

Technical Memorandum

To:	Andrew Archer & Ian Phoenix
From:	Chloe Fellows
Date:	26/01/2024
Subject:	55 Newton Street Manchester, Post Submission Comments

Project Background

Haze Environmental Ltd was commissioned by AAIP Partnership to undertake an air quality assessment in support of the planning application for the development at Newton Street, Manchester. The proposals included the conversion of the existing 4 floor office building into a single residential townhouse. The air quality assessment concluded that based on the assessment results, air quality factors were not considered to be a constraint to planning consent for the development. Please refer to the submitted Air Quality Assessment for further details and modelling results.

Post Submission Comments

Following the submission and approval of the planning application, the local authority has attached a planning condition relating to air quality:

9) a) Prior to occupation, details of the mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and prior to occupation 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 in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

Operational Mitigation Measures

The proposed development is a small-scale development with zero parking. In accordance with the Institute of Air Quality Management (IAQM) indicative criteria, an air quality assessment of operation phase road traffic emissions was not required, and impacts were considered **not significant**. As a result, no additional mitigation measures were deemed necessary to safeguard local air quality.



In addition, the proposed development has the potential to expose future users to elevated pollution levels in the vicinity of the site during operation. Dispersion modelling was undertaken using ADMS-Roads to predict pollutant concentrations due to emissions from the local highway network. Results were then verified using local monitoring data. Model results indicated that future users of the development were unlikely to be exposed to pollutant concentrations (NO_2 , PM_{10} and $\text{PM}_{2.5}$) that exceed air quality objectives. As such, it was concluded that the site would not require any additional mitigation measures beyond those already being applied.

However, even though the effect of the development on air quality had been judged as insignificant, good practice principles have been applied to reduce emissions and exposure. These include the following measures:

Design Phase:

- The development will not contravene the Council's Air Quality Action Plan;
- The development will not create a new "street canyon";
- Principles of sustainable development have been applied;
- The development has been designed so that at the ground floor, where concentrations are predicted to be highest, the layout is such that the kitchen/dining area is located at ground floor level at the roadside façade (Newton Street); and
- Any combustion-generated pollutants are directed through well-sited vents or chimney stacks.

Operational Phase:

- As a car-free development, sustainable measures of transport are encouraged such as public transport, cycling and walking;
- The gas-fired boiler installed will meet the minimum standard of $40\text{mgNO}_x/\text{kWh}$. The Worcester Bosch Greenstar 4000 has been installed at the property. Technical specifications for this boiler indicate that NO_x levels are $40\text{mg}/\text{kWh}$.
- Trickle vents are installed on each window; and
- Mechanical ventilation is installed for bathrooms on lower ground, ground and 2nd floors.