

Our ref: LE12813/MTW/RMc/003

Date: 15th January 2015

Digital ref:

Your ref:

Mr Philip Palmer
Macbryde Homes Limited
Macbryde House
Unit 28
St Asaph Business Park
Glascoed Road
St Asaph
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Dear Philip

Gateacre Garden Centre – Air Quality Assessment

Wardell Armstrong was instructed, by Macbryde Homes Limited, to undertake an air quality assessment for a proposed residential development at the Gateacre Garden Centre, Acrefield Road, Gateacre.

The proposed development site is currently occupied by the Gateacre Garden Centre premises. To the north, the site is bordered by the residential properties along the B5171 Gateacre Brow. To the east and south, the site is bordered by the residential properties along Glenville Close and Hunts Cross Avenue. To the west, the site is bordered by the B5171 Acrefield Road. The development proposals are residential in nature and comprise approximately 10 dwellings, with access from Acrefield Road to the west.

The proposed development is located within the administrative area of Liverpool City Council (LCC). LCC has declared the entire city as an Air Quality Management Area (AQMA) for exceedance of the annual mean objective for nitrogen dioxide (NO₂). The proposed development is therefore located within an existing AQMA.

Wardell Armstrong has undertaken consultation with Mr Paul Farrell, Principal Officer in the Environmental Protection Department at LCC, on 12th January 2015.

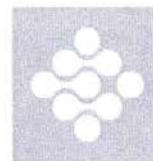


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Concerns had previously been raised by LCC about the potential for congestion along Acrefield Road, as a result of vehicles accessing the proposed residential development, and the associated potential for air quality impacts on nearby existing receptors. Air quality within the site was not considered to be of concern.

In order to consider this, traffic flow information has been obtained from CBO Transport Limited for Acrefield Road and the existing/proposed site access. This has provided information about the number of vehicles that access the garden centre in an average weekday.

In addition, CBO has also undertaken predictions of the potential number of vehicles which would likely access the proposed residential development in an average day.

The traffic flow information shows that, at present, 380 vehicles access the garden centre over an average weekday (i.e. 192 movements in and 188 movements out). This includes 10 HGVs which access the site to make deliveries (i.e. 5 movements in, 5 movements out).

With the proposed residential development in place, the number of vehicles accessing the site will significantly reduce. There are predicted to be 58 vehicle movements associated with the development (i.e. 29 movements in, 29 movements out), with no regular HGV movements (due to the nature of the development). This presents a decrease of 84.7% in total vehicles and a decrease of 100% in HGVs accessing the site.

It is therefore considered that the proposed development will result in a beneficial impact on Acrefield Road, in and around the vicinity of the junction of the proposed site access. Fewer vehicles and HGVs accessing the site will result in reduced congestion along Acrefield Road.

In addition to this, background pollutant concentrations have been obtained for the local area from the Defra default concentration maps. In 2015, the predicted NO₂ concentration is 18.20µg/m³ and the predicted PM₁₀ concentration is 14.14µg/m³.

Given the scale of the proposed development, the beneficial impact of the proposed use on local air quality (i.e. through a reduction in traffic accessing the site) and the relatively low background pollutant concentrations, air quality is not considered to be a significant issue at this site. This was agreed with Mr Farrell at LCC in an email on 12th January 2015.

Yours sincerely
for Wardell Armstrong LLP

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Beverley Dawson

From: Smith, Charlotte <charlottesmith@wardell-armstrong.com>
Sent: 15 January 2015 14:01
To: McCollom, Rebecca
Subject: FW: Gateacre Garden Centre

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From: Farrell, Paul - Environmental Health [mailto:PaulD.Farrell@liverpool.gov.uk]
Sent: 12 January 2015 16:39
To: Smith, Charlotte
Subject: RE: Gateacre Garden Centre

Charlotte,

As per our conversation earlier, I can confirm that I am happy for you to submit a screening letter based on the reduced number of dwellings proposed and that traffic flows will reduce further.

Regards

Paul Farrell | Principal Officer, Environmental Protection
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Online: www.liverpool.gov.uk

From: Smith, Charlotte [<mailto:charlottesmith@wardell-armstrong.com>]
Sent: Monday, January 12, 2015 12:54 PM
To: Farrell, Paul - Environmental Health
Subject: Gateacre Garden Centre

Hi Paul,

You may or may not remember but my colleague Rebecca McCollom contacted you in April last year in regards to a proposed development at the Gateacre Garden Centre, Acrefield Road, Gateacre.

The original proposals were for a residential development of approximately 13 dwellings and it was agreed, between yourself and Rebecca, that an air quality assessment would not be required due to an 81.5% reduction in total vehicles and a 100% decrease in HGVs, resulting in an improvement in local air quality.

Since your last correspondence, the site has been taken over by another developer whose proposals are for approximately 10 residential dwellings and I just wanted to confirm that you are still happy for us to prepare a screening letter for re-submission as it is likely traffic flows will further decrease with the new proposals.

If you could please review the above and provide me with any comments you may have. If you require any further information, or would like to discuss further, please do not hesitate to contact me.

Kind Regards,

Charlotte

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