



Existing Conditions 4

4.1 Air Quality

Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. These objectives have been put in place to protect people's health and the environment. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there. This area could be just one or two streets, or it could be much bigger.

The section of Ashton Old Road directly to the north of Delamere Park is an Air Quality Management Area. The stretch of Ashton Old Road that intersects with Rock Street has levels of nitrogen dioxide pollution that are at risk of exceeding the legal limit.

KEY

-  Site location
-  Air Quality Management Area

Predicted nitrogen dioxide pollution levels in 2021
Annual mean roadside NO₂ concentration (µg/m³)

-  55.4 to 80 - At risk of exceeding legal limit
-  81.1 or above - Over legal limit



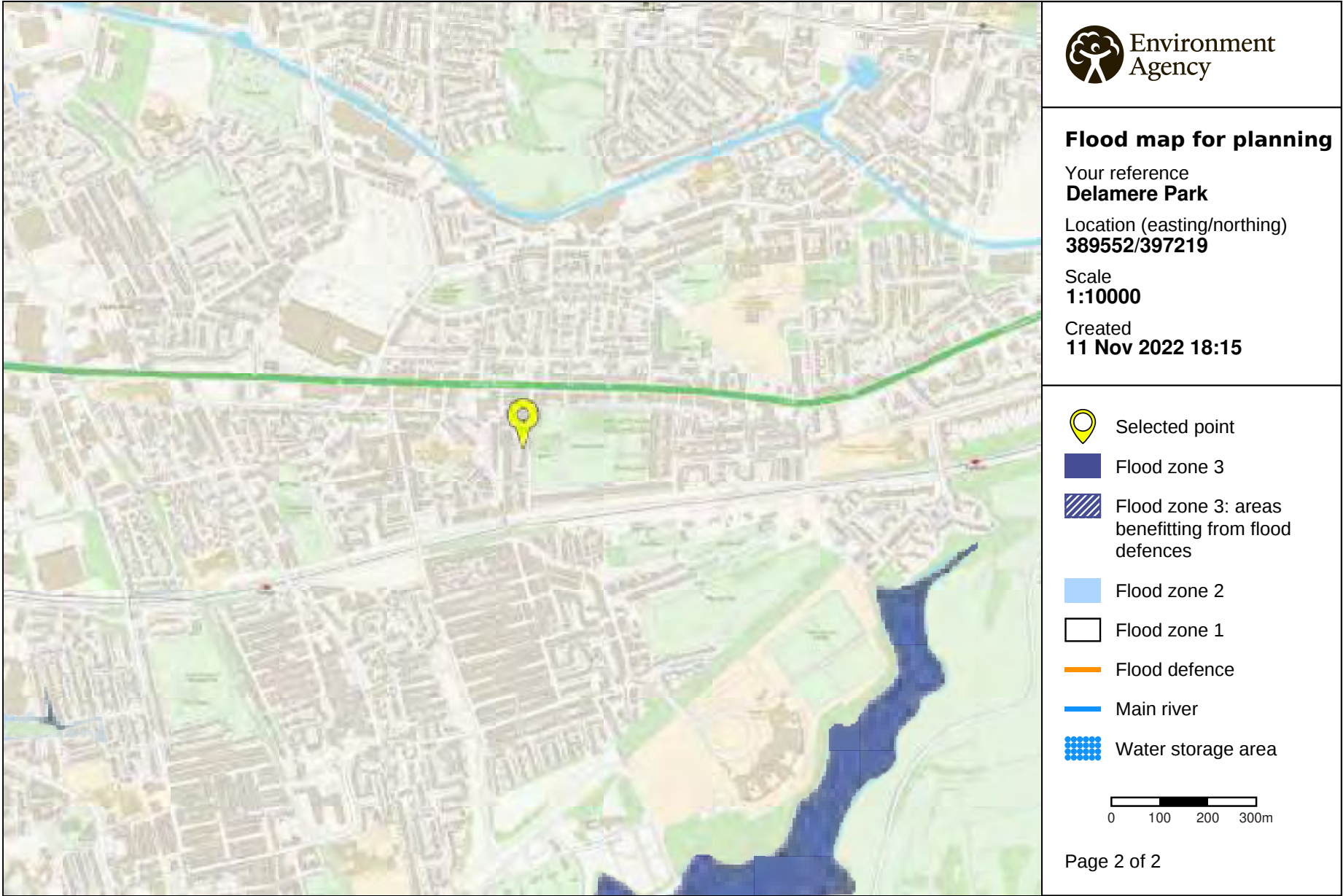
https://mappinggm.org.uk/green/?lyrs=aqmas_gm,tfgm_no2_predicted_2021_levels#open_street_map/15/53.4718/-2.1539

4.2 Existing Conditions - Flood Risk

The study area falls into Flood Risk Zone 1, an area with a low probability of flooding.

- This means:
- A flood risk assessment is not required if the development is smaller than 1 hectare and not affected by other sources of flooding
 - A flood risk assessment may be required if the development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems.

Plan Policy PPL1 requires all development proposals on sites of 1ha or more to be accompanied by a Flood Risk Assessment.



4.3

Existing Conditions - Flood Risk - Surface Water

Surface water flooding, sometimes known as flash flooding happens when heavy rain cannot drain away. It is difficult to predict as it depends on rainfall volume and location. It can happen up hills and away from rivers and other bodies of water and is more widespread in areas with harder surfaces like concrete. Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information. The LLFA is Manchester City Council.

Surface water

Very low risk, although there are some areas towards the south west corner of Newton Street that have a much higher risk of flooding. It should be noted that the site falls from north to south accounting for the greater flooding in the southern areas.



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 ● Very low
 ⊕ Location you selected

<https://check-long-term-flood-risk.service.gov.uk/>

4.4 Trees

One of the main elements which help define the character of Delamere Park are its trees. There is a wide range of varieties and ages of trees including a number of mature and/or landmark trees, avenues of trees, areas of parkland (defined as open grassy land with scattered groups of trees and a newly planted orchard).

Consideration of trees is important in the planning process, and all quality trees must be protected during any development works. The tree officer will routinely be consulted by Planning Officers regarding development, and their opinion carries weight in the process and they often request to see evidence by way of an Arboricultural Survey, be carried out by a qualified arboriculturalist, to ascertain the quality a tree and determine whether any trees are likely to be damaged as part of a proposed development.

The survey will ascertain the grade each tree, and work out how much space the roots of each tree need. Permission for development is likely to be considerably hampered if there is a quality tree (including its root protection area) within the development boundary area.

The British Standard that defines root protection areas (RPA) was created by the UK's national standards body. It suggests the minimum area around a tree that holds enough roots and rooting volume to maintain the tree's viability.

The RPA is calculated using the diameter of the tree's trunk at 1.5m above ground level. The calculation is the same for all trees, regardless of their age.

For trees with a single stem, the RPA is calculated as an area equivalent to a circle with a radius 12 times the stem diameter.

Best Practice from the Veteran tree association suggests that for older trees proposes an area greater than the existing standard RPA for these trees, suggesting it should be whichever is greater of:

- An area with a radius which is 15 times the diameter of the tree, with no cap
- 5m beyond the crown.

Some of the tree species identified in the park include lime, willow, ash, maples cherries and fruit trees.



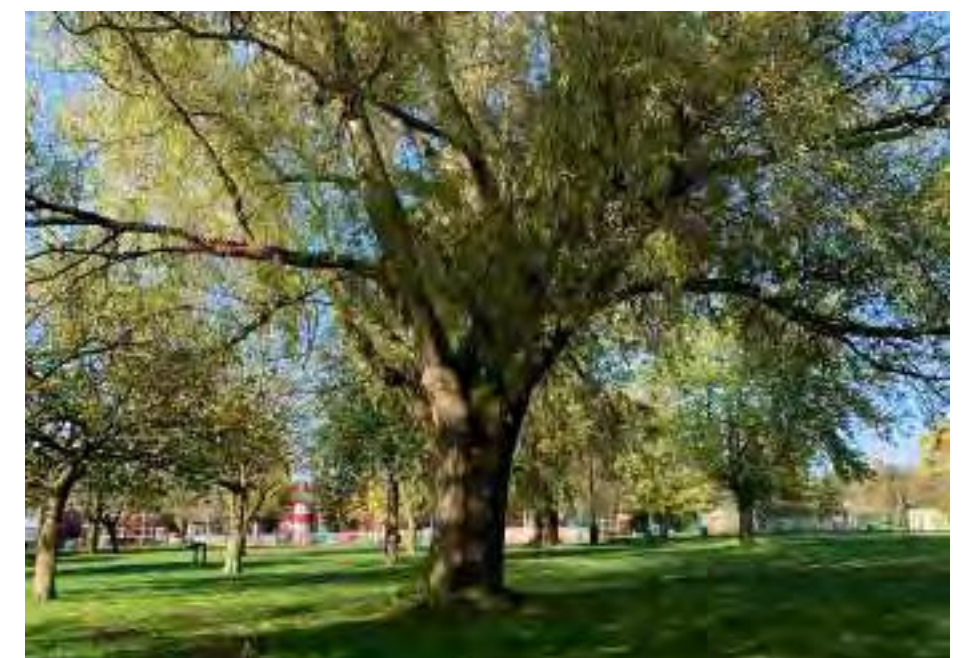
Mature parkland trees



Newly planted orchard trees



Parkland trees in north area of park



Mature landmark trees