Technical design note

Project name	Plot 9b First Street Manchester		
Design note title	Costs of Mitigation		
Document reference	34845		
Author	Lauren Massingham		
Revision	P01		
Date	6 March 2025	Approved	✓

Hydrock, now Stantec have undertaken the ES Chapter and Air Quality Technical Appendix 7.1 (document reference: 34845) to support the proposed student development (the Proposed Development) known as Plot 9b First Street (Manchester City Council (MCC) planning reference: 141786/FO/2024).

Deloitte received the following response from MCC on 18 February 2025 with regards to Air:

> *"We have considered chapter 7 of the Environmental Statement and the supporting air quality assessment in appendix 7.1. The assessment is accepted and reference should be made to the construction mitigation measures in the final CMP. Damage costs have been calculated at £3098 and possible options have been given as to how this money will be spent to make air quality improvements. They will need to confirm how the money will be spent for part a) of this condition and verify that this has been done for part b) of the condition."*

The Damage Cost Calculation undertaken concluded that the total emissions 'damage costs' (sum of NO_x and $PM_{2.5}$) = **£3,098**. This is the indicative value of a package of air quality mitigation measures to offset the real-world impact of emissions from the Proposed Development.

The costs of the air quality mitigation measures to meet the Air Quality Damage Costs are provided below in Table 1. These measures relate to the Pedestrian Walkway (highlighted as the orange area) as shown in Figure 1[1] below. This area will link Plot 9b to the surrounding First Street plots, encourage sustainable travel via walking and cycling, and ensure a safe pedestrian walkway to the wider development locale.

1 Landscape Layout, Tpm Landscape, drawing No: Z19B-TPM-G710-PL-XX-4645 101_P5, dated 9/10/2024.

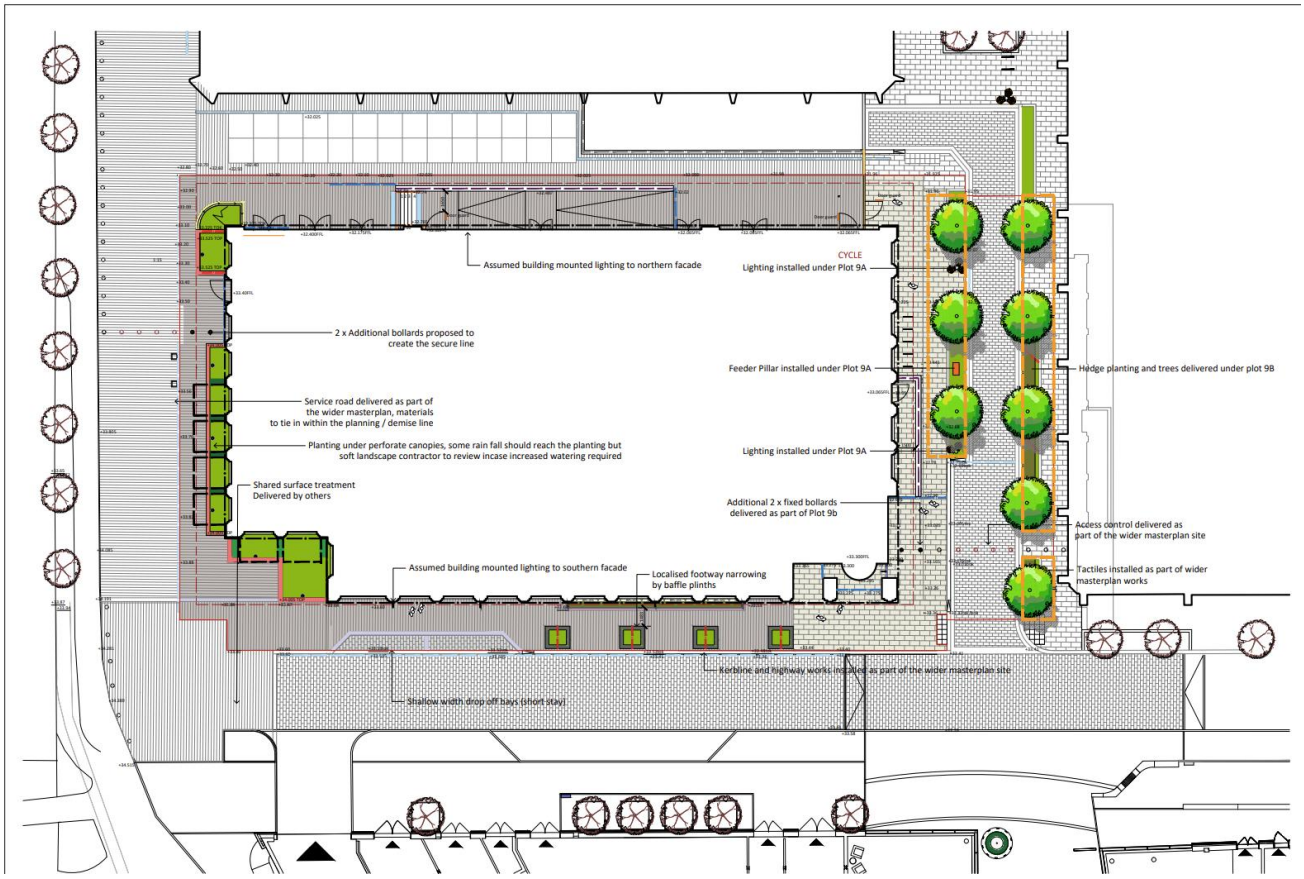


Figure 1: Where costs are to be applied (Orange Area)

Only those costs directly associated with meeting the Air Quality Damage Costs have been included.

The costs of measures have been provided by the client and client team. For each mitigation measure proposed, a summary of the basis/source of the incurred cost is given.

Table 1: Costs of Mitigation

Mitigation Measures:	Details:	Source of costs:	Costs of measures
Hedge and Trees	Hedges and Trees along the Pedestrian Walkway to encourage sustainable travel	Abacus via Deliotte	£9,980
External Lighting	Lighting along walkway to ensure safety for those walking and cycling	Abacus via Deliotte	£10,000
Total costs of mitigation proposed			**£19,980**
Damage costs (target to be met)			**£3,098**

The total costs of mitigation in Table 1 are greater than the Air Quality Damage Costs calculated.