**138482/FO/2023**
**Condition 18**

*a) The development shall be implemented in accordance with the Air Quality Impact Assessment version 3 dated 08.12.2023.*

*b) Prior to the first occupation of the apartments any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.*

The planning approved air quality report did not recommend any specific operational-phase mitigation measures for this development, as no significant air quality effects were predicted. On that basis, there are no formal measures that require verification under Condition 18b.

For completeness, the report did reference the Manchester Air Quality and Planning Guidance, which provides examples of things which can be done to further reduce emissions. This included:

- Electric Vehicle (EV) charge points
- Implementation of a Travel Plan

These were signposted as good-practice options rather than required mitigation.
Both electric vehicle charge points and a Travel Plan have been implemented as part of the development as per the submissions for Condition 7 (Electric Vehicle Charging Points) and Condition 9 (Travel Plan).