

Ref: 21002_9.1_22.04.26_AQ

AIR QUALITY STATEMENT

FOR THE

PROPOSED NEW DWELLING

AT

R/O 9 ELDON SQUARE, READING, RG1 4DP

1.0 - Introduction

1.1 This air quality statement has been produced as a supporting document associated with the planning application for a proposed new dwelling on land to the rear of 9 Eldon Square, Reading, accessed from Eldon Terrace.

1.2 The statement has been prepared due to the application site being located within Reading Borough Council's Air Quality Management Area. The extent of the local authority's air quality management area around the application site is determined due to the motor vehicle emissions associated with the A329 Kings Road and A4 London Road vehicle traffic.

1.3 This statement is to be read in conjunction with the following documents:

21002.9.1_22.01.19_DAS Design & Access Statement
21002-PL-01 Location & Proposed Roof Plans
21002-PL-02 Existing Site Plan
21002-PL-03 Proposed Site Plan
21002-PL-04 Proposed Floor Plans
21002-PL-05 Proposed Elevations
21002-PL-06 Existing & Proposed Street Elevations
21002-PL-07 Proposed Street View Sketch
21002-PL-08 Proposed Bin Store Plan & Elevation
Arboricultural Impact Assessment, ref:1682, dated 20.01.2022
Preliminary Bat Roost Assessment ref: R3075/b

1.4 The site's existing condition and use is as vehicle garaging, car port and car parking which can provide parking for at least 5no. motor cars. The existing motor vehicle accommodation presents the significant air pollution emission consideration for the site and wider area.

1.5 The proposed new dwelling development will provide car parking for 2no. motor cars, which will result in over 50% reduction in potential emissions from motor vehicles when compared to the existing situation.

1.6 It is proposed that the site location within an area predominantly of residential use should support that a residential dwelling on the site should be acceptable. It should also be noted that the recently approved applications 200973 and 200974 confirmed that the 6no. new dwellings to be constructed on the southern side of Eldon Terrace 25metres east of the application site do not require any air quality management measures to be employed.