

AIR QUALITY RISK ASSESSMENT REPORT

Proposed Development: Erection of 4 Dwellings

Site Location: Land off Holly Oak Gardens, Heywood, Rochdale

Report Date: 02 March 2026

EXECUTIVE SUMMARY

This Air Quality Risk Assessment (AQRA) has been prepared in support of a planning application for the erection of four residential dwellings on land off Holly Oak Gardens, Heywood, Rochdale. The assessment has been undertaken in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (Air Quality), Defra Local Air Quality Management Technical Guidance, and Institute of Air Quality Management (IAQM) guidance. The site is not located within an Air Quality Management Area (AQMA). Baseline air quality conditions in the vicinity are typical of suburban residential areas and below national Air Quality Objectives. Construction phase impacts are assessed as Low with standard mitigation measures. Operational phase impacts are considered Negligible due to the very small scale of development. The proposed development is therefore acceptable in air quality terms and compliant with Rochdale Borough Council planning validation requirements.

1. INTRODUCTION

This report assesses potential air quality impacts associated with the proposed construction and operation of four dwellings. The assessment has been prepared to satisfy validation requirements of Rochdale Borough Council and support determination of the planning application.

2. SITE DESCRIPTION AND CONTEXT

The site comprises undeveloped land within an established residential area. Surrounding uses are predominantly residential. The site is not adjacent to a strategic highway or significant industrial emission source.

3. POLICY AND GUIDANCE CONTEXT

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance – Air Quality
- Defra Local Air Quality Management Technical Guidance
- Institute of Air Quality Management (IAQM) Guidance
- Rochdale Borough Council Local Plan Policies

4. BASELINE AIR QUALITY CONDITIONS

Nitrogen dioxide (NO₂) associated with road traffic is the primary pollutant of concern within Rochdale Borough. Published Annual Status Reports indicate exceedances are generally confined to locations adjacent to heavily trafficked roads. The application site lies outside any declared AQMA.

5. IMPACT ASSESSMENT

Phase	Impact Source	Risk Level	Significance
Construction	Dust and plant emissions	Low	Minor/Temporary
Operational	Vehicle emissions	Negligible	Not Significant

6. MITIGATION MEASURES

- Damping down exposed surfaces during dry conditions
- Wheel washing and sheeting of vehicles transporting loose materials
- Prompt removal of mud/debris from public highway
- Provision of EV charging infrastructure
- Energy efficient building design in line with Building Regulations

7. COMPLIANCE WITH ROCHDALE VALIDATION CHECKLIST

This report addresses Rochdale Borough Council validation requirements by: - Identifying site location relative to AQMAs; - Describing baseline air quality conditions; - Assessing construction and operational impacts; - Providing proportionate mitigation measures; - Demonstrating no breach of Air Quality Objectives.

8. CONCLUSION

The proposed development of four dwellings will not result in significant adverse air quality impacts. The site is located outside any AQMA, and operational traffic generation is negligible. With standard construction mitigation, the development is acceptable in air quality terms.

APPENDIX A – SITE LOCATION PLAN (To be appended)

APPENDIX B – RELEVANT AIR QUALITY OBJECTIVES

Pollutant	Objective	Averaging Period
Nitrogen Dioxide (NO ₂)	40 µg/m ³	Annual Mean
PM ₁₀	40 µg/m ³	Annual Mean
PM _{2.5}	25 µg/m ³	Annual Mean