

MEMORANDUM



From: Ian Jones
Public Protection Service Manager

To: Mathew Philips
Planning Control Manager

Our Ref:

Your Ref: P/2019/0923

Date: 17/10/23

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2019/0923, LAND EITHER SIDE STANSTY CHAIN ROAD OFF A483 TRUNK ROAD AND A541 MOLD ROAD STANSTY WREXHAM LL11 4YF

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND DETAILED MEANS OF ACCESS WITH ALL OTHER MATTERS RESERVED

Report 'AIR QUALITY ASSESSMENT, STANSTY CHAIN ROAD, WREXHAM' Ref: AQ107812R4 Dated December 2019 by REC Ltd considers Air Quality from both construction dust management and end use.

Construction Phase

An assessment was carried out in line with guidance from the Institute of Air Quality Management which determine there to be a medium risk of dust soiling of nearby receptors and has therefore recommend mitigation measures (Table 15).

I recommend that these mitigation methods be required by condition.

Operational Phase

The report considered the traffic pollutants of Nitrogen Dioxide (NO₂) and Particulate Matter (PM) from both existing sources and predicted from future occupiers of the site. The modelling concluded that the pollutants will remain below their objective levels with the overall impact defined as not significant by the relevant guidance documents.

As this report was prepared in 2019 the Traffic Assessment (TA) Technical Note Addendum (dated July 2023) was consulted to determine whether there had been any significant changes in traffic flows that would question the validity of the air quality assessment. The TA confirmed that there has been no material change in operational conditions across the local highway network.

On the basis of the above the air quality report is accepted.

p.p.

A handwritten signature in cursive script, appearing to read 'Ian Jones', written in black ink.

Ian Jones
Public Protection Service Manager