

Dealt with by: Environmental Health

Our Ref: SMD/2023/0496

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Date: 5th December 2023

MEMORANDUM: PLANNING CONSULTATION

LOCATION

**Land at the Old Bowling Green Leek Road
Cellarhead**

PROPOSED DEVELOPMENT

**Construction of 9 extra care units (C2), communal
lounge/office and associated works**

Potential Areas of Environmental Concern.

1. Air Quality (AQ)

General Comments -

As with the previous application associated with this site [SMD/2023/0021](#), Environmental Health **recommend refusal** due to insufficient information being submitted to assess the impact of the development with regard to air quality

The Application is adjacent to the [Cellarhead AQMA](#) and parts of the site (near to the road) may potentially be unsuitable for development as they could introduce new exposure to poor AQ. It is also not clear how traffic movements associated with the development will affect the air quality within the AQ, which has been improving in recent years.



An Air Quality assessment should be submitted with the application to establish the

suitability of the site for the proposed development and any potential additional impacts on the wider AQMA

Regards,
Environmental Health