



Air Quality Assessment for a Mixed Use Development in Lancashire

Background

Miller Goodall Ltd (MGL) was appointed to undertake an air quality assessment for a mixed use development on land in Wesham, Lancashire. The proposed development included a new football ground for AFC Fylde, a warehouse and distribution centre with ancillary office space, a retail store, a sports science building, a full-size outdoor floodlit 3G sports pitch, three all-weather floodlit five-a-side pitches, a petrol filling station, a hotel, a pub/restaurant and drive-through restaurant, and non-food bulky goods retail use. The aim was to assess the impact of traffic generation associated with the development at existing residential receptors.

Action Taken

Consultation was undertaken with the Environmental Protection Team at Fylde Borough Council, and it was agreed that the use of ADMS Roads was appropriate. The monitoring and meteorological data to be used within the assessment was also agreed with the Local Authority.



Figure 1: Site Layout

In order to populate the model, data was collected in relation to baseline air quality conditions at the site, meteorological conditions and traffic flow associated with the development. The impact of traffic-related emissions in respect of the site on air quality was assessed using the latest Emission Factors Toolkit, incorporating updated NO_x emission factor and vehicle fleet information. EPUK guidance was used to provide criteria for magnitude of change and related significance of quantified impacts as a result of a development.

The assessment concluded that vehicle exhaust emissions from traffic generated by the proposed development in the year of opening are predicted to have an imperceptible impact on local air quality at identified sensitive receptor locations in proximity to the road network. No specific mitigation was therefore proposed in relation to the development. However, a sustainable transport strategy and an active Travel Plan for residents and the ancillary uses on the site were formulated as part of the planning application. The development of the site did have the potential to impact on air quality during the construction phase. This would be a relatively short term issue that could be mitigated to a great extent by careful site management. Recommendations were made to prevent or minimise the release of dust entering the atmosphere and/or being deposited on nearby receptors during this phase.

For more information about us, visit our website at www.millergoodall.co.uk. If you would like to discuss how we can help your project, please contact Miller Goodall on 01204 596166 or email info@millergoodall.co.uk.