To: Manchester City Council

Air Quality Response to Condition 17
Land at Welcomb Street, Manchester
Application number: 139997/FO/2024

Condition 17 relates to air quality and is divided into two parts, 17(a) and 17(b). Condition 17(a) has already been discharged, as the development does not include any gas-fired boilers. This response addresses Condition 17(b), which states:
"*Prior to occupation of the development 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*."
Condition 17(b) can now be discharged on the basis that no operational air-quality mitigation measures are required.

The submitted Air Quality Assessment (reference 103364) concludes that the development is suitable for its intended use without the need for mitigation, and that the proposed scheme will not result in any significant impacts on local air quality.

The only mitigation identified in the assessment relates to construction-phase dust control, which will be secured and managed through the Construction Dust Management Plan (CDMP). The CDMP will demonstrate adherence to the measures set out in Appendix D of the Air Quality Assessment. Construction dust controls are secured separately under Condition 3. Condition 8 covers electric vehicle charging provision.

As there are no outstanding operational mitigation measures, Condition 17(b) can be discharged.

Signed: [redacted]
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