

Air Quality Assessment
Bury Market and Flexi Hall

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Executive Summary

Redmore Environmental Ltd was commissioned by Bury Council to undertake an Air Quality Assessment in support of a planning application for a mixed-use development at Bury Market and Flexi Hall, Bury.

The proposals comprise demolition of the existing buildings and subsequent construction of a new flexihall to provide multifunctional event, market and office space. The development will also include a new market canopy, as well as improvements to the public realm to provide better linkages between the market, Bury Interchange and Bury College.

The proposed development has the potential to cause air quality impacts during the construction and operational phases. As such, an Air Quality Assessment was undertaken in order to determine baseline conditions at the site and assess potential air quality effects as a result of the scheme.

Potential construction phase air quality impacts from fugitive dust emissions were assessed as a result of demolition, earthworks, construction and trackout activities. It is considered that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level.

During the operational phase of the development there is the potential for air quality impacts as a result of traffic exhaust emissions associated with vehicles travelling to and from the site. These were assessed using standard screening criteria. Due to the low number of predicted vehicle trips associated with the proposals, road traffic impacts were not predicted to be significant.

Based on the assessment results, air quality factors are not considered a constraint to planning consent for the proposals.

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Appendix

Appendix 1 - Curricula Vitae

1.0 INTRODUCTION

- 1.1.1 Redmore Environmental Ltd was commissioned by Bury Council (BC) to undertake an Air Quality Assessment in support of a planning application for a mixed-use development at Bury Market and Flexi Hall, Bury.
 - 1.1.2 The site is located at Bury Market and Flexi Hall, off Angouleme Way, Bury, at approximate National Grid Reference (NGR): 380586, 410549. Reference should be made to Figure 1 for a map of the site and surrounding area.
 - 1.1.3 The proposals comprise demolition of the existing buildings and subsequent construction of a new flexihall to provide multifunctional event, market and office space. The development will also include a new market canopy, as well as improvements to the public realm to provide better linkages between the market, Bury Interchange and Bury College.
 - 1.1.4 The development has the potential to cause air quality impacts at sensitive locations. These may include fugitive dust emissions associated with construction works and road traffic exhaust emissions from vehicles travelling to and from the site during the operational phase. An Air Quality Assessment was therefore undertaken in order to determine baseline conditions and assess potential effects as a result of the proposals. This is detailed in the following report.
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2.0 LEGISLATION AND POLICY

2.1 Legislation

2.1.1 The Air Quality Standards Regulations (2010) and subsequent amendments include Air Quality Limit Values (AQLVs) for the following pollutants.

- Nitrogen dioxide (NO₂);
- Sulphur dioxide;
- Lead;
- Particulate matter with an aerodynamic diameter of less than 10µm (PM₁₀);
- Particulate matter with an aerodynamic diameter of less than 2.5µm (PM_{2.5});
- Benzene; and,
- Carbon monoxide.

2.1.2 Air Quality Target Values have also been provided for several additional pollutants. It should be noted that the AQLV for PM_{2.5} stated in the Air Quality Standards Regulations (2010) was amended in the Environment (Miscellaneous Amendments) (EU Exit) Regulations (2020).

2.1.3 The Air Quality Strategy (AQS) was produced by the Department for Environment, Food and Rural Affairs (DEFRA) and published in July 2007¹. The document contains standards, objectives and measures for improving ambient air quality, including a number of Air Quality Objectives (AQOs). These are maximum ambient pollutant concentrations that are not to be exceeded either without exception or with a permitted number of exceedances over a specified timescale. These are generally in line with the AQLVs, although the requirements for the determination of compliance vary.

2.1.4 Table 1 presents the AQOs and AQLV for pollutants considered within this assessment.

¹ The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, DEFRA, 2007.

Table 1 Air Quality Objectives/Limit Values

Pollutant	Air Quality Objective/Limit Value	
	Concentration ($\mu\text{g}/\text{m}^3$)	Averaging Period
NO ₂	40	Annual mean
	200	1-hour mean, not to be exceeded on more than 18 occasions per annum
PM ₁₀	40	Annual mean
	50	24-hour mean, not to be exceeded on more than 35 occasions per annum
PM _{2.5}	20	Annual mean

2.1.5 The Environment Act (2021) was published on 9th November 2021 and makes provision for the setting of lower PM_{2.5} targets. However, the AQLV outlined in Table 1 remains the adopted air quality standard within the UK until further legislation is implemented.

2.1.6 Table 2 summarises the advice provided in DEFRA guidance² on where the AQOs for pollutants considered within this report apply.

Table 2 Examples of Where the Air Quality Objectives Apply

Averaging Period	Objective Should Apply At	Objective Should Not Apply At
Annual mean	All locations where members of the public might be regularly exposed Building façades of residential properties, schools, hospitals, care homes etc.	Building façades of offices or other places of work where members of the public do not have regular access Hotels, unless people live there as their permanent residence Gardens of residential properties Kerbside sites (as opposed to locations at the building façade), or any other location where public exposure is expected to be short term
24-hour mean	All locations where the annual mean objective would apply, together with hotels Gardens of residential properties	Kerbside sites (as opposed to locations at the building façade), or any other location where public exposure is expected to be short term

² Local Air Quality Management Technical Guidance (TG22), DEFRA, 2022.

Averaging Period	Objective Should Apply At	Objective Should Not Apply At
1-hour mean	All locations where the annual mean and 24 and 8-hour mean objectives apply. Kerbside sites (for example, pavements of busy shopping streets) Those parts of car parks, bus stations and railway stations etc which are not fully enclosed, where members of the public might reasonably be expected to spend one hour or more Any outdoor locations where members of the public might reasonably be expected to spend one hour or longer	Kerbside sites where the public would not be expected to have regular access

2.2 **Local Air Quality Management**

2.2.1 Local Authorities (LAs) are required to periodically review and assess air quality within their area of jurisdiction under the system of Local Air Quality Management (LAQM). This review and assessment of air quality involves comparing present and likely future pollutant concentrations against the AQOs. If it is predicted that levels at locations of relevant exposure, as summarised in Table 2, are likely to be exceeded, the LA is required to declare an Air Quality Management Area (AQMA). For each AQMA the LA is required to produce an Air Quality Action Plan (AQAP), the objective of which is to reduce pollutant concentrations in pursuit of the AQOs.

2.3 **Dust**

2.3.1 The main requirements with respect to dust control from industrial or trade premises not regulated under the Environmental Permitting (England and Wales) Regulations (2016) and subsequent amendments, such as construction sites, is that provided in Section 79 of Part III of the Environmental Protection Act (1990). The Act defines nuisance as:

"any dust, steam, smell or other effluvia arising on industrial, trade or business premises and being prejudicial to health or a nuisance."

2.3.2 Enforcement of the Act, in regard to nuisance, is currently under the jurisdiction of the local Environmental Health Department, whose officers are deemed to provide an independent evaluation of nuisance. If the LA is satisfied that a statutory nuisance exists, or is likely to occur or happen again, it must serve an Abatement Notice under Part III of

the Environmental Protection Act (1990). The only defence is to show that the process to which the nuisance has been attributed and its operation are being controlled according to best practicable means.

2.4 National Planning Policy

2.4.1 The revised National Planning Policy Framework³ (NPPF) was published in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied.

2.4.2 The purpose of the planning system is to contribute to the achievement of sustainable development. In order to ensure this, the NPPF recognises three overarching objectives including the following of relevance to air quality:

"c) An environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

2.4.3 Chapter 15 of the NPPF details objectives in relation to conserving and enhancing the natural environment. It states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

[...]

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality [...]"

³ NPPF, Ministry of Housing, Communities and Local Government, 2021.

- 2.4.4 The NPPF specifically recognises air quality as part of delivering sustainable development and states that:

"Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan."

- 2.4.5 The implications of the NPPF have been considered throughout this assessment.

2.5 National Planning Practice Guidance

- 2.5.1 The National Planning Practice Guidance⁴ (NPPG) web-based resource was launched by the Department for Communities and Local Government on 6th March 2014 and updated on 1st November 2019 to support the NPPF and make it more accessible. The air quality pages are summarised under the following headings:

1. What air quality considerations does planning need to address?
2. What is the role of plan-making with regard to air quality?
3. Are air quality concerns relevant to neighbourhood planning?
4. What information is available about air quality?
5. When could air quality be relevant to the planning development management process?
6. What specific issues may need to be considered when assessing air quality impacts?
7. How detailed does an air quality assessment need to be?
8. How can an impact on air quality be mitigated?

⁴ <https://www.gov.uk/guidance/air-quality--3>.

2.5.2 These were reviewed and the relevant guidance considered as necessary throughout the undertaking of this assessment.

2.6 Local Planning Policy

2.6.1 The Bury Unitary Development Plan⁵ (UDP) acts as a guide for development or protection of land in the borough and its policies and proposals currently form the basis for BC's decisions on planning applications.

2.6.2 The current Bury UDP was adopted on 29th August 1997. BC is now working to replace the adopted UDP with the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions.

2.6.3 A review of the Bury UDP was undertaken in order to identify any planning policies relevant to the assessment. This indicated the following:

"EN7 - Pollution Control

The Council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution wherever possible, in conformity with current legislation and prescribed standards."

"EN7/1 - Atmospheric Pollution

In seeking to limit atmospheric pollution the Council will not permit development which:

- Would result in unacceptable levels of atmospheric pollution; and/or
- Is not compatible with the achievement of the Council's long term air quality standards."

2.6.4 The above policies were taken into consideration throughout the undertaking of the assessment.

⁵ Bury UDP, BC, 1997.

3.0 BASELINE

3.1 Introduction

- 3.1.1 Existing air quality conditions in the vicinity of the proposed development site were identified in order to provide a baseline for assessment. These are detailed in the following Sections.

3.2 Local Air Quality Management

- 3.2.1 As required by the Environment Act (1995), BC has undertaken Review and Assessment of air quality within their area of jurisdiction. This process has indicated that annual mean concentrations of NO₂ are above the AQO within the borough. As such, a number of roads within Bury have been included within the Greater Manchester Combined Authority (GMCA) AQMA. This is described as follows:

"This is the part of the GMCA AQMA located within the Bury Council area."

- 3.2.2 The site is partly located within the AQMA. As such, there is the potential for vehicles travelling to and from the site to increase pollution levels in the sensitive area. This has been considered throughout the assessment.
- 3.2.3 BC has concluded that concentrations of all other pollutants considered within the AQS are currently below the relevant AQOs. As such, no further AQMA's have been designated.

3.3 Air Quality Monitoring

- 3.3.1 Monitoring of pollutant concentrations is undertaken by BC throughout their area of jurisdiction. Recent NO₂ results recorded in the vicinity of the development are shown in Table 3.
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Table 3 Monitoring Results

Monitoring Site		Monitored NO ₂ Concentration (µg/m ³)	
		2019	2020
BU14NO	Angouleme Way	37.5	26.9

3.3.2 As shown in Table 3, annual mean NO₂ concentrations were below the AQO of 40µg/m³ at the BU14NO monitor in recent years. Reference should be made to Figure 2 for a map of the survey location.

3.3.3 Pollutant concentrations during 2020 were lower than previous years due to a reduction in road traffic and associated emissions caused by the COVID-19 pandemic. The results should therefore be viewed with caution.

3.3.4 BC do not undertake monitoring of PM₁₀ or PM_{2.5} concentrations within the vicinity of the site.

3.4 Background Pollutant Concentrations

3.4.1 Predictions of background pollutant concentrations on a 1km by 1km grid basis have been produced by DEFRA for the entire of the UK to assist LAs in their Review and Assessment of air quality. The proposed development site is located in grid square NGR: 380500, 410500. Data for this location was downloaded from the DEFRA website⁶ for the purpose of the assessment and is summarised in Table 4.

Table 4 Background Pollutant Concentration Predictions

Pollutant	Predicted 2022 Background Pollutant Concentration (µg/m ³)
NO ₂	16.72
PM ₁₀	11.83
PM _{2.5}	8.01

3.4.2 As shown in Table 4, predicted background NO₂, PM₁₀ and PM_{2.5} concentrations are below the relevant AQOs and AQLV at the development site.

⁶ <http://uk-air.defra.gov.uk/data/laqm-background-maps?year=2018>.

4.0 METHODOLOGY

4.1 Introduction

4.1.1 The proposed development has the potential to cause air quality impacts during the construction and operational phases. These have been assessed in accordance with the following methodology, which was agreed with Judith Scott, Environmental Health Officer at BC, on 24th June 2022.

4.2 Construction Phase Assessment

4.2.1 There is the potential for fugitive dust emissions to occur as a result of construction phase activities. These have been assessed in accordance with the methodology outlined within the Institute of Air Quality Management (IAQM) document 'Guidance on the Assessment of Dust from Demolition and Construction V1.1'⁷.

4.2.2 Activities on the proposed construction site have been divided into four types to reflect their different potential impacts. These are:

- Demolition;
- Earthworks;
- Construction; and,
- Trackout.

4.2.3 The potential for dust emissions was assessed for each activity that is likely to take place and considered three separate dust effects:

- Annoyance due to dust soiling;
- Harm to ecological receptors; and,
- The risk of health effects due to a significant increase in exposure to PM₁₀.

4.2.4 The assessment steps are detailed below.

⁷ Guidance on the Assessment of Dust from Demolition and Construction V1.1, IAQM, 2016.

Step 1

- 4.2.5 Step 1 screens the requirement for a more detailed assessment. Should human receptors be identified within 350m from the boundary or 50m from the construction vehicle route up to 500m from the site entrance, then the assessment proceeds to Step 2. Additionally, should ecological receptors be identified within 50m of the site or the construction vehicle route up to 500m from the site entrance, then the assessment also proceeds to Step 2.
- 4.2.6 Should sensitive receptors not be present within the relevant distances then **negligible** impacts would be expected and further assessment is not necessary.

Step 2

- 4.2.7 Step 2 assesses the risk of potential dust impacts. A site is allocated a risk category based on two factors:
- The scale and nature of the works, which determines the magnitude of dust arising as: small, medium or large (Step 2A); and,
 - The sensitivity of the area to dust impacts, which can be defined as low, medium or high sensitivity (Step 2B).
- 4.2.8 The two factors are combined in Step 2C to determine the risk of dust impacts without mitigation applied.
- 4.2.9 Step 2A defines the potential magnitude of dust emission through the construction phase. The relevant criteria are summarised in Table 5.

Table 5 Construction Dust - Magnitude of Emission

Magnitude	Activity	Criteria
Large	Demolition	• Total volume of building to be demolished greater than 50,000m³ • Potentially dusty material (e.g. concrete) • On-site crushing and screening • Demolition activities more than 20m above ground level

Magnitude	Activity	Criteria
	Earthworks	- Total site area greater than 10,000m² - Potentially dusty soil type (e.g. clay, which will be prone to suspension when dry due to small particle size) - More than 10 heavy earth moving vehicles active at any one time - Formation of bunds greater than 8m in height - More than 100,000 tonnes of material moved
	Construction	- Total building volume greater than 100,000m³ - On site concrete batching - Sandblasting
	Trackout	- More than 50 Heavy Duty Vehicle (HDV) trips per day - Potentially dusty surface material (e.g. high clay content) - Unpaved road length greater than 100m
Medium	Demolition	- Total volume of building to be demolished between 20,000m³ and 50,000m³ - Potentially dusty construction material - Demolition activities 10m to 20m above ground level
	Earthworks	- Total site area 2,500m² to 10,000m² - Moderately dusty soil type (e.g. silt) 5 to 10 heavy earth moving vehicles active at any one time - Formation of bunds 4m to 8m in height - Total material moved 20,000 tonnes to 100,000 tonnes
	Construction	- Total building volume 25,000m³ to 100,000m³ - Potentially dusty construction material (e.g. concrete) - On site concrete batching
	Trackout	10 to 50 HDV trips per day - Moderately dusty surface material (e.g. high clay content) - Unpaved road length 50m to 100m
Small	Demolition	- Total volume of building to be demolished less than 20,000m³ - Construction material with low potential for dust release (e.g. metal cladding or timber) - Demolition activities less than 10m above ground and during wetter months

Magnitude	Activity	Criteria
	Earthworks	- Total site area less than 2,500m² - Soil type with large grain size (e.g. sand) - Less than 5 heavy earth moving vehicles active at any one time - Formation of bunds less than 4m in height - Total material moved less than 20,000 tonnes - Earthworks during wetter months
	Construction	- Total building volume less than 25,000m³ - Construction material with low potential for dust release (e.g. metal cladding or timber)
	Trackout	- Less than 10 HDV trips per day - Surface material with low potential for dust release - Unpaved road length less than 50m

4.2.10 Step 2B defines the sensitivity of the area around the development to potential dust impacts. The influencing factors are shown in Table 6.

Table 6 Construction Dust - Examples of Factors Defining Sensitivity of an Area

Receptor Sensitivity	Examples	
	Human Receptors	Ecological Receptors
High	- Users expect high levels of amenity - High aesthetic or value property - People expected to be present continuously for extended periods of time - Locations where members of the public are exposed over a time period relevant to the AQO for PM₁₀. e.g. residential properties, hospitals, schools and residential care homes	Internationally or nationally designated site e.g. Special Area of Conservation
Medium	- Users would expect to enjoy a reasonable level of amenity - Aesthetics or value of their property could be diminished by soiling - People or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land e.g. parks and places of work	Nationally designated site e.g. Sites of Special Scientific Interest

Receptor Sensitivity	Examples	
	Human Receptors	Ecological Receptors
Low	• Enjoyment of amenity would not reasonably be expected • Property would not be expected to be diminished in appearance • Transient exposure, where people would only be expected to be present for limited periods. e.g. public footpaths, playing fields, shopping streets, farmland, short term car parks and roads	• Locally designated site e.g. Local Nature Reserve

4.2.11 The guidance also provides the following factors to consider when determining the sensitivity of an area to potential dust impacts:

- Any history of dust generating activities in the area;
- The likelihood of concurrent dust generating activity on nearby sites;
- Any pre-existing screening between the source and receptors;
- Any conclusions drawn from analysing local meteorological data which accurately represent the area; and if relevant the season during which works will take place;
- Any conclusions drawn from local topography;
- Duration of the potential impact, as a receptor may become more sensitive over time; and,
- Any known specific receptor sensitivities which go beyond the classifications given in the document.

4.2.12 These factors were considered in the undertaking of this assessment.

4.2.13 The criteria for determining the sensitivity of the area to dust soiling effects on people and property is summarised in Table 7.

Table 7 Construction Dust - Sensitivity of the Area to Dust Soiling Effects on People and Property

Receptor Sensitivity	Number of Receptors	Distance from the Source (m)			
		Less than 20	Less than 50	Less than 100	Less than 350
High	More than 100	High	High	Medium	Low
	10 - 100	High	Medium	Low	Low

Receptor Sensitivity	Number of Receptors	Distance from the Source (m)			
		Less than 20	Less than 50	Less than 100	Less than 350
	1 - 10	Medium	Low	Low	Low
Medium	More than 1	Medium	Low	Low	Low
Low	More than 1	Low	Low	Low	Low

4.2.14 Table 8 outlines the criteria for determining the sensitivity of the area to human health impacts.

Table 8 Construction Dust - Sensitivity of the Area to Human Health Impacts

Receptor Sensitivity	Background Annual Mean PM ₁₀ Concentration	Number of Receptors	Distance from the Source (m)				
			Less than 20	Less than 50	Less than 100	Less than 200	Less than 350
High	Greater than 32µg/m ³	More than 100	High	High	High	Medium	Low
		10 - 100	High	High	Medium	Low	Low
		1 - 10	High	Medium	Low	Low	Low
	28 - 32µg/m ³	More than 100	High	High	Medium	Low	Low
		10 - 100	High	Medium	Low	Low	Low
		1 - 10	High	Medium	Low	Low	Low
	24 - 28µg/m ³	More than 100	High	Medium	Low	Low	Low
		10 - 100	High	Medium	Low	Low	Low
		1 - 10	Medium	Low	Low	Low	Low
	Less than 24µg/m ³	More than 100	Medium	Low	Low	Low	Low
		10 - 100	Low	Low	Low	Low	Low
		1 - 10	Low	Low	Low	Low	Low
Medium	Greater than 32µg/m ³	More than 10	High	Medium	Low	Low	Low
		1 - 10	Medium	Low	Low	Low	Low

Receptor Sensitivity	Background Annual Mean PM ₁₀ Concentration	Number of Receptors	Distance from the Source (m)				
			Less than 20	Less than 50	Less than 100	Less than 200	Less than 350
	28 - 32µg/m ³	More than 10	Medium	Low	Low	Low	Low
		1 - 10	Low	Low	Low	Low	Low
	24 - 28µg/m ³	More than 10	Low	Low	Low	Low	Low
		1 - 10	Low	Low	Low	Low	Low
	Less than 24µg/m ³	More than 10	Low	Low	Low	Low	Low
		1 - 10	Low	Low	Low	Low	Low
Low	-	1 or more	Low	Low	Low	Low	Low

4.2.15 Table 9 outlines the criteria for determining the sensitivity of the area to ecological impacts.

Table 9 Construction Dust - Sensitivity of the Area to Ecological Impacts

Receptor Sensitivity	Distance from the Source (m)	
	Less than 20	Less than 50
High	High	Medium
Medium	Medium	Low
Low	Low	Low

4.2.16 Step 2C combines the dust emission magnitude with the sensitivity of the area to determine the risk of unmitigated impacts.

4.2.17 Table 10 outlines the risk category from demolition activities.

Table 10 Construction Dust - Dust Risk Category from Demolition Activities

Receptor Sensitivity	Dust Emission Magnitude		
	Large	Medium	Small
High	High	Medium	Medium
Medium	High	Medium	Low
Low	Medium	Low	Negligible

4.2.18 Table 11 outlines the risk category from earthworks and construction activities.

Table 11 Construction Dust - Dust Risk Category from Earthworks and Construction Activities

Receptor Sensitivity	Dust Emission Magnitude		
	Large	Medium	Small
High	High	Medium	Low
Medium	Medium	Medium	Low
Low	Low	Low	Negligible

4.2.19 Table 12 outlines the risk category from trackout activities.

Table 12 Construction Dust - Dust Risk Category from Trackout Activities

Receptor Sensitivity	Dust Emission Magnitude		
	Large	Medium	Small
High	High	Medium	Low
Medium	Medium	Low	Negligible
Low	Low	Low	Negligible

Step 3

4.2.20 Step 3 requires the identification of site specific mitigation measures within the IAQM guidance⁸ to reduce potential dust impacts based upon the relevant risk categories identified in Step 2. For sites with **negligible** risk, mitigation measures beyond those required by legislation are not required. However, additional controls may be applied as part of good practice.

Step 4

4.2.21 Once the risk of dust impacts has been determined and the appropriate mitigation measures identified, the final step is to determine the significance of any residual impacts. For almost all construction activity, the aim should be to control effects through the use of effective mitigation. Experience shows that this is normally possible. Hence the residual effect will normally be **not significant**.

4.2.22 The determination of significance relies on professional judgement and reasoning should be provided as far as practicable. The IAQM guidance suggests the provision of details of the assessor's qualifications and experience. These are provided in Appendix 1.

4.3 Operational Phase Assessment

4.3.1 The proposal has the potential to impact on existing air quality as a result of road traffic exhaust emissions associated with vehicles travelling to and from the site during the operational phase. A screening assessment was therefore undertaken with reference to the criteria contained within the IAQM 'Land-Use Planning & Development Control: Planning for Air Quality'⁹ guidance to determine the potential for trips generated by the scheme to affect local air quality.

4.3.2 The following criteria are provided to help establish when an assessment of potential impacts on the local area is likely to be considered necessary:

⁸ Guidance on the Assessment of Dust from Demolition and Construction V1.1, IAQM, 2016.

⁹ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

- A change of Light Duty Vehicle (LDV) flows of more than 100 Annual Average Daily Traffic (AADT) within or adjacent to an AQMA or more than 500 AADT elsewhere;
- A change of HDV flows of more than 25 AADT within or adjacent to an AQMA or more than 100 AADT elsewhere;
- Realignment of roads where the change is 5m or more and the road is within an AQMA; or,
- Introduction of a new junction or removal of an existing junction near to relevant receptors.

4.3.3 Should these criteria not be met, then the IAQM guidance¹⁰ considers air quality impacts associated with a scheme to be **not significant** and no further assessment is required.

4.3.4 Should screening of the relevant data indicate that any of the above criteria are met, then potential impacts at sensitive receptor locations can be assessed by calculating the change in pollutant concentrations as a result of the proposed development. The significance of predicted impacts can then be determined in accordance with the methodology outlined in the IAQM guidance¹¹.

¹⁰ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

¹¹ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

5.0 **ASSESSMENT**

5.1 **Introduction**

5.1.1 There is the potential for air quality impacts as a result of the construction and operation of the proposed development. These are assessed in the following Sections.

5.2 **Construction Phase Assessment**

Step 1

5.2.1 The undertaking of activities such as demolition, excavation, ground works, cutting, construction, concrete batching and storage of materials has the potential to result in fugitive dust emissions throughout the construction phase. Vehicle movements on the local road network also have the potential to result in the re-suspension of dust from highway surfaces.

5.2.2 The potential for impacts at sensitive locations depends significantly on local meteorology during the undertaking of dust generating activities, with the most significant effects likely to occur during dry and windy conditions.

5.2.3 Receptors sensitive to potential dust impacts during demolition, earthworks and construction were identified from a desk-top study of the area up to 350m from the development boundary. These are summarised in Table 13.

Table 13 Demolition, Earthworks and Construction Dust Sensitive Receptors

Distance from Site Boundary (m)	Approximate Number of Human Receptors	Approximate Number of Ecological Receptors
Up to 20	More than 100	0
Up to 50	More than 100	0
Up to 100	More than 100	-
Up to 350	More than 100	-

- 5.2.4 Receptors sensitive to potential dust impacts from trackout were identified from a desk-top study of the area up to 50m from the road network within 500m of the site access. These are summarised in Table 14.

Table 14 Trackout Dust Sensitive Receptors

Distance from Site Access Route (m)	Approximate Number of Human Receptors	Approximate Number of Ecological Receptors
Up to 20	More than 100	0
Up to 50	More than 100	0

- 5.2.5 There are no ecological receptors within 50m of the development boundary or the access route within 500m of the site entrance. As such, ecological impacts have not been assessed further within this report.
- 5.2.6 A number of additional factors have been considered when determining the sensitivity of the surrounding area. These are summarised in Table 15.

Table 15 Additional Area Sensitivity Factors to Potential Dust Impacts

Guidance	Comment
Whether there is any history of dust generating activities in the area	The baseline review did not indicate any dust generating activities in the local area
The likelihood of concurrent dust generating activity on nearby sites	A review of the planning portal did not indicate any additional development proposals likely to result in concurrent dust generation in the vicinity of the site
Pre-existing screening between the source and the receptors	There is no significant screening around the site boundary
Conclusions drawn from analysing local meteorological data which accurately represent the area: and if relevant the season during which works will take place	As shown in Figure 3, the predominant wind bearing at the site is from the south. As such, receptors to the north are most likely to be affected by dust releases
Conclusions drawn from local topography	There are no significant topographical constraints to dust dispersion
Duration of the potential impact, as a receptor may become more sensitive over time	Currently it is unclear as to the duration of the construction phase. However, it is possible that it will extend over one year. The sensitivity of nearby receptors is unlikely to change during this time

Guidance	Comment
Any known specific receptor sensitivities which go beyond the classifications given in the document	No specific receptor sensitivities identified during the baseline assessment

5.2.7 Based on the criteria shown in Table 6, the sensitivity of the receiving environment to potential dust impacts was determined as **high**. This was because identified receptors included residential properties.

5.2.8 The sensitivity of the receiving environment to specific potential dust impacts, based on the criteria shown in Section 4.2, is shown in Table 16.

Table 16 Sensitivity of the Surrounding Area to Potential Dust Impacts

Potential Impact	Sensitivity of the Surrounding Area			
	Demolition	Earthworks	Construction	Trackout
Dust Soiling	High	High	High	High
Human Health	Medium	Medium	Medium	Medium

5.2.9 The potential risk of dust impacts at the identified receptors is considered in the following Sections.

Step 2

Demolition

5.2.10 Demolition will involve clearance of the existing buildings. It is estimated that the total building volume to be demolished is between 20,000m³ and 50,000m³. In accordance with the criteria outlined in Table 5, the magnitude of potential dust emissions from demolition is therefore **medium**.

5.2.11 Table 16 indicates the sensitivity of the area to dust soiling effects on people and property is **high**. In accordance with the criteria outlined in Table 10, the development is considered to be a **medium** risk site for dust soiling as a result of demolition activities.

5.2.12 Table 16 indicates the sensitivity of the area to human health impacts is **medium**. In accordance with the criteria outlined in Table 11, the development is considered to be a **medium** risk site for human health impacts as a result of demolition activities.

Earthworks

5.2.13 Earthworks may involve excavating material, haulage, tipping and stockpiling, as well as site levelling and landscaping. The area of earthworks is less than 2,500m². In accordance with the criteria outlined in Table 5, the magnitude of potential dust emissions from earthworks is therefore **small**.

5.2.14 Table 16 indicates the sensitivity of the area to dust soiling effects on people and property is **high**. In accordance with the criteria outlined in Table 11, the development is considered to be a **low** risk site for dust soiling as a result of earthworks.

5.2.15 Table 16 indicates the sensitivity of the area to human health impacts is **medium**. In accordance with the criteria outlined in Table 11, the development is considered to be a **low** risk site for human health impacts as a result of earthworks.

Construction

5.2.16 The total building volume to be constructed is estimated to be less than 25,000m³. In accordance with the criteria outlined in Table 5, the magnitude of potential dust emissions from construction is therefore **small**.

5.2.17 Table 16 indicates the sensitivity of the area to dust soiling effects on people and property is **high**. In accordance with the criteria outlined in Table 11, the development is considered to be a **low** risk site for dust soiling as a result of construction activities.

5.2.18 Table 16 indicates the sensitivity of the area to human health impacts is **medium**. In accordance with the criteria outlined in Table 11, the development is considered to be a **low** risk site for human health impacts as a result of construction activities.

Trackout

- 5.2.19 Based on the site area and existing hard standing provision, it is anticipated that the unpaved road length will be less than 50m. In accordance with the criteria outlined in Table 5, the magnitude of potential dust emissions from trackout is therefore **small**.
- 5.2.20 Table 16 indicates the sensitivity of the area to dust soiling effects to people and property is **high**. In accordance with the criteria outlined in Table 12, the development is considered to be a **low** risk site for dust soiling as a result of trackout activities.
- 5.2.21 Table 16 indicates the sensitivity of the area to human health impacts is **medium**. In accordance with the criteria outlined in Table 12, the development is considered to be a **negligible** risk site for human health impacts as a result of trackout activities.

Summary of the Risk of Dust Effects

- 5.2.22 A summary of the risk from each dust generating activity is provided in Table 17.

Table 17 Summary of Potential Unmitigated Dust Risks During Construction

Potential Impact	Risk			
	Demolition	Earthworks	Construction	Trackout
Dust Soiling	Medium	Low	Low	Low
Human Health	Medium	Low	Low	Negligible

- 5.2.23 As indicated in Table 17, the potential risk of dust soiling is **medium** from demolition and **low** from earthworks, construction and trackout. The potential risk of human health impacts is **medium** from demolition, **low** from earthworks and construction and **negligible** from trackout.
- 5.2.24 It should be noted that the potential for impacts depends significantly on the distance between the dust generating activity and receptor location. Risk was predicted based on a worst-case scenario of works being undertaken at the site boundary closest to each sensitive area. Therefore, actual risk is likely to be lower than that predicted during the majority of the construction phase.

Step 3

5.2.25 The IAQM guidance¹² provides potential mitigation measures to reduce impacts as a result of fugitive dust emissions during the construction phase. These have been adapted for the development site as summarised in Table 18. These may be reviewed prior to the commencement of construction works and incorporated into a Construction Environmental Management Plan or similar if required by the LA.

Table 18 Fugitive Dust Emission Mitigation Measures

Issue	Control Measure
Communications	• Develop and implement a stakeholder communications plan that includes community engagement before work commences on site • Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager • Display the head or regional office contact information • Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the LA
Site management	• Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken • Make the complaints log available to the LA upon request • Record any exceptional incidents that cause dust and/or air emissions, either on- or off- site, and the action taken to resolve the situation in the log book
Monitoring	• Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the LA upon request • Increase the frequency of site inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions

¹² Guidance on the Assessment of Dust from Demolition and Construction V1.1, IAQM, 2016.

Issue	Control Measure
Site preparation	• Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible • Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site • Fully enclose specific operations where there is a high potential for dust production and they are active for an extensive period • Avoid site runoff of water or mud • Keep site fencing, barriers and scaffolding clean using wet methods • Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used • Cover, seed or fence stockpiles to prevent wind whipping
Operating vehicle/machinery and sustainable travel	• Ensure all vehicles switch off engines when stationary - no idling vehicles • Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable
Operations	• Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques • Ensure an adequate water supply on the site for effective dust suppression, using non-potable water where possible and appropriate • Use enclosed chutes and conveyors and covered skips • Minimise drop heights and use fine water sprays wherever appropriate • Ensure equipment is available to clean any dry spillages, and clean up spillages as soon as reasonably practicable using wet cleaning methods
Waste management	• Avoid bonfires and burning of waste materials
Demolition	• Ensure effective water suppression is used during demolition operations • Avoid explosive blasting, using appropriate manual or mechanical alternatives • Bag and remove any biological debris or damp down such material before demolition
Construction	• Avoid scabbling (roughening of concrete surfaces), if possible • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out
Trackout	• Use water-assisted dust sweeper on access and local roads, if required • Avoid dry sweeping of large areas • Implement a wheel washing system, if required

Step 4

5.2.26 Assuming the relevant mitigation measures outlined in Table 18 are implemented, the residual impact from all dust generating activities is predicted to be **not significant**, in accordance with the IAQM guidance¹³.

5.3 Operational Phase Assessment

5.3.1 Any vehicle movements associated with the development will generate exhaust emissions on the local and regional road networks. Information provided by WSP, the Transport Consultants for the project, indicated the development is predicted to generate 107 daily trips. These are predicted to be distributed along a number of routes on the local road network, with no more than 100 movements on any one link.

5.3.2 Based on the above information, the proposal is not predicted to result in an increase in LDV flows of more than 100 AADT on any individual road link within or adjacent to an AQMA or 500 AADT elsewhere. Additionally, the proposals do not include significant highway realignment or the introduction of a junction and there will not be a requirement for than 25 HDV deliveries per day. As such, potential air quality impacts associated with the operational phase road vehicle exhaust emissions are predicted to be **not significant**, in accordance with the IAQM¹⁴ criteria shown in Section 4.3.

¹³ Guidance on the Assessment of Dust from Demolition and Construction V1.1, IAQM, 2016.

¹⁴ Land-Use Planning & Development Control: Planning for Air Quality, IAQM, 2017.

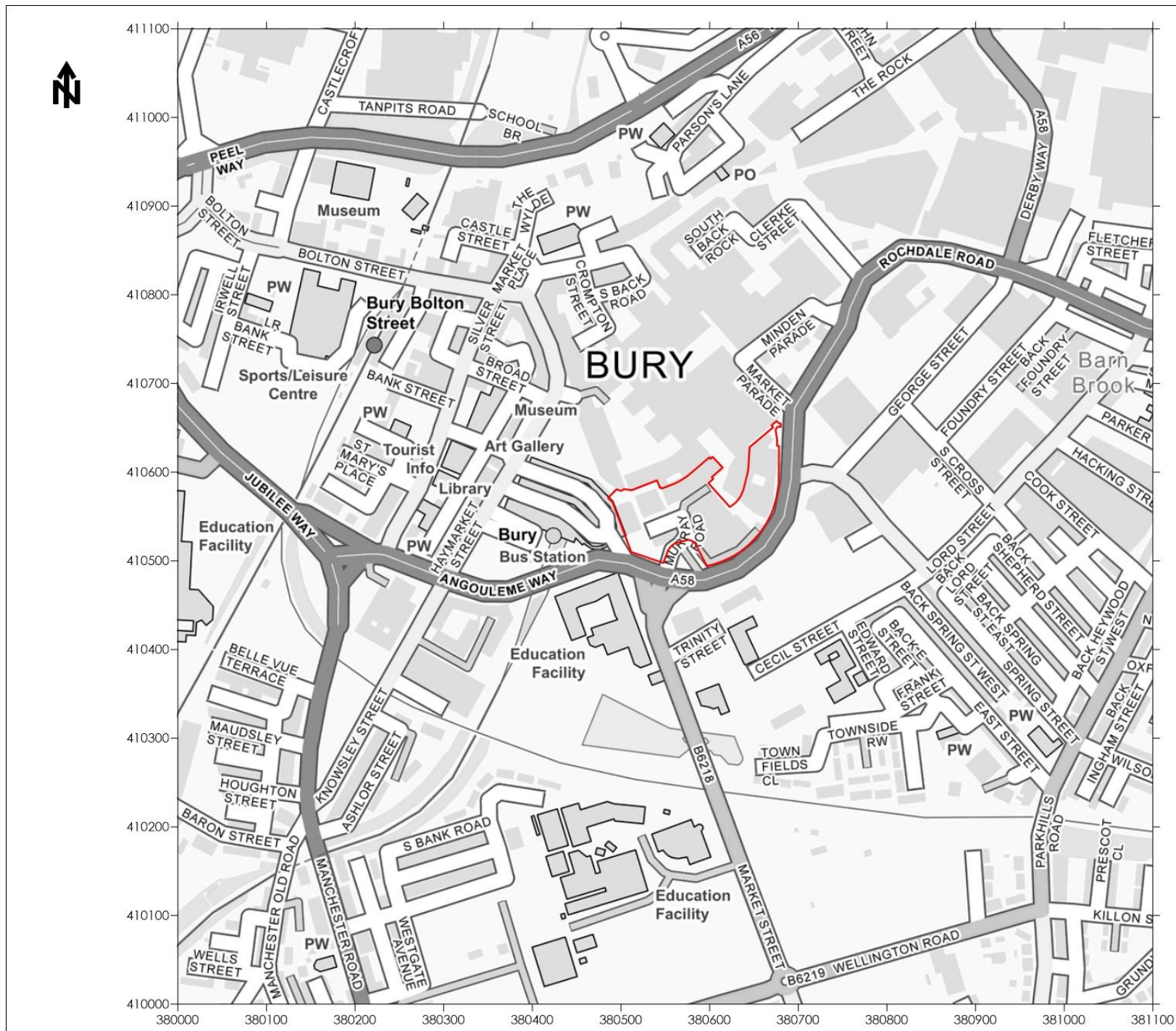
6.0 CONCLUSION

- 6.1.1 Redmore Environmental Ltd was commissioned by BC to undertake an Air Quality Assessment in support of a planning application for a mixed-use development at Bury Market and Flexi Hall, Bury.
- 6.1.2 The proposed development has the potential to cause air quality impacts during the construction and operational phases. As such, an Air Quality Assessment was undertaken in order to determine baseline conditions at the site and assess potential air quality effects as a result of the scheme.
- 6.1.3 During the construction phase of the development there is the potential for air quality impacts as a result of fugitive dust emissions from the site. These were assessed in accordance with the IAQM methodology. Assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by demolition, earthworks, construction and trackout activities was predicted to be **not significant**.
- 6.1.4 Potential impacts during the operational phase of the proposed development may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. These were assessed using the criteria provided within the IAQM guidance. Due to the low number of anticipated vehicle trips associated with the proposals, impacts were predicted to be **not significant**.
- 6.1.5 Based on the assessment results, air quality factors are not considered a constraint to planning consent for the development.
-

7.0 **ABBREVIATIONS**

AADT	Annual Average Daily Traffic
AQAP	Air Quality Action Plan
AQLV	Air Quality Limit Value
AQMA	Air Quality Management Area
AQO	Air Quality Objective
AQS	Air Quality Strategy
BC	Bury Council
DEFRA	Department for Environment, Food and Rural Affairs
DMP	Dust Management Plan
GMCA	Greater Manchester Combined Authority
HDV	Heavy Duty Vehicle
IAQM	Institute of Air Quality Management
LA	Local Authority
LAQM	Local Air Quality Management
LDV	Light Duty Vehicle
NGR	National Grid Reference
NO ₂	Nitrogen dioxide
NO _x	Oxides of nitrogen
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
PM ₁₀	Particulate matter with an aerodynamic diameter of less than 10µm
PM _{2.5}	Particulate matter with an aerodynamic diameter of less than 2.5µm
UDP	Unitary Development Plan

Figures



Legend



Site Boundary

Title

Figure 1 - Site Location Plan

Project

Air Quality Assessment
Bury Market and Flexi Hall

Project Reference

4981-1

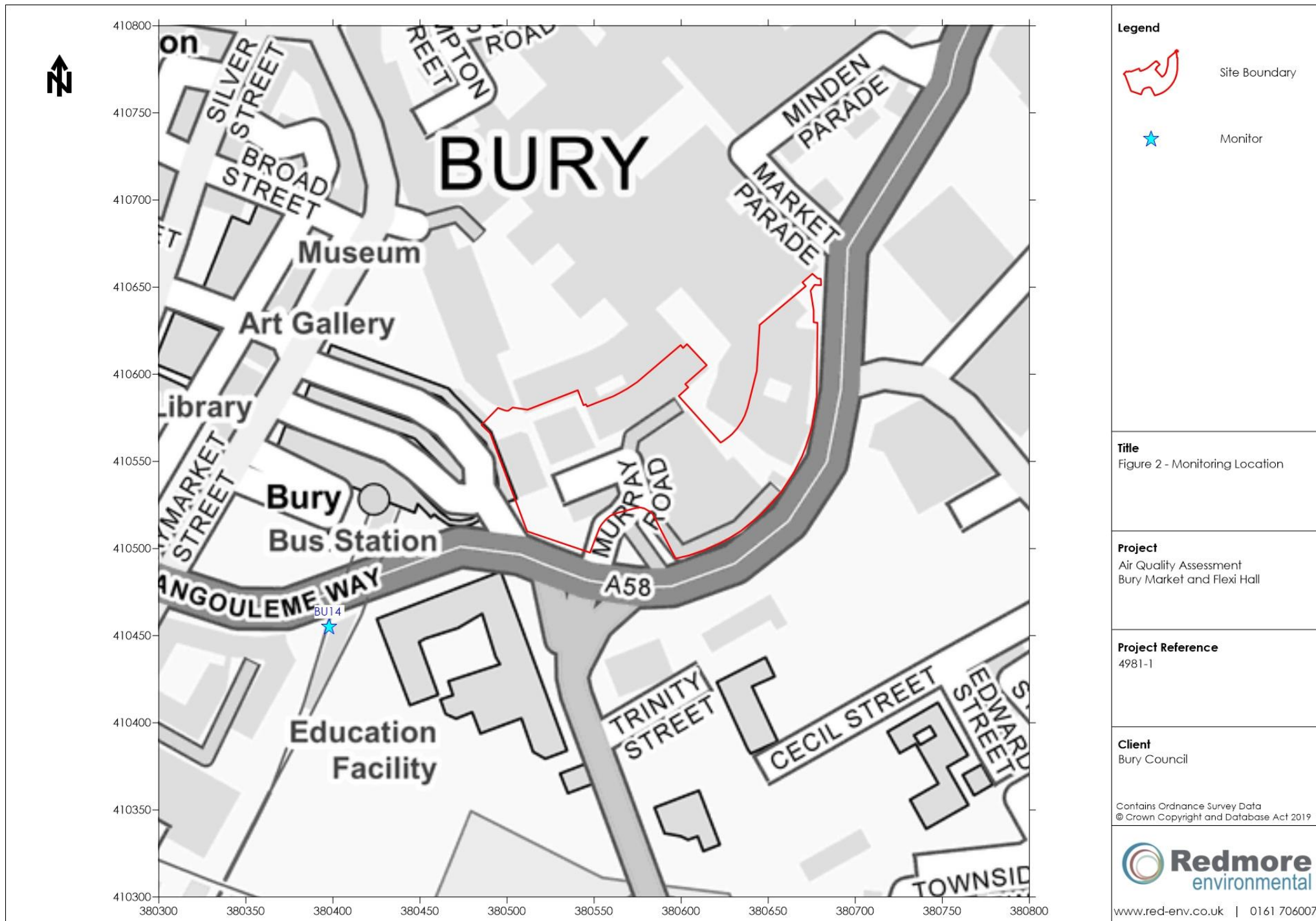
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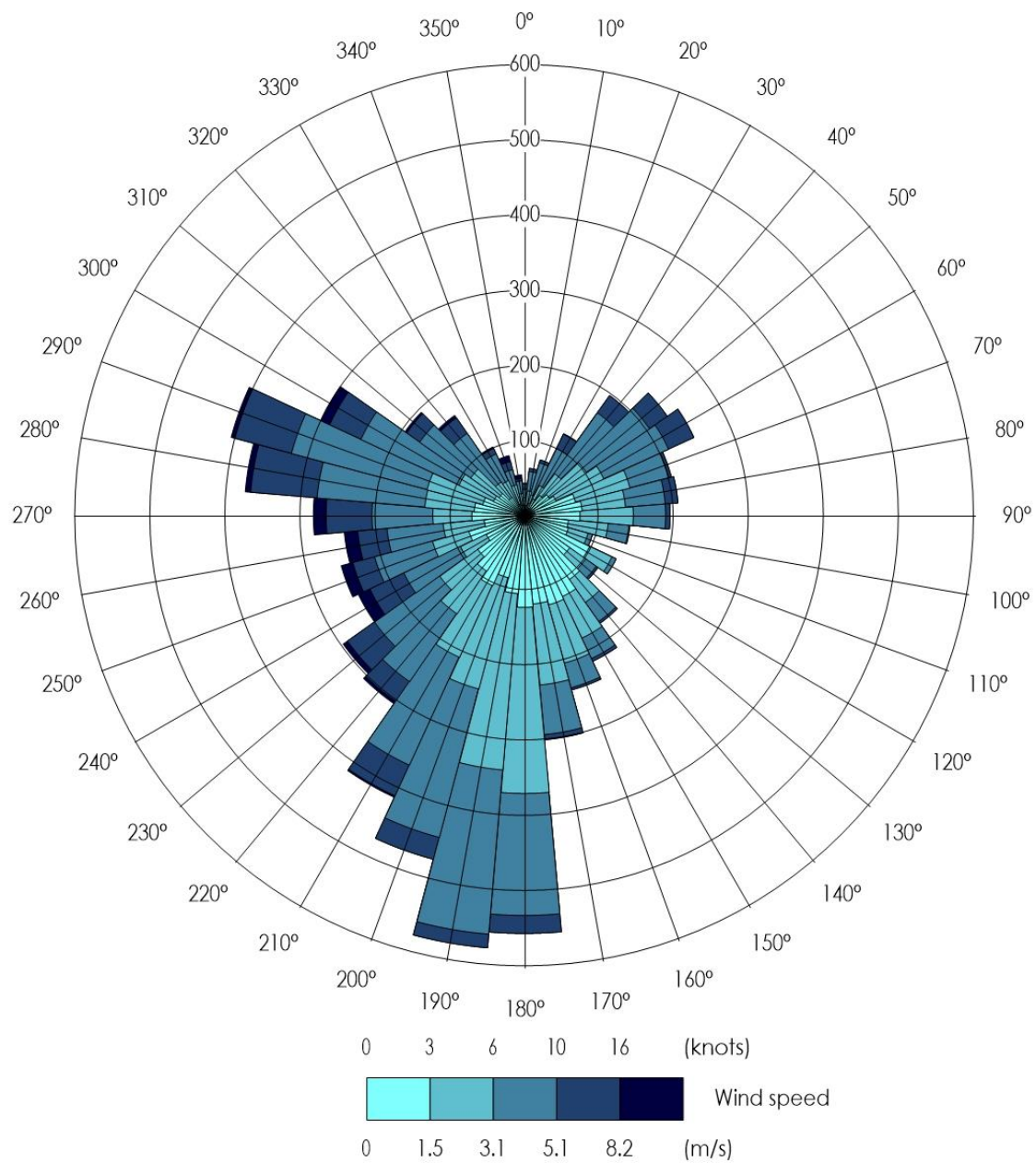
Bury Council

Contains Ordnance Survey Data
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Legend

Title

Figure 3 - Wind Rose of 2021
Manchester Airport Meteorological
Data

Project

Air Quality Assessment
Bury Market and Flexi Hall

Project Reference

4981-1

Client

Bury Council



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Date: 15th November 2022

Ref: 4981-1

Appendix 1 - Curricula Vitae

KEY EXPERIENCE:

Jethro is a Chartered Environmentalist and Director of Redmore Environmental with specialist experience in the air quality and odour sectors. His key capabilities include:

- Production and management of Air Quality, Dust and Odour Assessments for a wide-range of clients from the retail, residential, infrastructure, commercial and industrial sectors.
- Production and co-ordination of Environmental Permit applications for a variety of industrial sectors.
- Detailed dispersion modelling of road vehicle and industrial emissions using ADMS-Roads, ADMS-5, AERMOD-PRIME and BREEZE-ROADS. Studies have included impact assessment of ground level pollutant and odour concentrations and assessment of suitability of development sites for proposed end-use.
- Project management and co-ordination of Environmental Impact Assessments and scoping reports for developments throughout the UK.
- Provision of expert witness services at Planning Inquiries.
- Design and project management of pollutant monitoring campaigns.
- Co-ordination and management of large-scale multi-disciplinary projects and submissions.
- Provision of expert advice to local government and international environmental bodies, as well as involvement in production of industry guidance.

SELECT PROJECTS SUMMARY:

Industrial

Shanks Waste Management - Odour Assessments of two waste management facilities to support Environmental Permit Applications.

Tatweer Petroleum - dispersion modelling of Bahrain oil field.

Doha South Sewage Treatment Works - AQA for works extension in Qatar.

IRIS Environmental Appraisal Report Reviews, Isle of Man Government - odour assessment reviews.

Lankem, Greater Manchester - Environmental Permit Application for chemical manufacturing plant.

Newport Docks Bulk Drying, Pelleting and CHP Facility - air quality EIA for gas CHP.

Springshades, Leicester - Environmental Permit Variation Application for textile manufacturing plant.

Valspar, Chester - Odour Assessment and production of Odour Management Plan for a paint manufacturing plant in response to neighbour complaints.

Agrivert - dispersion modelling of odour and CHP emissions from numerous AD plants.

James Cropper Paper Mill, Cumbria - air quality EIA, Environmental Permit Variation and Human Health Risk Assessment for new biomass boiler adjacent to SSSI.

Rigg Approach, Leyton - Air Quality Assessment in support of waste transfer site.

Lynchford Lane Waste Transfer Station - biomass facility energy recovery plant.

Barnes Wallis Heat and Power, Cobham - biomass facility adjacent to AQMA.

Residential

Wood St Mill, Bury - residential development adjacent to scrap metal yard.

Hyams Lane, Holbrook - Odour Assessment to support residential development adjacent to sewage works.

North Wharf Gardens, London - peer review of EIA undertaken for large residential development.

Loxford Road, Alford - Air Quality EIA for residential development, included consideration of impacts from associated package sewage works

Elephant and Castle Leisure Centre - baseline AQA for redevelopment.

Carr Lodge, Doncaster - EIA for large residential development.

Queensland Road, Highbury - residential scheme including CHP.

Bicester Ecotown - dispersion modelling of energy centre.

Castleford Growth Delivery Plan - baseline air quality constraints assessment for town redevelopment.

York St, Bury - residential development adjacent to AQMA.

Temple Point Leeds - residential development adjacent to M1.

Commercial and Retail

Etihad Stadium - Air Quality EIA for the extension to the capacity of the Etihad Stadium, Manchester.

Wakefield College - redevelopment of city centre campus in AQMA.

Manchester Airport Cargo Shed - commercial development.

Manchester Airport Apron Extension - EIA including aircraft emission modelling.

National Youth Theatre, Islington - redevelopment to provide new arts space and accommodation.

KEY EXPERIENCE:

Olly is a Senior Environmental Consultant with specialist experience in the air quality sector. His key capabilities include:

- Production of Air Quality Assessments in accordance with Department for Environment, Food and Rural Affairs (DEFRA) methodologies for a range of residential, commercial and industrial sectors.
- Detailed dispersion modelling of road vehicle exhaust emissions using ADMS-Roads. Studies have included assessment of road traffic exhaust emissions on sensitive receptors and exposure of new residents to poor air quality.
- Detailed dispersion modelling of industrial emission sources using ADMS-5. Studies have included assessment of pollutant concentrations and consideration of associated impacts.
- Assessment of construction dust impacts from a range of development sizes.
- Production of air quality mitigation strategies specifically tailored to address issues at individual sites.
- Definition of baseline air quality and identification of sensitive areas across the UK.
- Air quality monitoring at industrial sites to quantify pollutant concentrations.

SELECT PROJECTS SUMMARY:

Millharbour, Isle of Dogs

Air Quality Assessment for the development of residential units within an Air Quality Management Area (AQMA). Concerns were raised regarding the exposure of future occupants to poor air quality due to road traffic emissions. Detailed dispersion modelling was undertaken using ADMS-roads to assess PM₁₀ and NO₂ concentrations across the site. Results identified that pollution levels were below the air quality standards across the development.

Station Road, Howden

Air Quality Assessment in support of a residential development. Using sensitive receptors located in areas where increased road traffic may affect NO₂ concentrations, a comparison was made between overall concentrations with and without the development in place. Results indicated pollutant concentrations were below the relevant standards across the site and impacts associated with the development were not significant.

Honeycombe Beach, Bournemouth

Air Quality Assessment to determine air quality conditions within a covered car park serving a residential complex and evaluate the effectiveness of the existing ventilation system. Monitoring of pollutant concentrations over a three-month period at four locations at the site was undertaken. Internal concentrations of pollutants were below the relevant Work Exposure Limits (WELs) at all locations. As such, natural ventilation was considered to provide adequate control of internal air quality.

Matching Airport, Abbess Roding

Air Quality Assessment in support of a flexible generation facility. Dispersion modelling was undertaken to determine potential changes in pollution levels as a result of emissions from the installation and consider the potential impact at nearby sensitive receptor locations. Predicted concentrations of NO₂ were below the relevant air quality criteria at all locations of relevant exposure across all meteorological data sets modelled. The overall effects of the development were predicted to be not significant in accordance with the stated guidance.

High Road, Wood Green, London

Air Quality Assessment for a residential scheme located in an AQMA. Detailed dispersion modelling was undertaken at several heights reflective of residential units within the development. Results indicated that NO₂ and PM₁₀ concentrations were below air quality criteria across the development.

Anlaby Road, Hull

Air Quality Assessment for the development of a six storey hotel and associated infrastructure within an AQMA. Concerns were raised about the exposure of future occupants to elevated pollution concentrations during operation due to road traffic exhaust emissions. Detailed dispersion modelling was undertaken using ADMS-roads to assess PM₁₀ and NO₂ concentrations across the site. Results indicated that pollution levels were below the air quality standards across the development.

EMILY MACEY

Senior Air Quality Consultant



BSc (Hons), MSc, GradIEMA

Tel: 0161 706 0075 | Email: emily.macey@red-env.co.uk

KEY EXPERIENCE:

Emily is a Senior Environmental Consultant with specialist experience in the air quality sector. Her key capabilities include:

- Production of Air Quality Assessments in accordance with Department for Environment, Food and Rural Affairs (DEFRA) methodologies for a range of residential, commercial and industrial sectors.
- Detailed dispersion modelling of road vehicle exhaust emissions using ADMS-Roads. Studies have included assessment of road traffic exhaust emissions on sensitive receptors and exposure of new residents to poor air quality.
- Advanced canyon modelling to evaluate the impact of altered urban topography on air quality in built up areas.
- Assessment of construction dust impacts from a range of development sizes.
- Definition of baseline air quality and identification of sensitive areas across the UK.
- Production of air quality mitigation strategies specifically tailored to address issues at individual sites.
- Air quality monitoring at industrial sites to quantify pollutant concentrations
- Odour surveys to assess amenity and suitability of sites for potential future development for residential use.

SELECT PROJECTS SUMMARY:

Bowlers Yard, Manchester

Air Quality Assessment in support of an eleven storey residential development to provide circa 65 units on land known as Bowlers Yard, Manchester. The site was located in an Air Quality Management Area (AQMA) and concerns were raised regarding the exposure of future occupants to poor air quality due to road traffic emissions. Detailed dispersion modelling was undertaken using ADMS-roads to assess PM_{2.5}, PM₁₀ and NO₂ concentrations across the site. Results indicated that pollution levels were below the air quality objectives across the development.

Freemasons Arms Hotel, Heywood

Air Quality Assessment to support a residential-led development in an AQMA. Detailed dispersion modelling was undertaken with the inclusion of advanced canyon modelling to evaluate the impact of the urban topography within the locality on the dispersion of traffic related pollutants. Predicted concentrations of NO₂ were found to exceed air quality criteria at the building façade fronting Market Place at first floor level. As such, mitigation was specified for the affected units to ensure future residents would not be exposed to poor air quality.

Griffin Road, London

Air Quality Assessment in support of a residential development located in an AQMA. Detailed dispersion modelling was undertaken using ADMS-roads to assess PM₁₀ and NO₂ concentrations across the site. Results indicated that pollution levels were classified as APEC - A in accordance with the London Councils Air Quality and Planning Guidance.

High Street, Dudley

Odour Impact Assessment in support of a proposed residential-led development. Due to the location of the site, being above an existing hot food takeaway, odour surveys were required to assess the level of odour across the development. A risk assessment was also undertaken in accordance with the relevant odour guidance. An appropriate ventilation system was identified on the basis of the assessment results.

East Common Lane, Selby

Air Quality Assessment in support of an industrial development on land associated with Access 63 Business Park, East Common Lane Selby. Due to the size of the development it was possible that traffic generated from the scheme may cause negative impacts on sensitive receptors nearby. NO₂ and PM₁₀ concentrations were quantified at specific receptor points to ensure there would be no significant increases in pollution levels. Results revealed negligible impacts.

Wharton Road, Winsford

Air Quality Assessment in support of a residential development of circa 138 units on land off Wharton Road, Winsford. Using sensitive receptors, located in areas where increased road traffic may affect NO₂ concentrations, a comparison was made between overall concentrations with and without the development in place. Results revealed pollutant concentrations were below the relevant standards across the site and impacts were not significant.