



### AIR QUALITY STATEMENT

#### DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH TWO STOREY BUILDING TO FORM 1) SHOP (USE CLASS A1) AT GROUND FLOOR LEVEL WITH STORAGE AT BASEMENT LEVEL 2) OFFICE (USE CLASS B1) AND 1 NO. ONE BEDROOM SELF-CONTAINED FLAT AT FIRST FLOOR LEVEL

#### SITE AT 105-107 WILMSLOW ROAD, MANCHESTER, M14 5SU

The site falls within an Air Quality Management Area and as such the Greater Manchester Air Quality Action Plan 2016 - 2021 has been consulted. The main focus of the strategy is to reduce trips by motor vehicles and to improve vehicle efficiency through vehicle and fuel technology and efficient driving techniques. The key objectives of the development are to reduce traffic, increase efficiency and to improve the vehicle fleet and increase the proportion of low-emission vehicles.

Part of the strategy involves influencing people's travel choices to help to reduce emissions of CO<sub>2</sub> and NO<sub>2</sub>. This can be done by prioritising accessible locations for new development and by designing and maintaining infrastructure to minimise environmental impact.

The proposed development seeks to replace an existing building in an accessible location within an established district centre. Wilmslow Road is served by a well-used frequent bus service and walking and cycling are also popular modes of sustainable transport due to the high concentration of student accommodation within the area and areas of residential properties. The situation will not change as a result of the development and therefore there will be neutral impact on the air quality in terms of emissions from transport associated with the land use.

Unfortunately, due to the size constraints of the site there is not the opportunity to incorporate Electric Vehicle charging points as part of the development due to the lack of a suitable designated car parking space within the landowner's control. There is also no available space for secure cycle storage. However, the occupant of the first floor flat may choose to store a cycle within the ground floor waste storage area.

In terms of the construction itself, the insulation for the floors, walls, roof will be suitably specified to achieve maximum energy efficiency and a higher specification for the windows and doors with increased U-values will be included where possible. The building control process will ensure that the requirements of all relevant legislation are met.