



1rAQ10080

REPORT FOR

Emissions Mitigation Statement

AT

FUSION DEANS_GATE SOUTH, MANCHESTER

PREPARED FOR

FUSION MANCHESTER DEVCO LTD

PREPARED BY

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PLANNING AND ENVIRONMENTAL CONSULTANTS**

Date

28/06/2023

1 INTRODUCTION

1.1 BACKGROUND

Planning and Environmental Consultants (PEC) Ltd have been commissioned by Fusion Manchester Devco Ltd, hereafter referred to as “the Client” to produce the following Emissions Mitigation Statement in support of a planning application for student accommodation at Fusion Deansgate South, herein after referred to as the “Proposed Development”.

1.2 CONTINUITY OF WORKS

PEC understand that an Air Quality Assessment was produced by Ensaf Consultants in 2021 prior to their closure in October 2022. The Ensaf report was produced by Lewis Ellison who following the closure of Ensaf has moved to PEC Ltd, as such PEC have a thorough understanding of the site and context of the works.

1.3 STATEMENT CONTEXT

Following the submission of the planning application to Manchester City Council (MCC) the following condition has been issued in relation to Air Quality:

20a - Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the local planning authority.

As such the following Emissions Mitigation statement has been produced to outline site generated emission and identify mitigation measures to safeguard local air quality.

1.4 LIMITATIONS

This report has been produced in accordance with PEC Ltd standard terms of engagement. This report is solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from PEC Ltd at which point a charge may be levied against such approval.

2 EMISSIONS MITIGATION STATEMENT

The development site is located within an area designated by the Greater Manchester Combined Authority (GMCA) as an Air Quality Management Area (AQMA) due to exceedance of Annual Mean Nitrogen dioxide (NO₂) and 24-hour mean Particulate Matter (PM₁₀) Air Quality Objectives (AQO). This indicates a significant concern for elevated pollution levels within the local area. Although mitigation measures implemented by individual developments will not result in significant improvements to the local air quality, the implementation of mitigation measures and best practice measures by all new developments and renovations of existing buildings will result in cumulative improvements to the local air quality.

2.1 SITE GENERATED EMISSIONS

Any additional vehicle movements associated with the Proposed Development will generate exhaust emissions, such as NO₂, PM₁₀ and PM_{2.5} on the local and regional road networks. The development has no provision for designated on site parking for future site users to utilise, it is therefore expected that there will be no daily trips associated with the Proposed Development and as such no additional pollution produced from vehicle movements.

Vehicle movements from service vehicles have not been considered as they will already be present on the road network regardless of the presence of the proposed development.

The development is not proposed to include any on site combustion energy generating activities and as such will not result in any additional pollution associated with building emissions.

It is therefore considered that the development does not result in any additional emissions which are required to be mitigated against. The development has included a number of best practice measures which will help improve air quality within the area, these are outlined in section 2.2

2.2 BEST PRACTICE AIR QUALITY MEASURES.

The following measures have been included within the development design and will help improve Air Quality Conditions in the local Area.

- Secure cycle storage for up to 141 bikes. This will help promote the use of sustainable travel across the city and reduce the reliance on private hire vehicles.
- Green infrastructure including the addition of 7 trees to improve natural air filtration within the city.
- Clear access to public transport links and pedestrianised routes for future site users.
 - o The city centre can be reached by 10 minutes on foot
 - o Two bus stops are located within 2 minutes on foot
 - o Deansgate train station and Deansgate-Castlefield Tram Stop are located 3 minutes away on foot

The inclusion of these elements will help safeguard local air quality for future site users as well as local residents and commuters.