.3 The desk-study undertaken to inform the baseline identified a number of sensitive receptors within 350m of the site boundary. As such, a detailed assessment of potential dust impacts was required.

Step 2

Earthworks

- 5.2.4 Earthworks may involve excavating material, haulage, tipping and stockpiling. The area of the proposed development site is between 2,500m² and 10,000m². In accordance with the criteria outlined in Table 4, the magnitude of potential dust emissions from earthworks is therefore **medium**.

5.2.5 Table 18 indicates the sensitivity of the area to dust soiling effects on people and property is **high**. In accordance with the criteria outlined in Table 9, the development is considered to be a **medium** risk site for dust soiling as a result of earthworks.

5.2.6 Table 18 indicates the sensitivity of the area to human health impacts is **medium**. In accordance with the criteria outlined in Table 9, the development is considered to be a **medium** risk site for human health impacts as a result of earthworks.

Construction

5.2.7 It is anticipated that the total building volume will be greater than 100,000m³. In accordance with the criteria outlined in Table 4, the magnitude of potential dust emissions from construction is therefore **large**.

5.2.8 Table 18 indicates the sensitivity of the area to dust soiling effects on people and property is **high**. In accordance with the criteria outlined in Table 9, the development is considered to be a **high** risk site for dust soiling as a result of construction activities.

5.2.9 Table 18 indicates the sensitivity of the area to human health impacts is **medium**. In accordance with the criteria outlined in Table 9, the development is considered to be a **medium** risk site for human health impacts as a result of construction activities.

Trackout

5.2.10 Based on the site area, the unpaved road length will be less than 50m. In accordance with the criteria outlined in Table 4, the magnitude of potential dust emissions from trackout is therefore **small**.

5.2.11 Table 18 indicates the sensitivity of the area to dust soiling effects to people and property is **high**. In accordance with the criteria outlined in Table 10, the development is considered to be a **low** risk site for dust soiling as a result of trackout activities.

5.2.12 Table 18 indicates the sensitivity of the area to human health impacts is **medium**. In accordance with the criteria outlined in Table 10, the development is considered to be a **negligible** risk site for human health impacts as a result of trackout activities.

Summary of the Risk of Dust Effects

5.2.13 A summary of the risk from each dust generating activity is provided in Table 19.

Table 19 Summary of Potential Unmitigated Dust Risks

Potential Impact	Risk		
	Earthworks	Construction	Trackout
Dust Soiling	Medium	High	Low
Human Health	Medium	Medium	Negligible

5.2.14 As indicated in Table 19, the potential risk of dust soiling is **high** from construction, **medium** from earthworks and **low** from trackout. The potential risk of human health effects is **medium** from earthworks and construction and **negligible** from trackout.

5.2.15 It should be noted that the potential for impacts depends significantly on the distance between the dust generating activity and receptor location. Risk was predicted based on a worst-case scenario of works being undertaken at the site boundary closest to each sensitive area. Therefore, actual risk is likely to be lower than that predicted during the majority of the construction phase.

Step 3

5.2.16 The IAQM guidance¹² provides potential mitigation measures to reduce impacts as a result of fugitive dust emissions during the construction phase. These have been adapted for the development site as summarised in Table 20. These may be reviewed prior to the commencement of construction works and incorporated into a Construction Environmental Management Plan or similar if required by the LA.

¹² Guidance on the Assessment of Dust from Demolition and Construction V1.1, IAQM, 2017.

Table 20 Fugitive Dust Emission Mitigation Measures

Issue	Control Measure
Communications	• Develop and implement a stakeholder communications plan that includes community engagement before work commences on site • Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager • Display the head or regional office contact information • Develop and implement a Dust Management Plan (DMP) or similar, which may include measures to control other emissions, approved by the LA
Site management	• Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken • Make the complaints log available to the LA upon request • Record any exceptional incidents that cause dust and/or air emissions, either on- or off- site, and the action taken to resolve the situation in the log book
Monitoring	• Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the LA upon request • Increase the frequency of site inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions
Site preparation	• Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible • Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site • Fully enclose specific operations where there is a high potential for dust production and they are active for an extensive period • Avoid site runoff of water or mud • Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used
Operating vehicle/machinery and sustainable travel	• Ensure all vehicles switch off engines when stationary - no idling vehicles • Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable

Issue	Control Measure
Operations	• Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques • Ensure an adequate water supply on the site for effective dust suppression, using non-potable water where possible and appropriate • Use enclosed chutes and conveyors and covered skips • Minimise drop heights and use fine water sprays wherever appropriate • Ensure equipment is available to clean any dry spillages, and clean up spillages as soon as reasonably practicable using wet cleaning methods
Waste management	• Avoid bonfires and burning of waste materials
Earthworks	• Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable • Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable
Construction	• Avoid scabbling (roughening of concrete surfaces), if possible • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out
Trackout	• Use water-assisted dust sweeper on access and local roads, if required • Avoid dry sweeping of large areas • Ensure vehicles entering and leaving site are covered to prevent escape of materials • Record all inspections of haul routes and any subsequent action in a site log book • Implement a wheel washing system, if required

Step 4

5.2.17 Assuming the relevant mitigation measures outlined in Table 20 are implemented, the residual impact from all dust generating activities is predicted to be **not significant**, in accordance with the IAQM guidance¹³.

¹³ Guidance on the Assessment of Dust from Demolition and Construction V1.1, IAQM, 2017.

5.3 Operational Phase Assessment

Potential Development Impacts

- 5.3.1 Any vehicle movements associated with the development will generate exhaust emissions on the local and regional road networks. However, the proposals will be promoted with limited car parking provision which will be considerably lower than existing parking levels at the site. As such, the proposals are not predicted to result in significant additional traffic generation on the local road network.
- 5.3.2 Based on the provided information, the proposals are not anticipated to result in an increase of LDV flows of more than 100 AADT on any individual road link, include significant highway realignment or the introduction of a junction and there will not be a requirement for more than 25 HDV deliveries per day. As such, potential air quality impacts associated with operational phase road vehicle exhaust emissions are predicted to be **not significant**, in accordance with the IAQM¹⁴ screening criteria shown in Section 3.3.

Potential Future Exposure

- 5.3.3 The proposed development has the potential to expose future residents to elevated pollution levels. Dispersion modelling was therefore undertaken with the inputs described in Appendix 1 to quantify air quality conditions at the site. Reference should be made to Figures 4, 5 and 6 for graphical representations of predicted annual mean NO₂, PM₁₀ and PM_{2.5} concentrations, respectively.
- 5.3.4 As shown in Figure 4, annual mean NO₂ concentrations were predicted to be below the AQO of 40µg/m³ at all sensitive locations across the development at ground floor level. The maximum level at the building façade was 36.69µg/m³. As such, future residents are not predicted to be exposed to NO₂ concentrations above the AQO.
- 5.3.5 As shown in Figure 5, annual mean PM₁₀ concentrations were predicted to be below the AQO of 40µg/m³ at all sensitive locations across the development at ground floor level.

¹⁴ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

The maximum level at the building façade was 14.89µg/m³. As such, future residents are not predicted to be exposed to PM₁₀ concentrations above the AQO.

5.3.6 As shown in Figure 6, annual mean PM_{2.5} concentrations were predicted to be below the AQTV of 25µg/m³ at all sensitive locations across the development at ground floor level. The maximum level at the building façade was 9.52µg/m³. As such, future residents are not predicted to be exposed to PM_{2.5} concentrations above the AQTV.

5.3.7 Based on the assessment results, future residents are not predicted to be exposed to pollutant concentrations above the relevant AQOs and AQTV. As such, the site is considered suitable for the proposed use from an air quality perspective.

Mitigation

5.3.8 As air quality impacts associated with the proposals were predicted to be **negligible** and exposure of residents to exceedences of the AQOs and AQTV was not predicted, further mitigation to control effects is not considered necessary. However, a number of mitigation measures have been included within the development in accordance with the requirements of the IAQM document 'Land-Use Planning & Development Control Planning for Air Quality'¹⁵ to encourage the use of sustainable transport modes, manage vehicle flow and reduce pollution around the site. Table 21 describes the good practice principles detailed in the IAQM guidance along with how each has been addressed with regards to the proposals.

Table 21 Good Practice Design Principles

Phase	Principle	Action
Design Phase	New developments should not contravene the Council's Air Quality Action Plan ¹⁶ , or render any of the measures unworkable	It is confirmed that the proposed development will not contravene MCC's Air Quality Action Plan, or render any of the measures unworkable
	Wherever possible, new developments should not create a new "street canyon", or a building configuration that inhibits effective pollution dispersion	The development will not lead to the generation of a new street canyon

¹⁵ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

¹⁶ Greater Manchester Air Quality Action Plan (GMAQAP) 2016-2021, GMCA, 2016.

Phase	Principle	Action
	Delivering sustainable development should be the key theme of any application	The proposals have been designed to encourage sustainable behaviours, such as active and public transport, due to its close proximity to local public transport facilities and amenities
	New development should be designed to minimise public exposure to pollution sources, e.g. by locating habitable rooms away from busy roads, or directing combustion generated pollutants through or chimney stacks	As shown previously, exposure of future residents to exceedences of the relevant AQOs and AQTV was not predicted
Operational Phase	The provision of at least 1 Electric Vehicle "rapid charge" point per 10 residential dwellings and/or 1,000m ² of commercial floor space. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made	The number of EV charging points to be included in the development have not been finalised. However, it is recommended that seven EV charging points are installed to represent 20% of available parking spaces
	Where development generates significant additional traffic, provision of a detailed Travel Plan (with provision to measure its implementation and effect) which sets out measures to encourage sustainable means of transport (public, cycling and walking) via subsidised or free-ticketing, improved links to bus stops, improved infrastructure and layouts to improve accessibility and safety	A Travel Plan for the development has been prepared by Focus Transport Planning
	All gas-fired boilers to meet a minimum standard of <40mgNO_x/kWh. All gas-fired CHP plant to meet a minimum emissions standard of: • Spark ignition engine: 250mgNO_x/Nm³; • Compression ignition engine: 400mgNO_x/Nm³; • Gas turbine: 50mgNO_x/Nm³. A presumption should be to use natural gas-fired installations. Where biomass is proposed within an urban area it is to meet minimum emissions standards of: Solid biomass boiler: 275mgNO_x/Nm³ and 25mgPM/Nm³	Any boilers to be included in the development will be provisioned in accordance with the relevant requirements

5.3.9 It is considered the above methods would further reduce potential impacts associated with the proposals. Specific mitigation suited to the development may be stipulated as a planning condition if deemed necessary by the LA.

6.0 CONCLUSION

- 6.1.1 This Air Quality Assessment has been prepared by Redmore Environmental Ltd on behalf of Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group and an affiliate of Starwood Capital, to support a full planning application for the residential element of its wider masterplan proposals for a high quality mixed-use development at the Renaissance hotel complex, fronting Deansgate.
- 6.1.2 The development has the potential to cause air quality impacts at sensitive locations during the construction and operational phases, as well as expose future residents to any existing air quality issues. As such, an Air Quality Assessment was undertaken in order to determine baseline conditions, assess potential impacts as a result of the scheme and consider the suitability of the site for the proposed end use.
- 6.1.3 During the construction phase of the development there is the potential for air quality impacts as a result of fugitive dust emissions from the site. These were assessed in accordance with the IAQM methodology. Assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities was predicted to be **not significant**.
- 6.1.4 Potential impacts during the operational phase of the proposed development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. These were assessed against the screening criteria provided within the IAQM¹⁷ guidance. Due to the nature of the proposals, impacts were predicted to be **not significant**.
- 6.1.5 The proposal has the potential to expose future residents to elevated pollution levels. Dispersion modelling was therefore undertaken using ADMS-Roads in order to predict concentrations as a result of emissions from the local highway network. Results were subsequently verified using monitoring data collected by MCC.
- 6.1.6 The results of the dispersion modelling assessment indicated that predicted annual mean NO₂, PM₁₀ and PM_{2.5} concentrations were below the relevant AQOs and AQTV at all

¹⁷ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

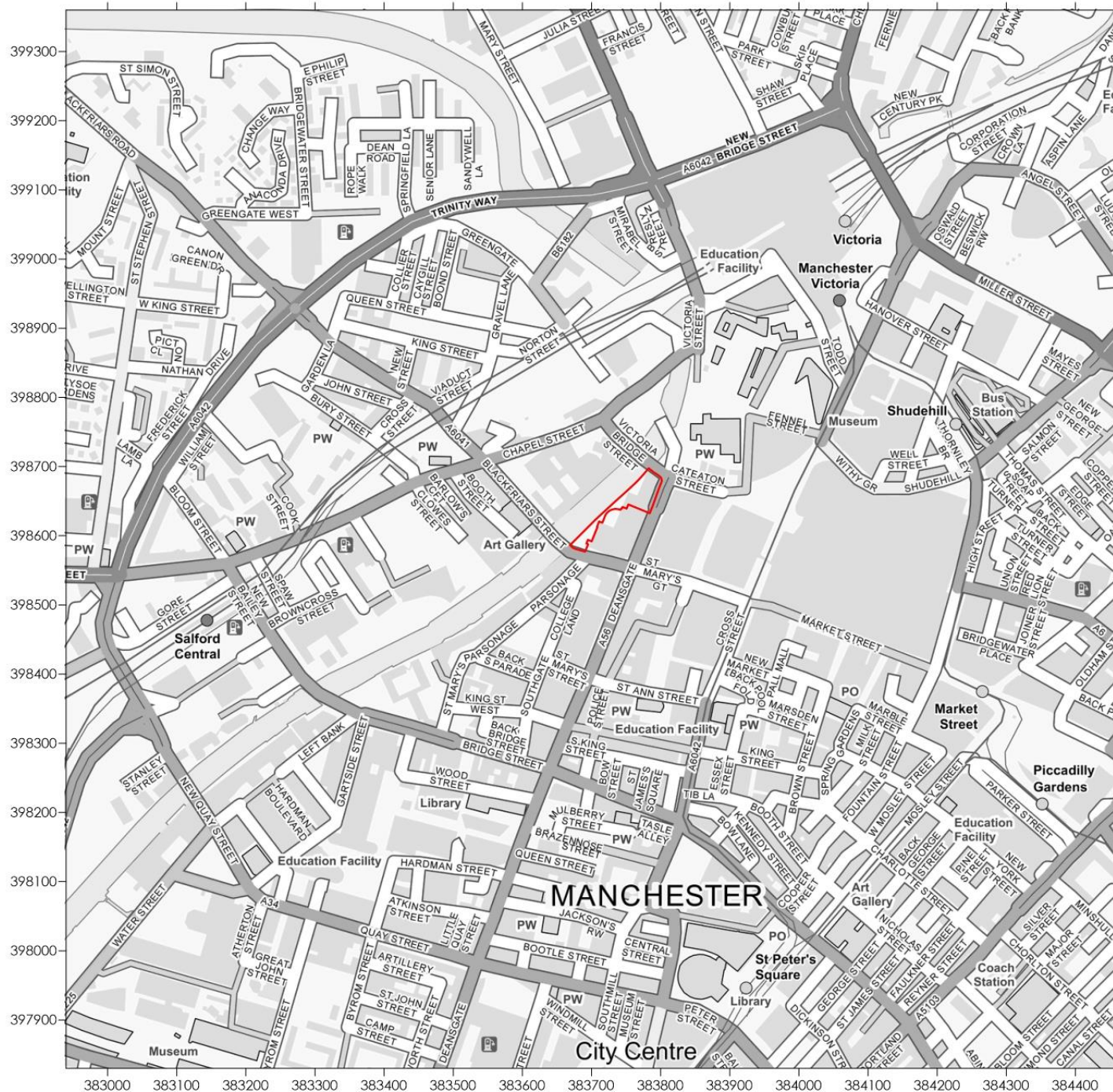
sensitive locations across the development. The site is therefore considered suitable for the proposed use from an air quality perspective.

- 6.1.7 Based on the assessment results, air quality issues are not considered a constraint to planning consent for the development.

7.0 **ABBREVIATIONS**

AADT	Annual Average Daily Traffic
ADM	Atmospheric Dispersion Modelling
AQLV	Air Quality Limit Value
AQMA	Air Quality Management Area
AQO	Air Quality Objective
AQS	Air Quality Strategy
AQTV	Air Quality Target Value
CERC	Cambridge Environmental Research Consultants
DEFRA	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
DMP	Dust Management Plan
GMCA	Greater Manchester Combined Authority
HDV	Heavy Duty Vehicle
IAQM	Institute of Air Quality Management
LA	Local Authority
LAQM	Local Air Quality Management
LDV	Light Duty Vehicle
MCC	Manchester City Council
NGR	National Grid Reference
NO ₂	Nitrogen dioxide
NO _x	Oxides of nitrogen
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PM ₁₀	Particulate matter with an aerodynamic diameter of less than 10µm
PM _{2.5}	Particulate matter with an aerodynamic diameter of less than 2.5µm
Z ₀	Roughness length

Figures



Legend



Site Boundary

Title

Figure 1 - Site Location Plan

Project

Air Quality Assessment
Renaissance, Deansgate

Project Reference

4485-2

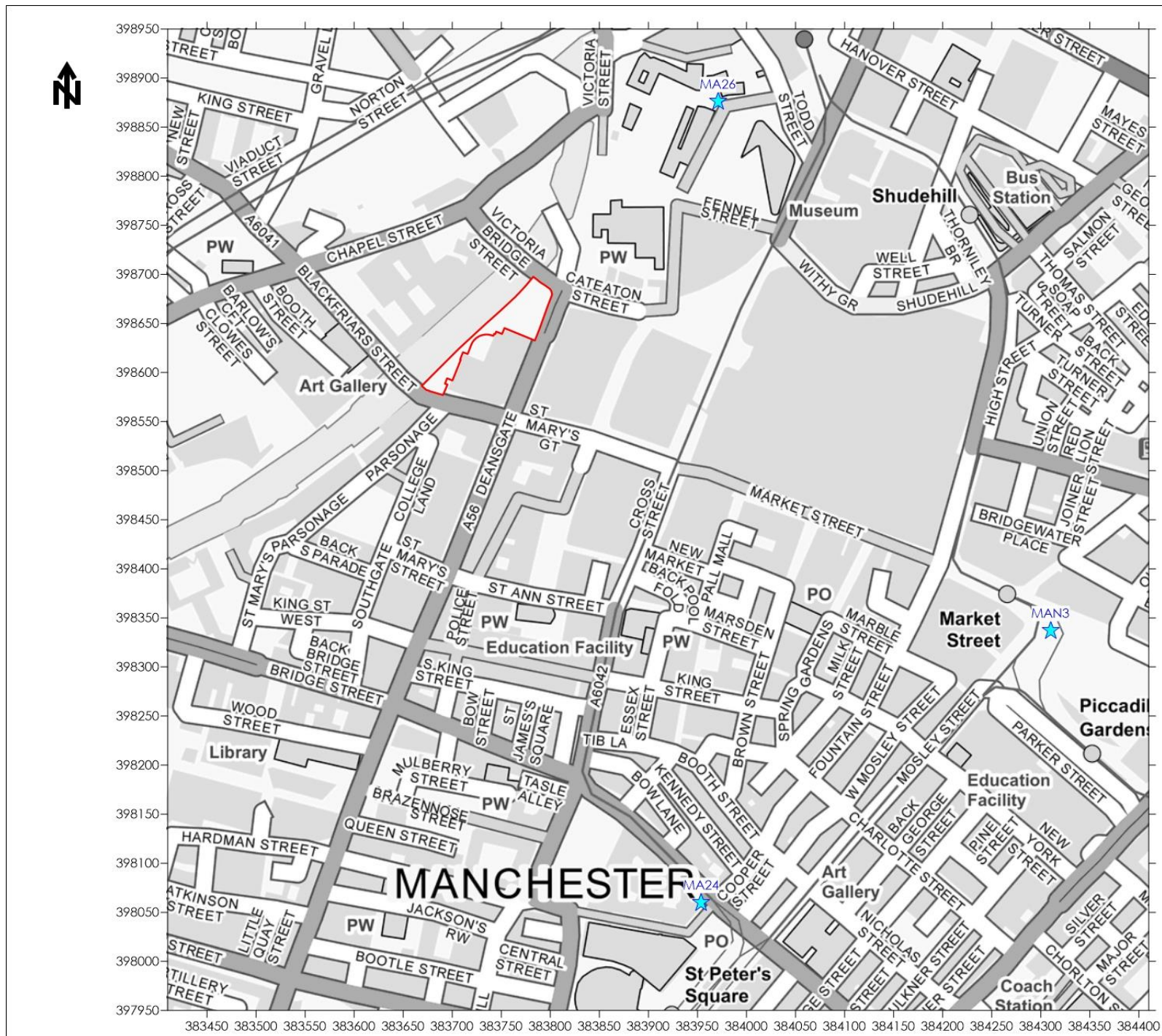
Client

Deansgate SOF Alliance
ResidentialCo Ltd

Contains Ordnance Survey Data
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Legend



Title

Figure 2 - Monitoring Locations

Project

Air Quality Assessment
Renaissance, Deansgate

Project Reference

4485-2

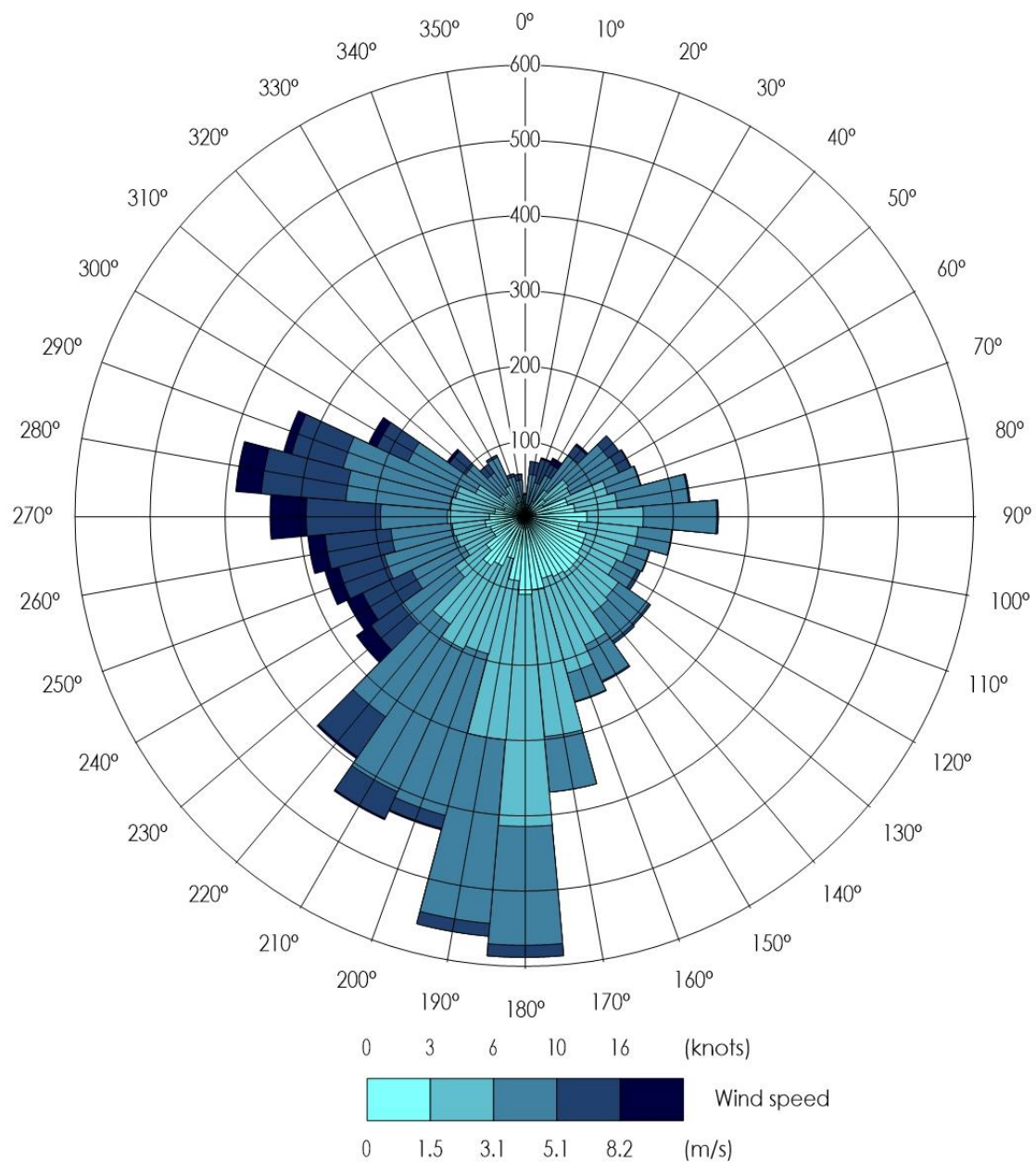
Client

Deansgate SOF Alliance
ResidentialCo Ltd

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Legend

Title

Figure 3 - Wind Rose of 2019
Manchester Airport Meteorological
Data

Project

Air Quality Assessment
Renaissance, Deansgate

Project Reference

4485-2

Client

Deansgate SOF Alliance
ResidentialCo Ltd

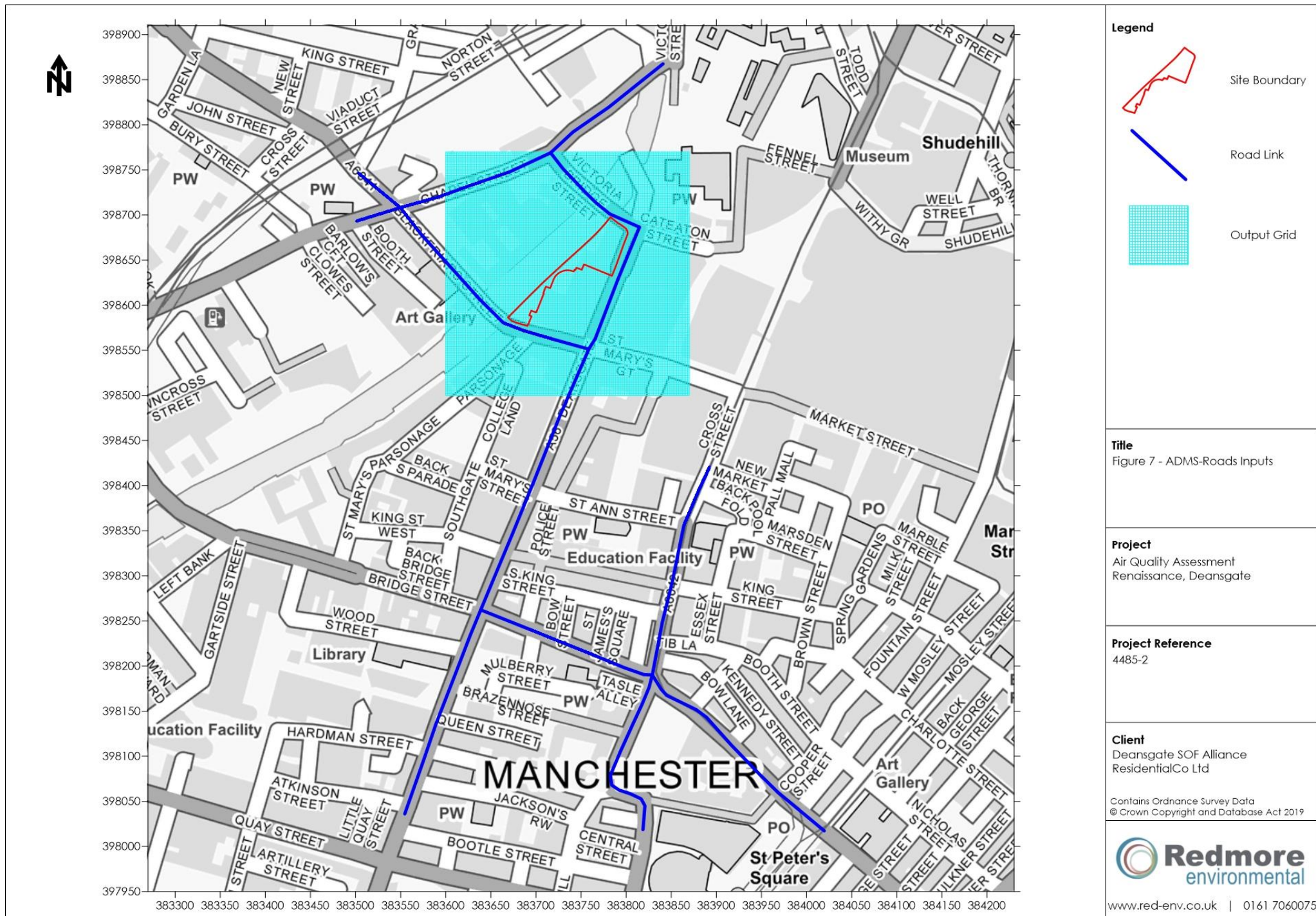


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Appendix 1 - Assessment Input Data

Introduction

The proposals have the potential to expose future residents to elevated pollution levels. In order to assess NO₂, PM₁₀ and PM_{2.5} concentrations across the development site, dispersion modelling was undertaken in accordance with the following methodology.

Modelling was undertaken for 2019 to allow verification against recent monitoring results and 2023 to represent likely conditions in the opening year of the scheme.

Dispersion Model

Dispersion modelling was undertaken using the ADMS-Roads dispersion model (version 5.0.0.1). ADMS-Roads is developed by Cambridge Environmental Research Consultants (CERC) and is routinely used throughout the world for the prediction of pollutant dispersion from road sources. Modelling predictions from this software package are accepted within the UK by the Environment Agency and DEFRA.

The model requires input data that details the following parameters:

- Assessment area;
- Traffic flow data;
- Vehicle emission factors;
- Spatial co-ordinates of emissions;
- Street width;
- Meteorological data;
- Roughness length (z_0); and,
- Monin-Obukhov length.

Additional options can also be selected within the ADMS-Roads interface to take account of site specific characteristics that may affect model output, such as canyons.

The relevant inputs are detailed in the following Sections.

Assessment Area

The assessment area was defined based on the location of the development and roads likely to impact pollutant levels across the site. Ambient concentrations were predicted over NGR: 383600, 398500 to 383870, 398770. One Cartesian grid was used within the model to produce data suitable for contour plotting using the Surfer software package.

It should be noted that although the grid only covered the proposed site, source geometries were extended in order to ensure the impact of all relevant emissions in the vicinity of the scheme were considered.

Reference should be made to Figure 7 for a graphical representation of the assessment grid extents.

Traffic Flow Data

Baseline traffic data for use in the assessment, including 24-hour AADT flows and fleet composition as HDV proportion, was obtained from the Department for Transport DfT¹⁸. The DfT web tool enables the user to view and download traffic flows on every link of the 'A' road and motorway network, as well as selected minor roads, in Great Britain for the years 1999 to 2020. It should be noted that the DfT web tool is referenced in DEFRA guidance¹⁹ as being a suitable source of data for air quality assessments and it is therefore considered to provide a reasonable estimate of traffic flows in the vicinity of the site.

The baseline traffic data was converted to the site opening year utilising a factor obtained from TEMPro (version 7.2). This software package has been developed by the DfT to calculate future traffic growth throughout the UK.

Road widths and vehicle speeds were estimated from aerial photography and UK highway design standards. A summary of the traffic data used in the assessment is provided in Table A1.1.

¹⁸ <https://roadtraffic.dft.gov.uk/#16/51.4518/-0.9760/basemap-countpoints>.

¹⁹ Local Air Quality Management (TG16) Technical Guidance, DEFRA, 2021.

Table A1.1 Traffic Data

Link		24-hour AADT Flow		HDV Prop. of Fleet (%)	Road Width (m)	Average Vehicle Speed (km/h)
		2019	2023			
L1	A34 Princess Street, East of Booth Street	2,361	2,521	38.42	13.8	15
L2	A34 Princess Street, West of Booth Street	2,361	2,521	38.42	10.5	25
L3	A34 Princess Street, Approach to Junction	2,361	2,521	38.42	10.5	25
L4	A6042 Albert Square	5,456	5,826	6.12	5.5	25
L5	A6042 Cross Street, South of Ann Street	3,374	3,603	8.21	7.5	25
L6	A6042 Cross Street, North of Ann Street	3,374	3,603	8.21	8.2	25
L7	A56 Deansgate, South of John Dalton Street	9,883	10,554	3.87	7.0	25
L8	A56 Deansgate, North of John Dalton Street	6,615	7,064	9.19	7.8	25
L9	A34 John Dalton Street, West of Ridgefield	8,663	9,251	10.34	9.1	15
L10	A34 John Dalton Street, West of St James's Square	8,663	9,251	10.34	8.9	25
L11	A34 John Dalton Street, East of St James's Square	8,663	9,251	10.34	8.9	15
L12	A56 Deansgate, North of St Ann Street	6,615	7,064	9.19	10.9	25
L13	A56 Deansgate, North of Blackfriars Street	6,615	7,064	9.19	12.5	25
L14	A56 Deansgate, South of Cateaton Street	6,615	7,064	9.19	12.2	25
L15	Victoria Bridge Street, West of Deansgate	6,615	7,064	9.19	9.7	15
L16	Victoria Bridge Street	6,615	7,064	9.19	8.9	20
L17	Victoria Street, East of Victoria Bridge Street	4,827	5,155	3.52	7.6	25
L18	Chapel Street, West of Victoria Bridge Street	3,273	3,495	2.66	11.5	25
L19	Chapel Street	3,273	3,495	2.66	9.6	25
L20	Chapel Street, Intersection with Blackfriars Street	3,273	3,495	2.66	10.9	20
L21	Blackfriars Street, West of Deansgate	3,273	3,495	2.66	14.4	15
L22	Blackfriars Street	6,732	7,189	8.88	11.6	25
L23	Blackfriars Street, Over River Irwell	6,732	7,189	8.88	8.3	25

Link		24-hour AADT Flow		HDV Prop. of Fleet (%)	Road Width (m)	Average Vehicle Speed (km/h)
		2019	2023			
L24	Blackfriars Street, South of Chapel Street	6,732	7,189	8.88	9.6	25
L25	Blackfriars Street, Intersection with Chapel Street	6,732	7,189	8.88	11.7	20

Reference should be made to Figure 7 for a graphical representation of the road link locations.

Canyons

Where buildings or walls surround roads, pollutant dispersion patterns are altered which can lead to high pollutant concentrations. These street canyons can significantly influence air quality along a road and therefore it is important to take consideration of their effects when undertaking dispersion modelling.

The release of ADMS-Roads version 4.0.1.0 in December 2015 incorporated a number of new features including an advanced street canyon module, which have been retained in version 5.0.0.1. Advanced street canyon modelling allows a number of parameters to be included in the dispersion model in order to predict pollutant dispersion patterns which better reflect air flow within complex urban geometries.

Canyons have five principal effects on dispersion which can influence pollutant concentrations. These are:

- Pollutants are channelled along street canyons;
- Pollutants are dispersed across street canyons by circulating flow at road height;
- Pollutants are trapped in recirculation regions;
- Pollutants leave the canyon through gaps between buildings - as if there was no canyon; and,
- Pollutants leave the canyon from the canyon top.

The combined modelling of these effects will result in concentration patterns unique to each canyon. The parameters used in the assessment are outlined in Table A1.2. It should be noted that the "left" parameters for L1, L3 and L18 and the "right" parameters of L4 and L15 were purposefully included at 0m as buildings are only present on one side of the road on these links.

Table A1.2 Canyon Parameters

Link	Parameter (m)					
	Canyon Width to Left	Average Height of Buildings to Left	Building Length Left	Canyon Width Right	Average Height of Buildings to Right	Building Length Right
L1	0.0	0.0	0.0	9.6	23.0	66.7
L2	11.7	40.0	129.1	7.4	15.5	129.1
L3	0.0	0.0	0.0	12.8	27.0	64.1
L4	12.2	15.0	203.0	0.0	0.0	0.0
L5	7.6	20.0	129.4	8.0	22.0	132.5
L6	8.8	25.0	54.0	8.2	20.0	45.5
L7	9.5	20.0	159.5	13.4	25.0	142.5
L8	9.8	30.0	151.1	9.2	18.0	132.1
L9	6.6	18.0	38.9	14.4	24.0	47.6
L10	7.4	24.0	66.7	7.5	25.0	86.5
L11	7.2	19.5	58.3	7.4	16.0	58.3
L12	10.9	20.0	138.6	9.2	20.0	151.5
L13	10.1	15.7	69.9	11.7	55.0	69.9
L14	10.5	90.9	51.9	12.6	23.0	51.9
L15	8.2	90.9	19.6	0.0	0.0	0.0
L18	0.0	0.0	0.0	12.4	55.0	41.4
L19	9.8	38.0	72.7	6.3	17.0	30.9
L21	9.8	20.5	35.3	10.3	15.7	35.3
L22	10.0	30.0	39.9	12.1	15.0	26.5
L24	8.9	20.0	95.8	14.7	20.0	54.4

A choice of two modes is provided for use in the advanced canyon module. Standard mode assumes that each road is part of a continuous network of roads with similar canyon properties. Network mode analyses the road network to determine transport of pollutants between adjoining street canyons, allows for varying concentrations along the canyon and accounts for

transport of pollutants out of the end of a canyon. Network mode is considered most accurate for detailed local analysis and as such was selected for use in the model.

Emission Factors

Emission factors for each link were calculated using the relevant traffic flows and the Emissions Factor Toolkit (version 10.1). This has been produced by DEFRA and incorporates COPERT 5.3 vehicle emission factors and fleet information.

Meteorological Data

Meteorological data used in the assessment was taken from Manchester Airport meteorological station over the period 1st January 2019 to 31st December 2019 (inclusive). Manchester Airport is located at NGR: 381792, 384116, which is approximately 14.6km south-west of the development. It is anticipated that conditions would be reasonably similar over a distance of this magnitude. The data was therefore considered suitable for an assessment of this nature.

All meteorological records used in the assessment were provided by Atmospheric Dispersion Modelling (ADM) Ltd, which is an established distributor of data within the UK. Reference should be made to Figure 3 for a wind rose of utilised meteorological data.

Roughness Length

The z_0 is a modelling parameter applied to allow consideration of surface height roughness elements. A z_0 of 1m was used to describe the modelling extents. This value is considered appropriate for the morphology of the area and is suggested within ADMS-Roads as being suitable for 'cities, woodlands'.

A z_0 of 0.2m was used to describe the meteorological site. This value is considered appropriate for the morphology of the area and is suggested within ADMS-Roads as being suitable for 'agricultural areas (min)'.

Monin-Obukhov Length

The Monin-Obukhov length provides a measure of the stability of the atmosphere. A minimum Monin-Obukhov length of 30m was used to describe the modelling extents and meteorological

site. This value is considered appropriate for the nature of both areas and is suggested within ADMS-Roads as being suitable for 'cities and large towns'.

Background Concentrations

Background mean NO₂, PM₁₀ and PM_{2.5} concentrations for use in the assessment were obtained from the DEFRA mapping study for the grid square containing the development site, as shown in Table 11.

NO_x to NO₂ Conversion

Predicted annual mean NO_x concentrations were converted to NO₂ concentrations using the spreadsheet (version 8.1) provided by DEFRA, which is the method detailed within DEFRA guidance²⁰.

Verification

The predicted results from a dispersion model may differ from measured concentrations for a large number of reasons, including:

- Estimates of background concentrations;
- Uncertainties in source activity data such as traffic flows and emission factors;
- Variations in meteorological conditions;
- Overall model limitations; and,
- Uncertainties associated with monitoring data, including locations.

Model verification is the process by which these and other uncertainties are investigated and where possible minimised. In reality, the differences between modelled and monitored results are likely to be a combination of all of these aspects.

For the purpose of the assessment, model verification was undertaken for 2019 using traffic data, meteorological data and monitoring results from this year.

²⁰ Local Air Quality Management Technical Guidance (TG16), DEFRA, 2021.

MCC undertook monitoring of NO₂ concentrations at one location within the modelling extents during 2019. The road contribution to total NO_x concentration was calculated following the methodology contained within DEFRA guidance²¹. The monitored annual mean NO₂ concentration and calculated road NO_x concentration is summarised in Table A1.3.

Table A1.3 NO_x Verification - Monitoring Result

Monitoring Location		Monitored NO ₂ Concentration (µg/m ³)	Calculated Road NO _x Concentration (µg/m ³)
MAN24	Princess Street	40.8	25.96

The annual mean road NO_x concentration predicted from the dispersion model and the 2019 road NO_x concentration calculated from the monitoring result is summarised in Table A1.4.

Table A1.4 NO_x Verification - Modelling Result

Monitoring Location		Calculated Road NO _x Concentration (µg/m ³)	Modelled Road NO _x Concentration (µg/m ³)
MAN24	Princess Street	25.96	14.89

The monitored and modelled road NO_x concentrations were compared to calculate the associated ratio. This indicated a verification factor of 1.7432 was required to be applied to all modelling results.

Monitoring of PM₁₀ and PM_{2.5} concentrations is not undertaken within the assessment extents. The NO_x verification factor was therefore used to adjust model predictions of these species in lieu of more accurate data in accordance with DEFRA guidance²².

²¹ Local Air Quality Management Technical Guidance (TG16), DEFRA, 2021.

²² Local Air Quality Management Technical Guidance (TG16), DEFRA, 2021.

Appendix 2 - Curricula Vitae

KEY EXPERIENCE:

Emily is a Principal Environmental Consultant with specialist experience in the air quality sector. Her key capabilities include:

- Production of Air Quality Assessments in accordance with Department for Environment, Food and Rural Affairs (DEFRA) methodologies for a range of residential, commercial and industrial sectors.
- Detailed dispersion modelling of road vehicle and industrial emissions using ADMS-Roads and ADMS-5. Studies have included impact assessment of ground level pollutant and odour concentrations and assessment of suitability of development sites for proposed end-use.
- Project management and co-ordination of Environmental Impact Assessments and scoping reports for developments throughout the UK.
- Assessment of fugitive dust impacts from a range of mineral extraction developments.
- Assessment of petrol stations to address benzene concentrations and their impact on adjacent developments.
- Production of air quality mitigation strategies specifically tailored to address issues at individual sites.
- Assessment of potential effects associated with network realignment schemes and highway developments.

SELECT PROJECTS SUMMARY:

Broad Street, Birmingham

Air Quality Assessment in support of a residential-led development on land at Broad Street, Birmingham. The proposals were located adjacent to a section of the Midland Metro Westside which runs along Broad Street. Consideration was made to the potential for re-alignment of the local road network as a result of the Metro to effect pollution levels at the development. The assessment indicated NO₂ concentrations exceeded air quality criteria from ground to third floor level as a result of road vehicle exhaust emissions. Mitigation was therefore specified for the affected units.

Home Farm, Forest Road, Warfield

Ecological Air Quality Assessment in support of a residential development. Natural England held concerns regarding potential impacts at sensitive ecological designations as a result of traffic exhaust emissions associated with the development. The predicted change in NO_x and ammonia concentrations and nitrogen and acid deposition was below the relevant criteria at all locations within the ecological designations. Impacts were therefore not considered to be significant.

Saltcoats Road, Stevenston

Air Quality Assessment in support of an educational campus and associated energy centre. Impacts associated with emissions from the proposed gas and biomass boilers were assessed through detailed dispersion modelling. This indicated impacts on annual mean NO₂ and PM₁₀ concentrations were predicted to be not significant.

Blackthorn & Piddington

Environmental Impact Assessment in support of a railway embankment scheme on land at the Network Railway Embankment between Piddington and Blackthorn. Due to the extensive stabilisation works a Fugitive Dust Emissions Assessment was undertaken in addition to consideration of road vehicle exhaust emissions. Due to the location of the site in relation to nearby sensitive receptors, potential impacts associated with construction works were not considered to be significant.

Blackmoorfoot Road, Huddersfield

Air Quality in support of a residential-led development in close proximity to an operational minerals facility. Due to the presence of the Johnsons Wellfield Quarry to the south of the site a Fugitive Dust Emissions Assessment was undertaken to determine potential impacts. Dispersion modelling of road vehicle exhaust emissions was also undertaken in support of the scheme. Results indicated the overall significance of fugitive dust emissions from the quarry and air quality impacts associated with operation of the development itself were not significant.

Lockwood Bar, Huddersfield

Air Quality Assessment for the proposed highway realignment scheme along Lockwood Road, Huddersfield. Changes in pollution levels were considered at sensitive receptors as a result of variations to road geometry and associated redistribution of vehicle trips across the local area. Results of the dispersion modelling study indicated air quality impacts as a result of the scheme were not significant.

KEY EXPERIENCE:

Amelia is an Environmental Consultant with specialist experience in the air quality sector. Her key capabilities include:

- Production of Air Quality Assessments in accordance with Department for Environment, Food and Rural Affairs (DEFRA) methodologies for a range of residential, commercial and industrial sectors.
- Detailed dispersion modelling of road vehicle exhaust emissions using ADMS-Roads. Studies have included assessment of road traffic exhaust emissions on sensitive receptors and exposure of new residents to poor air quality.
- Advanced canyon modelling to evaluate the impact of altered urban topography on air quality in built up areas.
- Assessment of construction dust impacts from a range of development sizes.
- Definition of baseline air quality and identification of sensitive areas across the UK.
- Production of air quality mitigation strategies specifically tailored to address issues at individual sites.
- Air quality monitoring at industrial sites to quantify pollutant concentrations
- Odour surveys to assess amenity and suitability of sites for potential future development for residential use.

SELECT PROJECTS SUMMARY:

Eagle House, South Ruislip

Air Quality Assessment for the change of use from an office block to a hotel in an Air Quality Management Area (AQMA). Concerns were raised regarding the exposure of future occupants to poor air quality due to road traffic emissions. Detailed dispersion modelling was undertaken using ADMS-roads to assess PM₁₀ and NO₂ concentrations across the site as well as an Air Quality Neutral Assessment in accordance with the London Plan requirements. Results revealed that pollution levels were below the air quality standards across the development.

Parr Bridge, Tyldesley

Air Quality Assessment to support a residential development of 154 units. Dispersion modelling was undertaken due to the proximity of the site to an AQMA. Using sensitive receptors located in areas where increased road traffic may affect NO₂ levels, a comparison was made between concentrations with and without the development in place. Results indicated the impacts were not significant.

St James's Street, Westminster

Air Quality Assessment in support of a mixed-use development in an AQMA. Dispersion modelling was undertaken at several different heights reflective of residential units within the development. Predicted concentrations of NO₂ were found to exceed air quality criteria from ground to third floor level. As such, mitigation was specified for the affected units to ensure future residents would not be exposed to poor air quality.

Rookery Avenue, Whiteley, Farnborough

Odour Impact Assessment in support of a hot food takeaway with a drive thru facility in Whiteley. The assessment considered a number of factors, including the scale and nature of potential emissions, the location of nearest receptors and the proposed cooking type in accordance with the relevant DEFRA guidance. An appropriate ventilation system was identified and described on the basis of the assessment results.

Hoole Way, Chester

Air Quality Assessment in support of an eight-storey student accommodation block to provide circa 373 units on land off Hoole Way, Chester. Concerns had been raised in relation to the potential exposure of future occupants to elevated pollution concentrations. An assessment was therefore undertaken using dispersion modelling in order to quantify air quality conditions across the site. The results revealed that the use of good practice control measures would provide suitable mitigation for the development.

St James Place, Liverpool

Air Quality Assessment in support of a residential-led development located across three different sites in an AQMA on land off St James Place, Liverpool. Detailed dispersion modelling was undertaken with the inclusion of advanced canyon modelling to evaluate the impact of the urban topography within the locality on the dispersion of traffic related pollutants. The results revealed pollutant concentrations were below the relevant standards across the site.

KEY EXPERIENCE:

Emily is an Environmental Consultant with specialist experience in the air quality sector. Her key capabilities include:

- Production of Air Quality Assessments in accordance with Department for Environment, Food and Rural Affairs (DEFRA) methodologies for a range of residential, commercial and industrial sectors.
- Detailed dispersion modelling of road vehicle exhaust emissions using ADMS-Roads. Studies have included assessment of road traffic exhaust emissions on sensitive receptors and exposure of new residents to poor air quality.
- Advanced canyon modelling to evaluate the impact of altered urban topography on air quality in built up areas.
- Assessment of construction dust impacts from a range of development sizes.
- Definition of baseline air quality and identification of sensitive areas across the UK.
- Production of air quality mitigation strategies specifically tailored to address issues at individual sites.
- Air quality monitoring at industrial sites to quantify pollutant concentrations
- Odour surveys to assess amenity and suitability of sites for potential future development for residential use.

SELECT PROJECTS SUMMARY:

Bowlers Yard, Manchester

Air Quality Assessment in support of an eleven storey residential development to provide circa 65 units on land known as Bowlers Yard, Manchester. The site was located in an Air Quality Management Area (AQMA) and concerns were raised regarding the exposure of future occupants to poor air quality due to road traffic emissions. Detailed dispersion modelling was undertaken using ADMS-roads to assess PM_{2.5}, PM₁₀ and NO₂ concentrations across the site. Results indicated that pollution levels were below the air quality objectives across the development.

Freemasons Arms Hotel, Heywood

Air Quality Assessment to support a residential-led development in an AQMA. Detailed dispersion modelling was undertaken with the inclusion of advanced canyon modelling to evaluate the impact of the urban topography within the locality on the dispersion of traffic related pollutants. Predicted concentrations of NO₂ were found to exceed air quality criteria at the building façade fronting Market Place at first floor level. As such, mitigation was specified for the affected units to ensure future residents would not be exposed to poor air quality.

Griffin Road, London

Air Quality Assessment in support of a residential development located in an AQMA. Detailed dispersion modelling was undertaken using ADMS-roads to assess PM₁₀ and NO₂ concentrations across the site. Results indicated that pollution levels were classified as APEC - A in accordance with the London Councils Air Quality and Planning Guidance.

High Street, Dudley

Odour Impact Assessment in support of a proposed residential-led development. Due to the location of the site, being above an existing hot food takeaway, odour surveys were required to assess the level of odour across the development. A risk assessment was also undertaken in accordance with the relevant odour guidance. An appropriate ventilation system was identified on the basis of the assessment results.

East Common Lane, Selby

Air Quality Assessment in support of an industrial development on land associated with Access 63 Business Park, East Common Lane Selby. Due to the size of the development it was possible that traffic generated from the scheme may cause negative impacts on sensitive receptors nearby. NO₂ and PM₁₀ concentrations were quantified at specific receptor points to ensure there would be no significant increases in pollution levels. Results revealed negligible impacts.

Wharton Road, Winsford

Air Quality Assessment in support of a residential development of circa 138 units on land off Wharton Road, Winsford. Using sensitive receptors, located in areas where increased road traffic may affect NO₂ concentrations, a comparison was made between overall concentrations with and without the development in place. Results revealed pollutant concentrations were below the relevant standards across the site and impacts were not significant.