

Fw: Urgent App Ref no 135662/FO/2022 - Air Quality Note

Angela Leckie <angela.leckie@manchester.gov.uk>

Wed 22/03/2023 10:34

To: Planning <Planning@manchester.gov.uk>

Hi can this e-mail be uploaded labelled as above

Thanks

Angea

Angela Leckie
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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre-arranged meetings via Microsoft Teams

Upcoming Leave 27th March returning 4th April

From: Radford, Cameron N <cameronradford@deloitte.co.uk>

Sent: 22 March 2023 10:27

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Cc: Alcock, Niall <nalcock@deloitte.co.uk>

Subject: RE:Urgent App Ref no 135662/FO/2022

Hi Angela,

A direct response from the Air Quality Consultant below:

"Has the Air Quality Assessment addressed all of the concerns raised by in the Central Retail Park JR case in relation to AQ on Great Ancoats Street"

The Proposed Development is car free so it will have a negligible impact on emissions from roads in the surrounding area once operational. As such, there will be no significant impact on nearby receptors, such as the New Islington School mentioned in the Central Retail Park Judicial Review.

"Can you confirm why a 350m limit to scoping receptors has been applied - does this align with any particular standards ? Can you also confirm that this does not include the New Islington School - Coop Academy which is not mentioned in S5.1.1 of the Report?"

This has been considered in line with the screening and assessment criteria outlined within the Institute of Air Quality Management (IAQM) [guidance on the assessment of dust from](#)

[demolition and construction \(2014\).](#)

The New Islington School is within 350 m of the Application Site, as illustrated in Figure 4; however, it is outwith the area considered to be high sensitivity to dust soiling from on-site works, which is limited to 50m. Again, this is in-line with published guidance. It is therefore not explicitly mentioned in Table 7. The area is also considered low sensitivity to the human health effects of PM10 from on-site activity due to the low background concentration of 12.0 µg/m³.

Overall, as shown in Table 8 the Application Site is considered high risk for dust soiling impacts. As such, in line with the IAQM guidance, high risk mitigation measures have been recommended in Table 10 ensuring no significant impacts will arise to the area with these mitigation measures in place. For clarity, these mitigations are not necessary for New Islington School.

Let us know if you’ve any questions on the above. Thanks!

Kind Regards,

Cameron Radford
Pronouns: he / him / his
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From: Radford, Cameron N
Sent: 22 March 2023 09:57
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Cc: Alcock, Niall <nalcock@deloitte.co.uk>
Subject: RE: Urgent App Ref no 135662/FO/2022

Good Morning Angela,

Response on the TVIA point below direct from the consultant:

Referring to our methodology, the Moderate Visual effect has been determined by a combination of the view having a ‘Low’ visual sensitivity and the magnitude of change being ‘High’.

Table 11: Significance of Visual Effects

		Visual Sensitivity		
		Low	Medium	High
Magnitude of Change	High	Moderate	Moderate - Major	Major effect
	Medium	Minor - Moderate	Moderate	Moderate - Major
	Low	Minor	Minor - Moderate	Moderate
	Negligible	Negligible	Negligible	Negligible

The existing low sensitivity is due to various detracting components within in the view, including the rear of the Urban Exchange, road infrastructure, on street parking and a site compound and scaffolding. The architectural characteristics of the view are also very varied, resulting in an indistinctive visual characteristics.

The high magnitude of change is due to the introduction of a taller building, with a large extent being visible.

The 'Beneficial' nature of the change has been determined by the following factors:

1. The building introduces vertical articulation to the end of the street, which is not considered to be incongruous due to the existing varied architectural characteristics and the glimpse view of Oxygen Tower.
2. The articulation creates a new focal point within the view.
3. The building does not screen or detract from any significant or locally important vistas

An adverse outcome is determined when an intervention creates a deterioration in the view. Due to the Low sensitivity of the view and the reasons listed above (items 1, 2 and 3), it is considered that the nature of the view is beneficial.

Hope the above is okay but let us know whether you've any questions. Responses to the other comments should follow this throughout the day. Thanks.

Kind Regards,

Cameron Radford

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 21 March 2023 12:43
To: Alcock, Niall <nalcock@deloitte.co.uk>
Cc: Radford, Cameron N <cameronradford@deloitte.co.uk>
Subject: [EXT] Urgent App Ref no 135662/FO/2022

Hi Niall

Draft conditions attached for comment by COB Thursday please

A couple of additional questions too.

Is the 35% improvement over the Part L 2010 target of 15% now or in the future as the Grid Decarbonises ie 35% in absolute terms of 35% of 15%.

Has the Air Quality Assessment addressed all of the concerns raised by in the Central Retail Park JR case in relation to AQ on Great Ancoats Street

What would be the distance between an adjacent development up to the site edge and windows within rooms facing the site - how does that compare with separation distances generally within densely developed City Centre separation distances generally - what is the perception of impact that this would have on those rooms

View 3

Impact - Can you elaborate on why in this view the overall impact would be Moderate Beneficial.

Best Wishes

Angela

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