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Air Quality Assessment

CONSTRUCTION OF 1 NEW DWELLING WITH PARKING AND AMENITY SPACE

Air Quality Assessment for the Construction of 1 New Dwelling with Associated Parking and Amenity Space.

1. Introduction

This Air Quality Assessment has been prepared in support of a planning application for the erection of a single residential dwelling on land at Ashdene, Shawclough, Rochdale.

The purpose of the assessment is to consider the existing air quality conditions within the locality and the potential effects of the proposed development on local air quality along with any potential effects of local air quality on future occupants.

The assessment has been undertaken proportionately, reflecting the small scale of the proposed development, in accordance with National Planning Policy Framework (NPPF) guidance which states that air quality assessments should be proportionate to the nature and scale of development.

2. Site Description

The site comprises a parcel of land located off Ashdene within the Shawclough area of Rochdale.

The surrounding area is predominantly residential in character, comprising detached and semi-detached dwellings served by local residential roads. There are no significant industrial uses adjacent to the site and no major pollution sources immediately adjoining the proposed development.

The proposal comprises the construction of a single dwelling together with associated access, parking and landscaping.

3. Planning Policy Context

National Planning Policy Framework (NPPF)

The NPPF requires planning decisions to contribute to and enhance the natural and local environment by:

- Preventing new development from contributing to unacceptable levels of air pollution.
- Ensuring that new development is appropriate for its location.
- Mitigating and reducing adverse impacts arising from air quality issues where identified.

Development should be suitable for its location having regard to the effects of pollution on health and living conditions.

Rochdale Local Plan

The adopted Rochdale Local Plan and Core Strategy form part of the statutory development plan for the Borough. Planning applications are assessed against local policies promoting sustainable development, protection of residential amenity and environmental quality. Air quality considerations form part of the wider environmental assessment of development proposals.

Places for Everyone (PfE)

The strategic development plan for Greater Manchester seeks sustainable patterns of growth, reduction in pollution impacts and the promotion of healthy communities. New residential development should not result in unacceptable environmental impacts and should support sustainable development objectives. ([Rochdale Borough Council][3])

4. Existing Air Quality Environment

The principal sources of air pollution within the locality are likely to be road traffic emissions from the surrounding highway network.

The site is situated within an established suburban residential area and is not understood to be immediately adjacent to any significant industrial emission source.

Based on the nature of the surrounding road network, traffic flows are considered relatively modest compared with principal urban routes and strategic transport corridors.

No evidence has been identified that the site itself constitutes a significant air quality constraint to residential occupation.

5. Construction Phase Impacts

Construction activities have the potential to generate temporary dust emissions from:

- Site clearance.
- Groundworks.
- Vehicle movements.
- Construction operations.

Given the limited scale of a single dwelling, dust generation is anticipated to be minor, short-term and localised.

The following standard mitigation measures are recommended:

- Dampening exposed surfaces during dry conditions.
- Wheel washing facilities where necessary.
- Covering loose materials during transportation.
- Good housekeeping practices.

- Prompt removal of debris.

Subject to implementation of these measures, construction impacts are considered negligible.

6. Operational Phase Impacts

Traffic Generation

A single dwelling would generate a very small number of daily vehicle trips.

The anticipated increase in traffic associated with one dwelling is not considered sufficient to materially affect local pollutant concentrations.

Consequently no significant increase in nitrogen dioxide (NO₂) concentrations is anticipated and no significant increase in particulate matter concentrations is anticipated.

The proposal therefore represents a de minimis traffic impact in air quality terms.

Future Occupiers

The proposed dwelling would provide residential accommodation within an established residential area.

The site is not located immediately adjacent to a motorway, major trunk road, heavy industrial process or other significant pollution source.

Future occupants are therefore not expected to experience unacceptable exposure to air pollution.

7. Mitigation and Enhancement

Although the proposal is not expected to result in significant air quality effects, the following measures are to be implemented as part of the development in accordance with good practice:

- Installation of electric vehicle charging infrastructure.
- Energy-efficient building fabric.
- Low-emission heating systems.
- Native tree and shrub planting.

These measures would contribute towards sustainable development objectives and help minimise emissions associated with occupation of the dwelling.

8. Conclusion

This assessment concludes that the proposed erection of a single dwelling on land at Ashdene, Shawclough, Rochdale is unlikely to result in significant adverse air quality effects.

The development is of a scale that would generate only a negligible increase in traffic movements and associated emissions. Construction impacts would be temporary and readily controlled through standard mitigation measures.

The site is considered suitable for residential use from an air quality perspective, and the proposal is considered compliant with national and local planning policy relating to air quality and environmental protection.