


# SiteSolutions

## Air Quality


An essential air quality screen, considering the impact of air pollution on the future development and value of a property; providing your clients with the necessary due diligence before purchasing a property.





### What's included

 Front page risk summary and clear 'next steps'

 Air Quality Management Areas

 Air Quality Monitoring Stations

 Local Emission Sources

 Predicted Air Quality Issues

- Early indication of existing and future air quality issues, allowing clients to complete the transaction in full knowledge of any risks to future usage and value
- Overall Opinion page providing clear identification of air quality issues and recommendations
- Issues identified if pollutant levels are close to or above legislated limits
- Poor air quality areas mapped in relation to proximity of site, providing a visual representation of issues
- Current air quality values and legislated limits are detailed, providing clear definition of likely issues
- Widely recognised modelled data used to predict future site specific air quality issues

### Designed for:

Residential and commercial property transactions.

Sites requiring future development, redevelopment or planning approvals.

### Use this report to understand:

#### Air Quality Management Areas

The existence of any Air Quality Management Areas (AQMA) within 500m of the site, as this is highly likely to have an impact on the future use or enjoyment of the site

#### Air Quality Monitoring Stations

If there are any air quality monitoring stations measuring airborne pollutants within 500m of the site, as this information may be considered as part of any planning decisions made by the Local Authority

#### Local Emissions Sources

Any known emission sources within 500m of the site, providing additional indication as to whether air quality could be a necessary consideration for the future potential of the site

#### Predicted Air Quality Issues

Modelled legislated limits and forecast air quality provides an indication as to whether poor air quality is likely to become an important consideration for the site in years to come

### Why you need it:

Early warning of any current or future atmospheric pollution issues likely to impact the value of the property or result in planning restrictions or constraints.



Air quality is an important consideration in every commercial property transaction as it could have a material impact on the operational use or future development of the site.



## Key features

- Main risks clearly summarised, allowing lawyers to cut and paste key information for their clients.
- Pollutant levels and legislated limits detailed and any exceedances highlighted.

## Due Dilligence

- Identification of any potential air quality issues, which may have a material impact on the usage or redevelopment of the site, human health or the environment.
- Early warning that potential planning and development opportunities in this area could be restricted, prevented or approved with conditions attached under Section 106 of the Town and Country Planning Act (1990).

## Does air quality affect your planning application?

The Government is currently working on a major new strategy to tackle the UK's air pollution after the Supreme Court ruled it was in breach of air quality regulations and, as such, Local Authorities have a responsibility under the 'Local Air Quality Management' legislation to review air quality.

With over 580 individual Air Quality Management Area, or AQMAs, already allocated in Great Britain, which are spread across 239 Local Authorities and cover a total area of 3,600km<sup>2</sup>, air quality is a subject that is already rising up the agenda and is likely to become as much of a concern as flood risk or land contamination for developers looking to capitalise on future commercial developments.

**In order to protect asset values, developers should know whether their property or planned development is in an AQMA and whether air quality is likely to decline or become an issue in the future.**

These other reports may be relevant to your site:

## Energy and Infrastructure

This report provides an accurate search for both residential and commercial properties for a number of Energy and Infrastructure projects across the UK.



**Included in the report:** Wind farms, HS2, Crossrail, energy exploration e.g. fracking, solar farms and renewable power plants.

## Highways

This report provides insight into planned changes to roads and rights of way affecting commercial sites.



**Included in the report:** Road, footpath and verge adoption status. Traffic schemes and orders, scheduled roadworks and existing/proposed Rights of Way.

If you require any assistance please contact our customer services team on **0330 036 6115** or by email at **orders@argyllenviro.com**