

ACP Consultants Ltd.
White Collar Factory
1 Old Street Yard
London
EC1Y 8AF
United Kingdom

Re: Land Adjacent to 67 Cheetham Hill Rd, Manchester, M4 4ES

Dear Sir/Madam,

This letter has been written in response to the draft conditions provided for the planning application in particular par ii) of the following:

Condition 16 – Air Quality

- i. EH have reviewed the ACP Air Quality assessment dated May 2025 reference 31800 and accept the content submitted so far, but require further assessment and recommendations.
- ii. EH need a future occupier impact assessment and recommendations providing where necessary. It is likely the residential properties will need to be mechanically ventilated and will require air intakes. Discussion and recommendations should be provided with regard to whether clean air intakes / filters should be installed bearing in mind the location of the site within an AQMA. The specification and maintenance requirements of any clean air filters will need to be recommended and also discussion and recommendations for the location of any clean air intakes considering the main road and neighbouring kitchen uses.
- iii. Dust mitigation measures have been recommended which EH can accept and these will need to be directly included within the contractors CEMP.
- iv. EH will also need comment regarding any car parking spaces and where parking is to be included, recommendations will need to be provided to meet our guidance for EVCP's and evidence / diagram will need to be supplied to demonstrate where EVCP's will be located and charging specification.

In this instance, we do not consider a detailed future occupier assessment to be necessary. Manchester City Council undertook extensive monitoring of NO₂ during 2023, with automatic monitoring at 24 sites and non-automatic monitoring at 356 sites.

The nearest monitoring locations to the approved development are MA26ANO, MA104BNO, and MA88NO, all located within 700m of the site. Recorded 2023 annual mean NO₂ concentrations were 24.5µg/m³, 34.5µg/m³, and 32.7µg/m³, respectively, which are all comfortably below the Air Quality Objective (AQO) of 40µg/m³.

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1 Old Street Yard
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Registered in England and Wales no.
14085697



+44 (0) 330 236 7329



hello@acp-consultants.com

www.acp-consultants.com

Of these, MA88NO can be considered a reasonable worst-case comparator. It is located on the A665 near a busy crossroads and ring road, where queuing and idling traffic is likely to generate elevated pollutant concentrations compared with conditions at the development site. Even at this location, concentrations remain well below the objective.

It is also important to note that, in line with Defra's Air Quality Plan and the guidance set out in LAQM.TG(22), pollutant concentrations are expected to continue to decline over the lifetime of the development. This reflects ongoing fleet turnover to cleaner vehicles and implementation of local and national air quality measures.

On this basis, the site can be considered suitable for residential use without additional mitigation, and future occupants are unlikely to be exposed to pollutant levels exceeding the relevant Air Quality Objectives.

Yours faithfully,
ACP Consultants Ltd.

