
MITIGATION MEASURES NOTE - MOUNT ROAD, GORTON

Background

Redmore Environmental Ltd was commissioned by Kellen Homes and Greater Manchester Youth Federation to provide a Mitigation Measures Note to address a planning condition for a residential development on land off Mount Road, Gorton.

Planning permission has been granted by Manchester City Council (MCC) (reference: 138788/FO/2023) for the erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2 no. football pitches, combined netball and basketball court, cricket strip (Use Class F2(c)), a three storey building comprising 36 no. apartments for young persons accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road, subject to a number of conditions. These include the following in relation to air quality:

"21 a) Each phase of the residential development shall be implemented in accordance with the measures within the Air Quality Assessment, Ref: 6170r3 Date: 1st December 2023 (notwithstanding the level of provision for non-residential spaces).

b) Prior to occupation of a dwelling any agreed mitigation relevant to that dwelling shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012)."

The following Mitigation Measures Note has been produced to address the above condition by reviewing the mitigation measures listed in the Air Quality Assessment (reference: 6170r3)¹ undertaken by Redmore Environmental to determine whether they are still applicable to the scheme and provide details on any further measures to be incorporated since the report was issued.

¹ Air Quality Assessment - Mount Road, Gorton, Reference: 6170r3, Redmore Environmental, 2023.

Mitigation Measures

A number of mitigation measures for incorporation into the development were outlined within Section 6.0 of the Air Quality Assessment². These were based on the requirements of the Institute of Air Quality Management (IAQM) 'Land-Use Planning & Development Control: Planning for Air Quality'³ document and have been reproduced in Table 1 below for ease.

Table 1 Good Practice Design Principles for Operational Phase Air Quality Impacts

Phase	Principle	Action
Design Phase	New developments should not contravene the Council's Air Quality Action Plan (AQAP) ⁴ , or render any of the measures unworkable	It is confirmed that the proposals will not contravene MCC's AQAP, 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 create a new street canyon or a building configuration that inhibits effective dispersion
	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 proximity to public transport and amenities
Operational Phase	The provision of at least 1 Electric Vehicle (EV) "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	EV charging points are proposed as part of the development. These include one charging station per dwelling and 10% provision for non-residential 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 ⁵ has been produced in support of the development which sets out measures to encourage sustainable means of transport

² Mount Road, Gorton, Air Quality Assessment, Reference: 6170r4, Redmore Environmental, 2023.

³ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

⁴ Greater Manchester AQAP 2016-2021, Greater Manchester Combined Authority, 2016.

⁵ Land at Mount Road, Gorton, Travel Plan Framework, CBO Transport, 2023.

Phase	Principle	Action
	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

Further details on the mitigation measures outlined in Table 1, alongside further incentives to be incorporated into the scheme are as follows:

Residential

- Brim BR-AC7000-0 4.7kW EV charging points will be installed at each dwelling;
- One secure cycle anchor per house will be fixed to the rear elevation of each dwelling and will be accessible via a secure side or rear gate;
- Each dwelling will be fitted with Decentralised Mechanical Extract Ventilation (dMEV) with background ventilation from trickle vents; and,
- Heating will be provided through Baxi Assure 515 Combi boilers. These are rated 31mgNO_x/kWh, which meet the minimum standard for gas-fired boilers in accordance with the IAQM 'Land-use Planning & Development Control: Planning for Air Quality'⁶ document. Hot water will be provided through Mixergy Integrated Heat Pumps (IHP).

Community and Sports Hub

- Six EV charging bays will be provided for the community hub. This represents 40% of available spaces;
- Four EV charging spaces will serve the sports pitches which represents 15% of available spaces; and,

⁶ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

- Secure cycle spaces for 20 bicycles will be provided to serve the sports and community hub.

Combined

- A Travel Plan⁷ has been produced for the whole development to encourage sustainable modes of travel;
- Footpaths will be provided throughout the site and will link the B6178 Mount Road to the west and Wembley Road to the east; and,
- The footways within the development will be suitable for cycle use with dropped crossings at junctions.

The above measures have been implemented in accordance with the Air Quality Assessment⁸ produced by Redmore Environmental. The incentives will remain in situ whilst the use or development is in operation. It is considered the above methods would reduce potential impacts associated with the scheme and no further measures are required.

Based on the above information, it is suggested that planning condition 21 is discharged.

Mitigation Measures Note produced by Emily Macey, Senior Air Quality Consultant, Redmore Environmental, on 15th July 2025.

⁷ Land at Mount Road, Gorton, Travel Plan Framework, CBO Transport, 2023.

⁸ Mount Road, Gorton, Air Quality Assessment, Reference: 6170r4, Redmore Environmental, 2023.
