

65922 – 197 Rochdale Road

CONTAMINATED LAND

The site has historically been in use as a terraced property with surrounding uses including a church, a conservative club and residential. Currently the site is in use as a solicitors.

The site is not within 250m of a registered landfill and is situated within an Air Quality Management Area.

The footprint of the building is not changing therefore no contaminated land conditions are required.

AIR QUALITY – Comments

The site is located within an Air Quality Management Area. Due to the scale of the development it is considered unlikely that the development would create an increase of more than 100 AADT (annual average daily traffic). Therefore in line with the EPUK Guidance, an air quality assessment is not required.

However, in line with the principles of Good Practice set out in the EPUK Guidance, consideration should be given to mitigating the impact of poor air quality on future residents who would reside within an AQMA.

Reason: This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

**Operations – Environment Section.
14 October 2020.**

Judith Scott
Environmental Protection Officer