

**Planning Applications Committee: 9 January 2020
Updates to reports**

Application: 19/01352/F

Address: Site at rear of 67-69 Magdalen St

Item no: 4(b)

Pages: 45-58

One additional 3rd party comment raising the following issues:-

Air quality – points out that the site is in the Norwich Central Air Quality Management Area and that there is no mention of air quality in the committee report, which is capable of being a material consideration in the determination of planning applications.

Refers to air quality issues re: Anglia Square and draws parallels.

Officer response:

The site is in the City Centre Air Quality Management Area, which was designated in 2012 due to poor levels of Nitrogen Dioxide. The AQMA covers most of the city centre area. The source of pollution is identified as road traffic.

Air quality was not raised as an issue during consideration of the outline planning application, which is a material consideration in determining this application; the similarities between the two are set out in the committee report.

Notwithstanding the previous decision, the site is to the rear of properties on Magdalen Street and is consequently screened from the pollution caused by the buses that use that street. It is in direct line of sight to the St Crispin's fly-over but is some 30m from it. The distance between the site and the fly-over and the open nature of the space between the two means that there is sufficient space for pollutants to disperse in; as a result it is not considered that air quality will materially impact upon the amenity of the occupants of the proposed flats.

The representation suggests that approving the development that is the subject of this application would set a precedent for approving the redevelopment of Anglia Square that is currently the subject of a call-in inquiry, given that both sites are in the AQMA. Each application falls to be considered on its own merits and a decision on this application would have no bearing upon consideration of the Anglia Square proposals. Notwithstanding this, the council resolved to approve the redevelopment proposals the correspondent refers to.