Technical Response - 10-12 Whitworth Street West, Manchester, M1 5NZ

The following Technical Response has been produced by Planning and Environmental Consultants (PEC) Ltd on behalf of Atri7 6 Limited, in support of the proposed development at Land at 10-12 Whitworth Street West, Manchester, M1 5NZ.

PEC understand that following the submission of planning application PLA-2026-000485 alongside the associated Air Quality Assessment 1pAQ10164r1 to Manchester City Council (MCC), comments have been issued by Julie Roscoe, Director of Planning, Building Control & Licensing at MCC on 12th June 2026. A review of these comments has indicated one in relation to the air quality works undertaken by PEC Ltd

> *"Following your recent planning application submission, I am unable to progress your proposal as the application is invalid or incomplete for the following reason(s):*
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> *1. Holcroft Moss - Clause 17 of PfE policy JP-C8 requires planning applications which require a Transport Assessment to consider air quality impacts on Holcroft Moss, within the Manchester Mosses Special Area of Conservation (SAC). Any proposals that would result in increased traffic flows on the M62 past Holcroft Moss of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day must devise a scheme specific range of measures to reduce reliance on cars, reduce trip generation and promote ultra-low emission vehicles and provide a contribution towards restoration measures in accordance with the Holcroft Moss Habitat Mitigation Plan. Please provide an assessment that covers this requirement for the construction and operational stages of the proposed development"*

PEC would like to acknowledge our understanding of the considerations and concerns raised by Julie Roscoe regarding wider air quality impacts from developments within greater Manchester. The following section should be considered the formal response to the above comments.

> It is understood that concerns have been raised regarding the potential air quality impacts associated with both construction and operational phase traffic on the Holcroft Moss Special Area of Conservation (SAC), in accordance with Policy JP-C8.
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> Holcroft Moss is located adjacent to the M62, approximately 16 km west of the proposed development site. Given the distance between the site and the SAC, and the extensive road network available, it is unlikely that all development-related traffic would route via the section of the M62 in proximity to Holcroft Moss. Therefore, the number of vehicles generated by the development that would pass the SAC would be lower than the total site-generated traffic movements.
>
> During the construction phase, the exact construction programme and associated vehicle movements are not yet known. However, as set out within the Transport Statement, construction traffic generation is expected to be minimal due to the constraints associated with the size of the site and the lack of available on-site parking. These constraints will limit the number of construction vehicles that can access the site at any one time. Furthermore, developments of a similar scale have not resulted in vehicle movements that would give rise to significant environmental impacts.

Given the restricted nature of the site and the limited capacity for construction vehicle movements, it is considered highly unlikely that construction traffic passing Holcroft Moss would exceed the screening criteria identified within Policy JP-C8 of 100 additional vehicles per day or 20 HGVs per day. As such, no specific air quality mitigation measures associated with construction traffic are considered necessary.

The operational phase of the development is considered effectively car-free, with the exception of three blue badge parking spaces. As such, the operational traffic generation associated with the development is expected to be negligible and would not result in additional traffic flows exceeding the Policy JP-C8 screening criteria on the M62 near Holcroft Moss.

On this basis, potential air quality impacts associated with both construction and operational traffic generated by the development can be screened out, and further assessment or mitigation in relation to impacts on Holcroft Moss SAC is not considered necessary.

Please note that these comments should be read in conjunction with the transport assessment and original Air Quality Assessment for a holistic understanding of local baseline and future year conditions

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End of Technical Responce

This Technical Response was produced by:

[redacted], MIEnvSc, MIAQM

Technical Director

18th June 2026