

Application ref: 2023/0493/P
Contact: Sam Fitzpatrick
Tel: 020 7974 1343
Email: sam.fitzpatrick@camden.gov.uk
Date: 26 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

130-134 Mecure Hotel
Southampton Row
London
WC1B 5AF

Proposal:

Details of air quality monitors required by condition 10 of planning permission 2018/3876/P dated 28/02/2020 (for alterations and extensions to the existing building in association with the creation of 18 additional bedrooms to the existing hotel.)

Drawing Nos: Cover Letter (dated 02/02/2023); Dust Monitoring Report (dated 03/07/2023).

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission:

Condition 10 requires details of the location, number, and specification of air quality monitors to be submitted and approved prior to their installation, as well as evidence that the monitors have been in place for a minimum of three months prior to the proposed implementation date.

A detailed dust monitoring report addressing the requirements of the condition has been submitted as part of this application, which has been reviewed by the

Council's Air Quality Officer, who has confirmed that the information provided is sufficient to discharge the condition. The location of the monitors has been reviewed and confirmed to be appropriate by the Air Quality Officer.

The full impact of the development has been considered during the determination of the original application.

As such, the proposals are in general accordance with policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 2 You should provide monthly summary reports to AirQuality@camden.gov.uk and automatic notification of any exceedances in accordance with the details thus approved. Any changes to the monitoring arrangements must be submitted to the Local Planning Authority and approved in writing.
- 3 You are reminded that condition 3 (detailed drawings and sample panel) of planning permission 2018/3876/P granted on 28/02/2020 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer



Dust Monitoring Report

Site: Mercure Hotel Bloomsbury,
130-134 Southampton Row, London, WC1B 5AF

Data Collected: 30/03/23 to 30/06/23

Report Date: 03/07/23

Report to: Waverley House Hotel Limited

Report Compiled by: Melissa Collins

Vibration Monitoring Services Limited



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

The company Vibration Monitoring Services Ltd shall have no liability for any loss, damage, injury, claim, expense, cost or other consequence howsoever arising, as a result of use or reliance upon any information contained in or omitted from this document.



Introduction to Dust Monitoring

Constructing buildings, roads and other infrastructure can have a substantial, temporary impact on local air quality. The most common impacts are increased particulate matter (PM) concentrations and dust soiling. Depending on the risk of dust effects occurring, monitoring may need to be carried out during both demolition and construction activities to ensure that the applied mitigation measures are effective in controlling dust emissions and that there are no significant impacts on the surrounding environment.

Pollutant	Description and main UK sources	Potential effects on health/ environment
Particulate Matter (PM-PM ₁₀ and PM _{2.5})	<p>Particulate Matter is generally categorised on the basis of the size of the particles (for example PM_{2.5} is particles with a diameter of less than 2.5µm). PM is made up of a wide range of materials and arise from a variety of sources. Concentrations of PM comprise primary particles emitted directly into the atmosphere from combustion sources and secondary particles formed by chemical reactions in the air. PM derives from both human-made and natural sources (such as sea spray and Saharan dust). In the UK the biggest human-made sources are stationary fuel combustion and transport. Road transport gives rise to primary particles from engine emissions, tyre and brake wear and other non-exhaust emissions. Other primary sources include quarrying, construction and non-road mobile sources. Secondary PM is formed from emissions of ammonia, sulphur dioxide and oxides of nitrogen as well as from emissions of organic compounds from both combustion sources and vegetation.</p>	<p>Both short-term and long-term exposure to ambient levels of PM are consistently associated with respiratory and cardiovascular illness and mortality as well as other ill-health effects. The associations are believed to be causal. It is not currently possible to discern a threshold concentration below which there are no effects on the whole population's health.</p> <p>PM₁₀ roughly equates to the mass of particles less than 10 micrometres in diameter that are likely to be inhaled into the thoracic region of the respiratory tract. Recent reviews by WHO and Committee on the Medical Effects of Air Pollutants (COMEAP) have suggested exposure to a finer fraction of particles (PM_{2.5}, which typically make up around two thirds of PM₁₀ emissions and concentrations) give a stronger association with the observed ill-health effects, but also warn that there is evidence that the coarse fraction between (PM₁₀ – PM_{2.5}) also has some effects on health.</p>

µg/m³ – The concentration of an air pollutant is given in micrograms (one-millionth of a gram) per cubic meter of air or µg/m³.

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Scope of Works

To carry out three months baseline dust monitoring at the Mercure Hotel Bloomsbury in London using two dust monitors as per 'IAQM Guidance on Monitoring in the Vicinity of Demolition and Construction Sites – (October 2018)'.

Dust monitoring unit 10 was installed on the 3rd floor balcony of Room 206 based at the front of the Hotel building. Dust monitoring unit 191/15 was installed on the first-floor next to the fire exit stairs along the rear of the Hotel and adjacent to the neighbouring properties as shown in the below photos. They were programmed to carry out continuous dust monitoring at these two locations.

The equipment was installed on site on Thursday 30th March 2023 and collected from site on Monday 3rd July 2023.

Equipment

The DM30 Dustsens air quality monitor is a fully automated particulate monitor for measuring PM10, PM2.5 & PM1. The DM30 is designed for continuous monitoring of dust levels at any site, in all conditions. It is MCERTS approved for ambient monitoring and fully cloud-based system, with real-time data view. MCERTS is the Environment Agency's Monitoring Certification Scheme.

Dust Monitor Locations



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

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Dust Monitor Photos

**Unit 10 – Front of the Hotel
(Room 206 Balcony)**



**Unit 10 – Front of the Hotel
(Room 206 Balcony)**



Unit 191/15 – Rear of the Hotel



Unit 191/15 – Rear of the Hotel



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

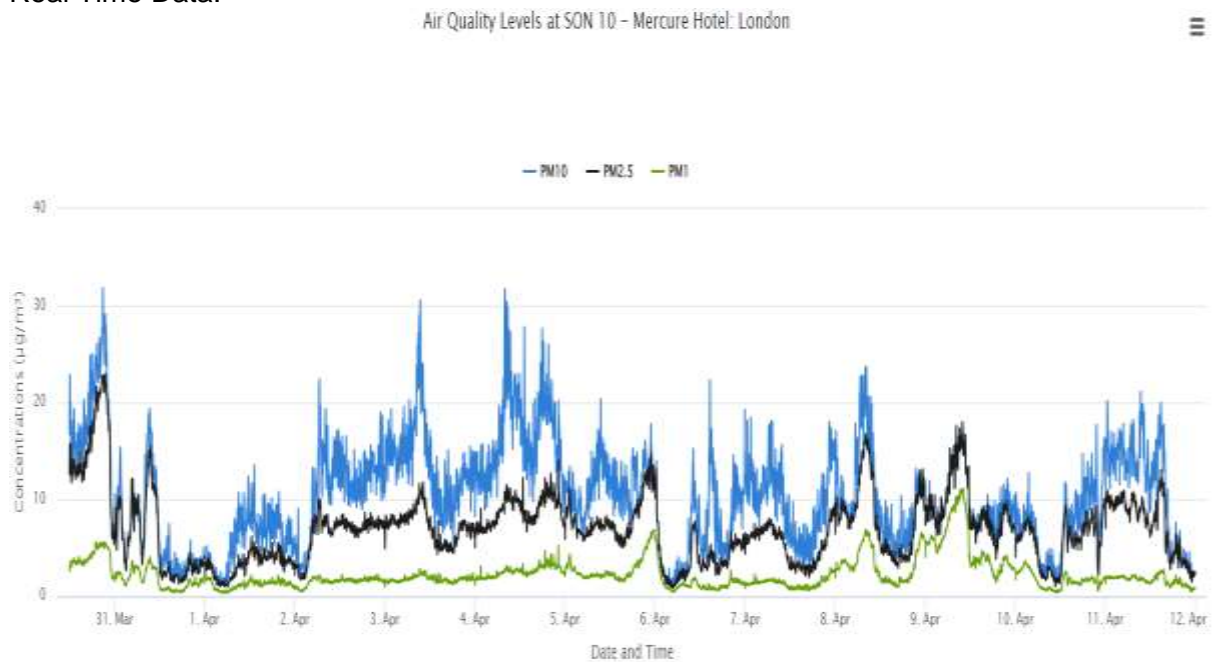
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Baseline Dust Report

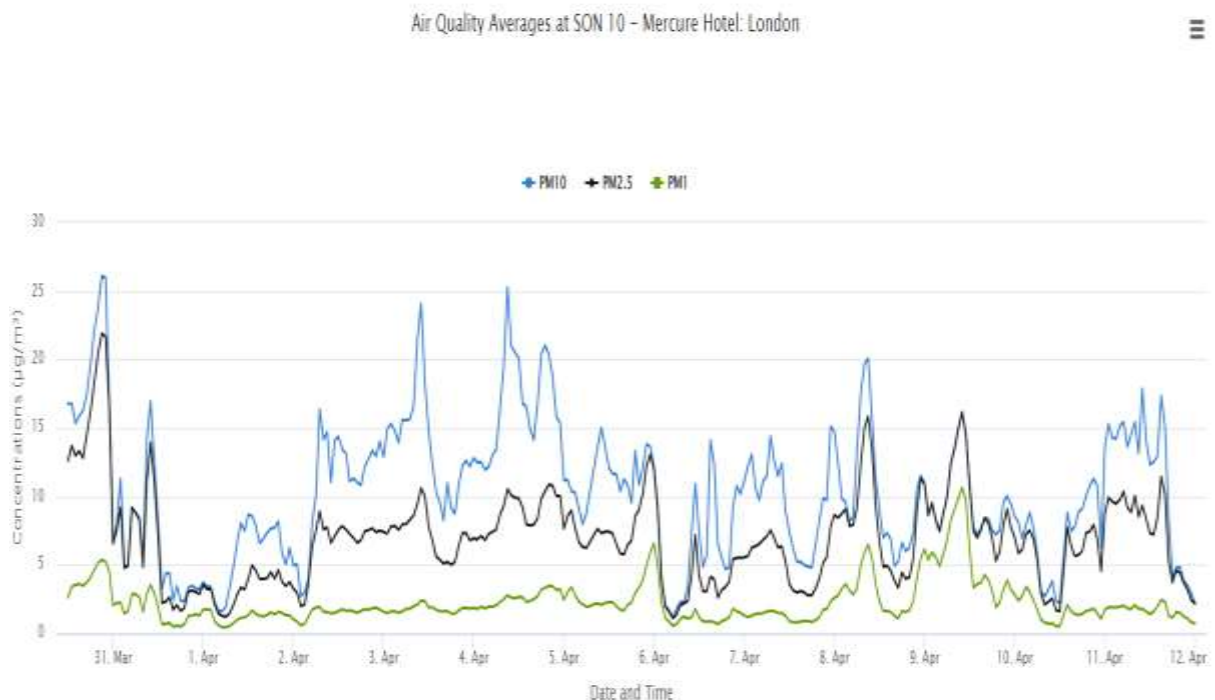


Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	30/03/23 to 12/04/23
Unit ID Number:	10

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

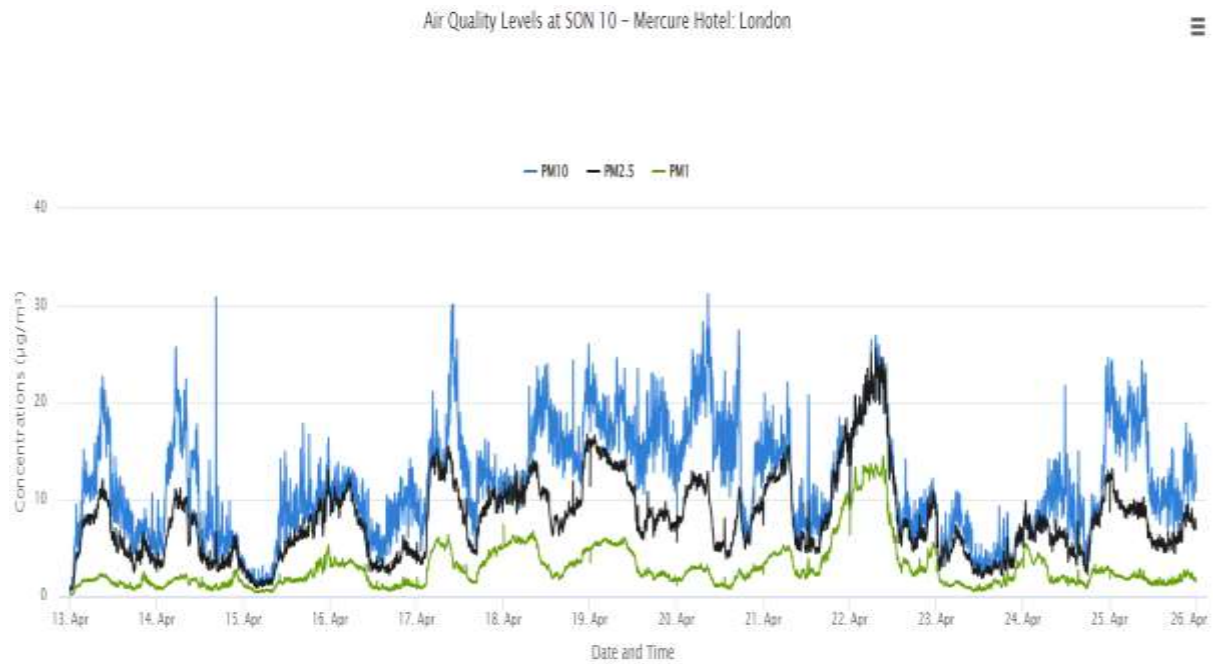
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Baseline Dust Report

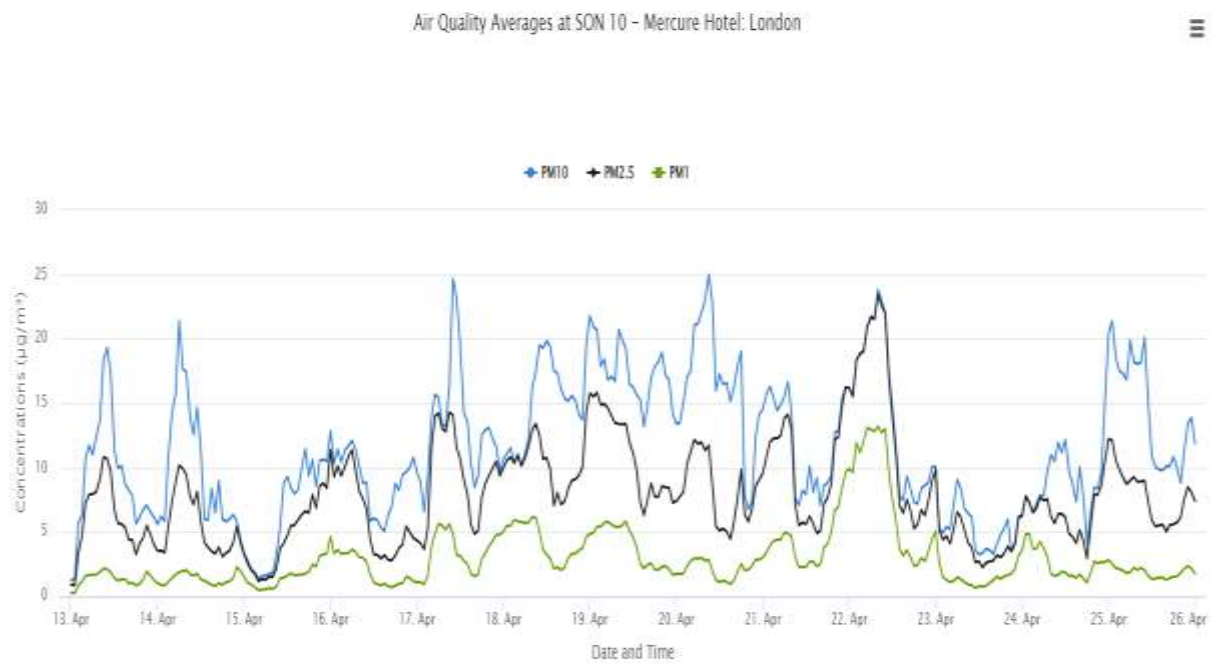


Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	13/04/23 to 26/04/23
Unit ID Number:	10

Real Time Data:



Hourly Averages:



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Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

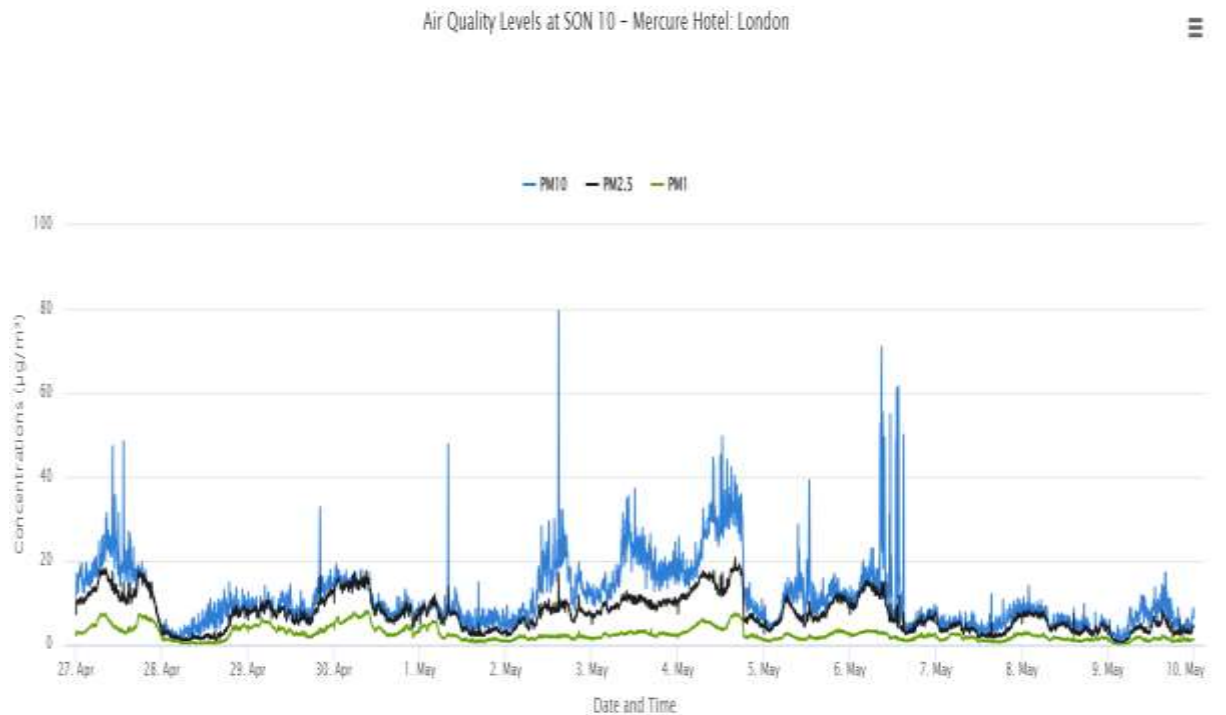
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Baseline Dust Report



Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	27/04/23 to 10/05/23
Unit ID Number:	10

Real Time Data:



Hourly Averages:



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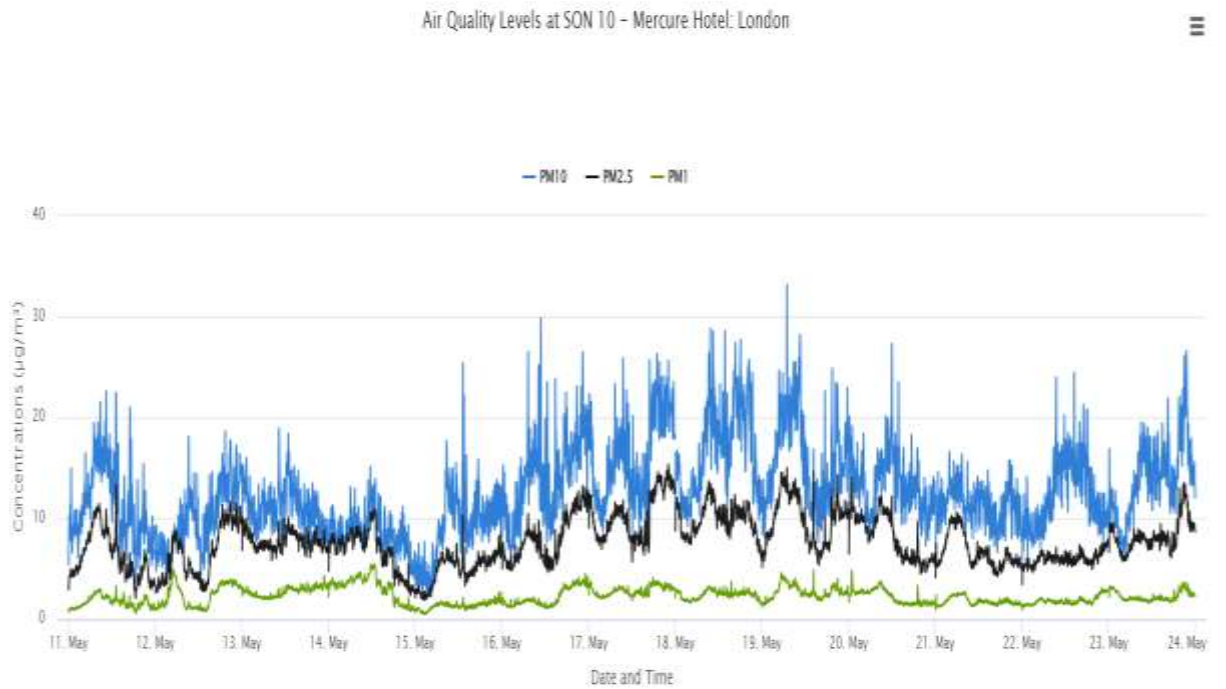
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Baseline Dust Report

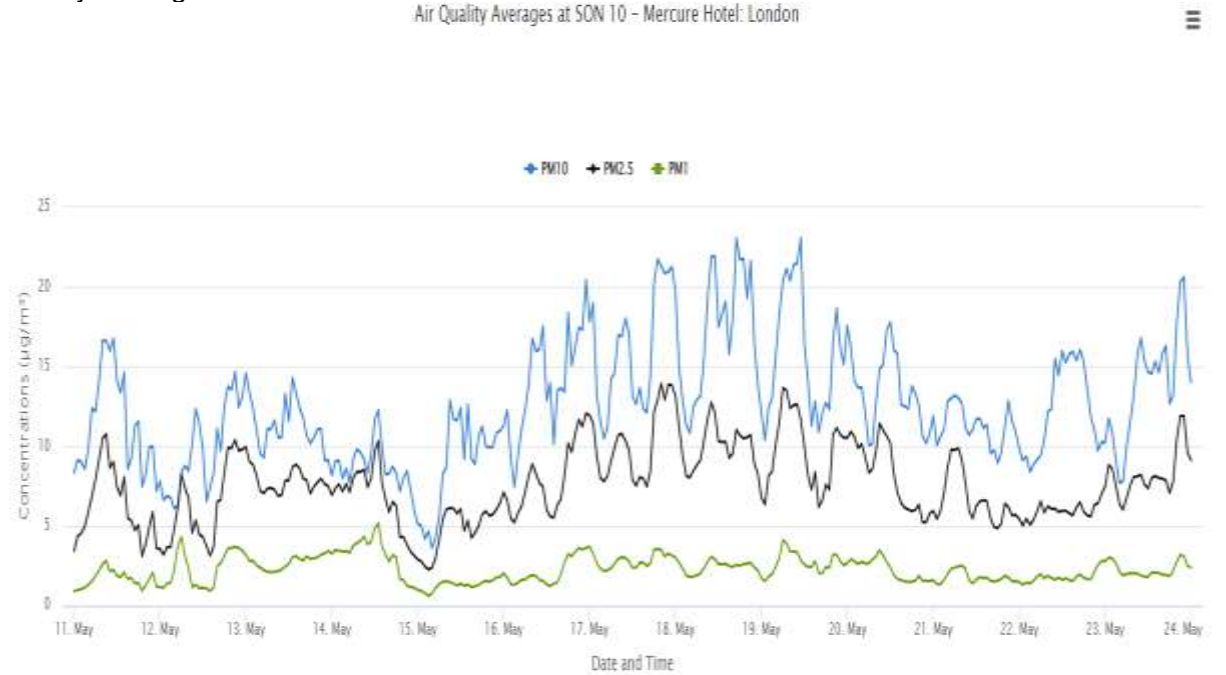


Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	11/05/23 to 24/05/23
Unit ID Number:	10

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

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Baseline Dust Report



Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	25/05/23 to 07/06/23
Unit ID Number:	10

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

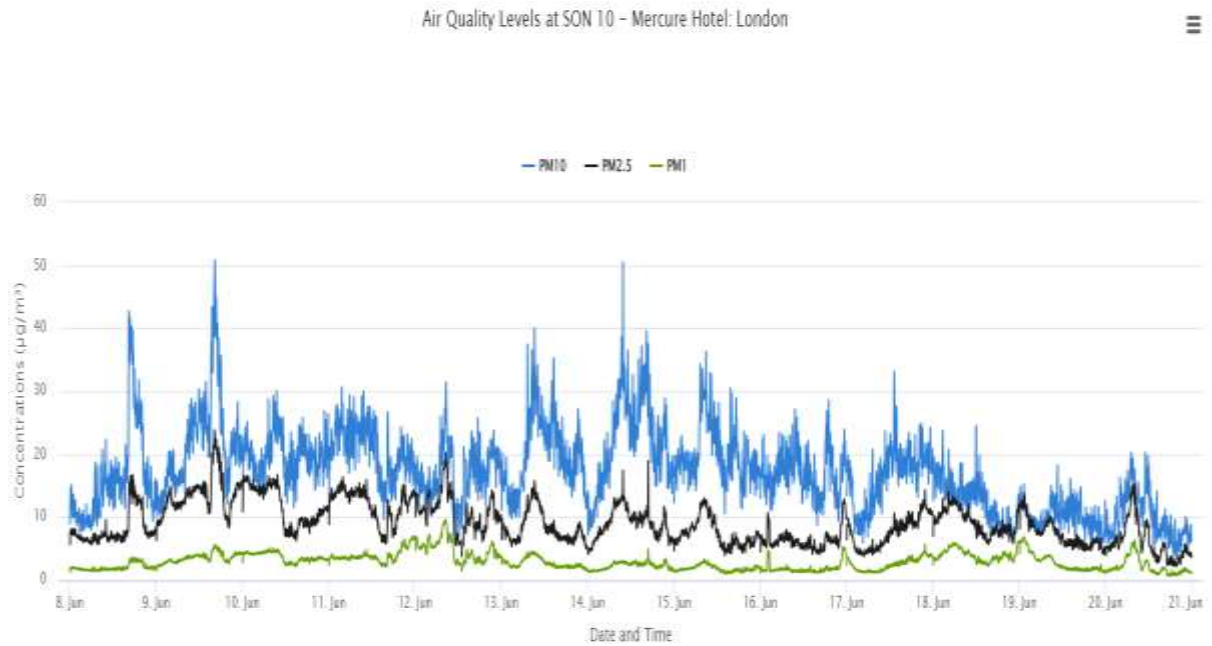
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Baseline Dust Report

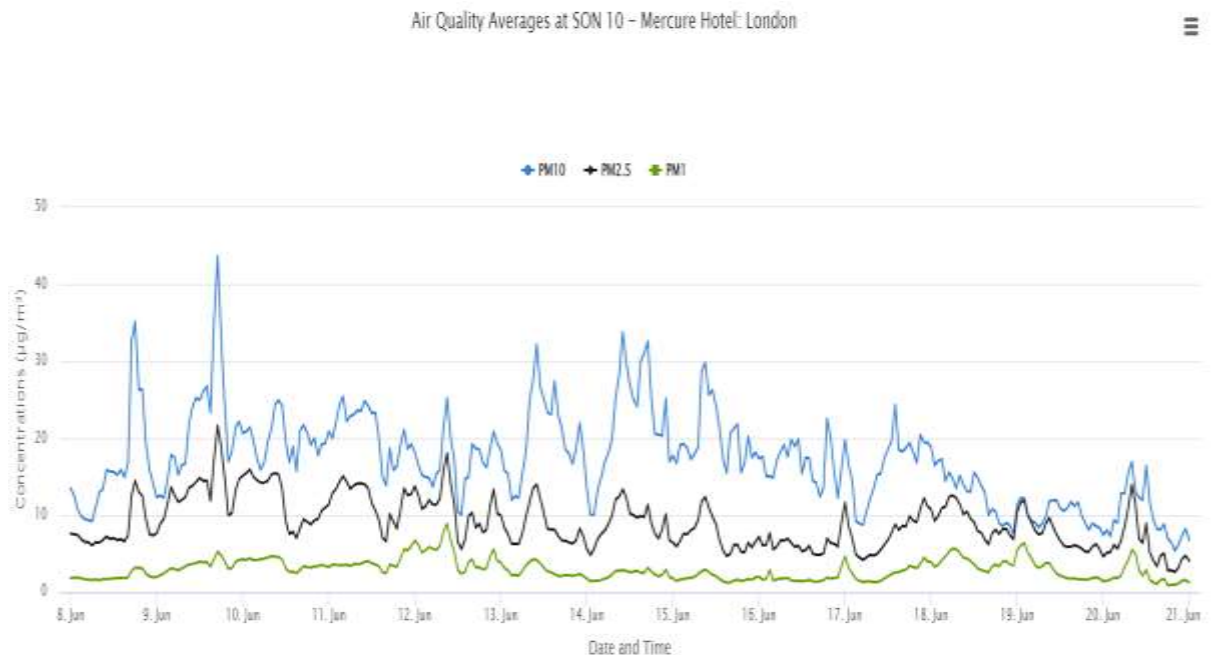


Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	08/06/23 to 21/06/23
Unit ID Number:	10

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

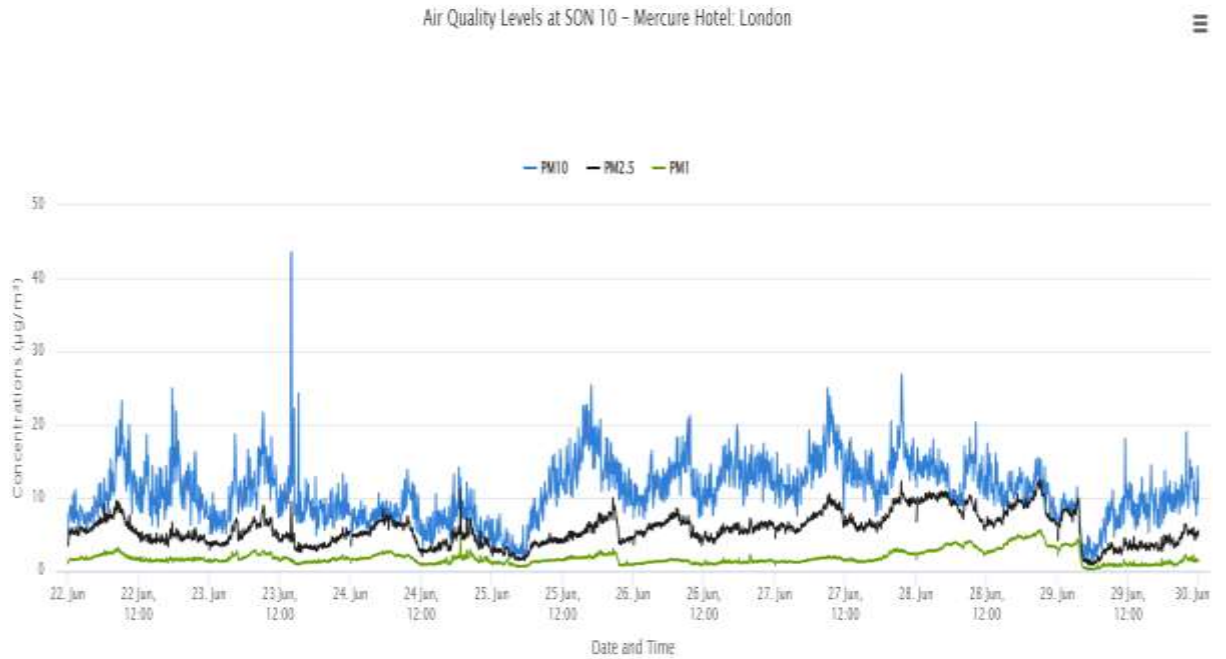
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Baseline Dust Report



Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	22/06/23 to 30/06/23
Unit ID Number:	10

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

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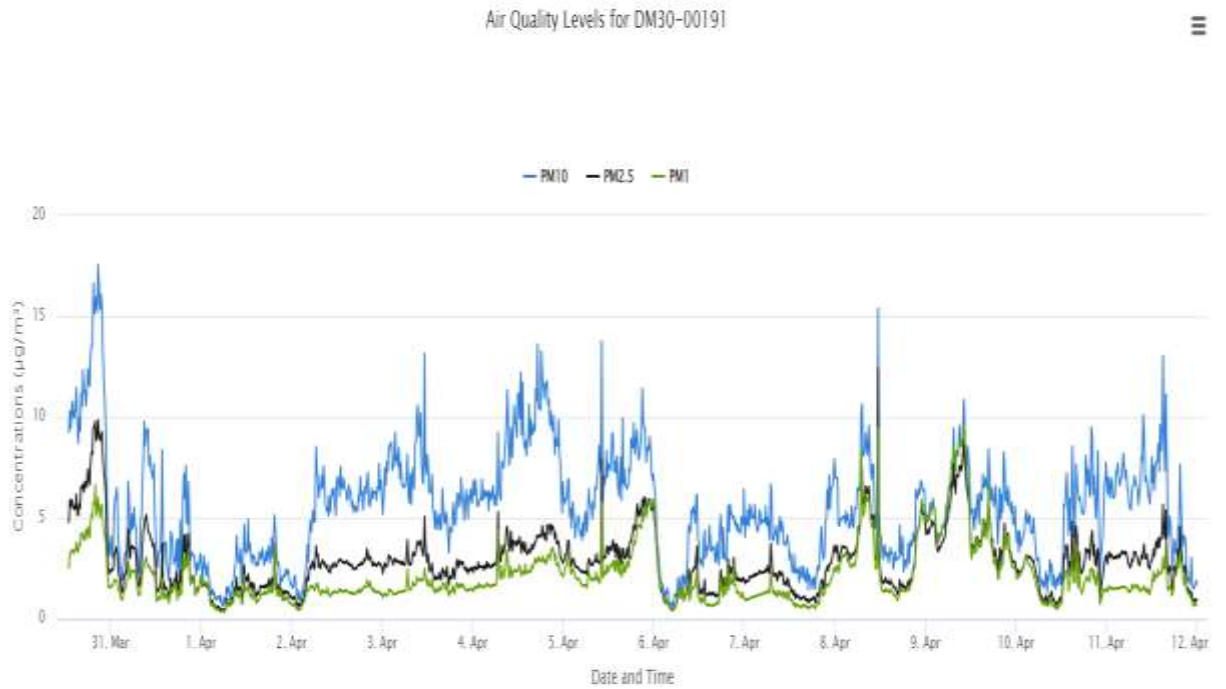
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Baseline Dust Report



Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	30/03/23 to 12/04/23
Unit ID Number:	191

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

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Baseline Dust Report



Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	13/04/23 to 26/04/23
Unit ID Number:	191

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

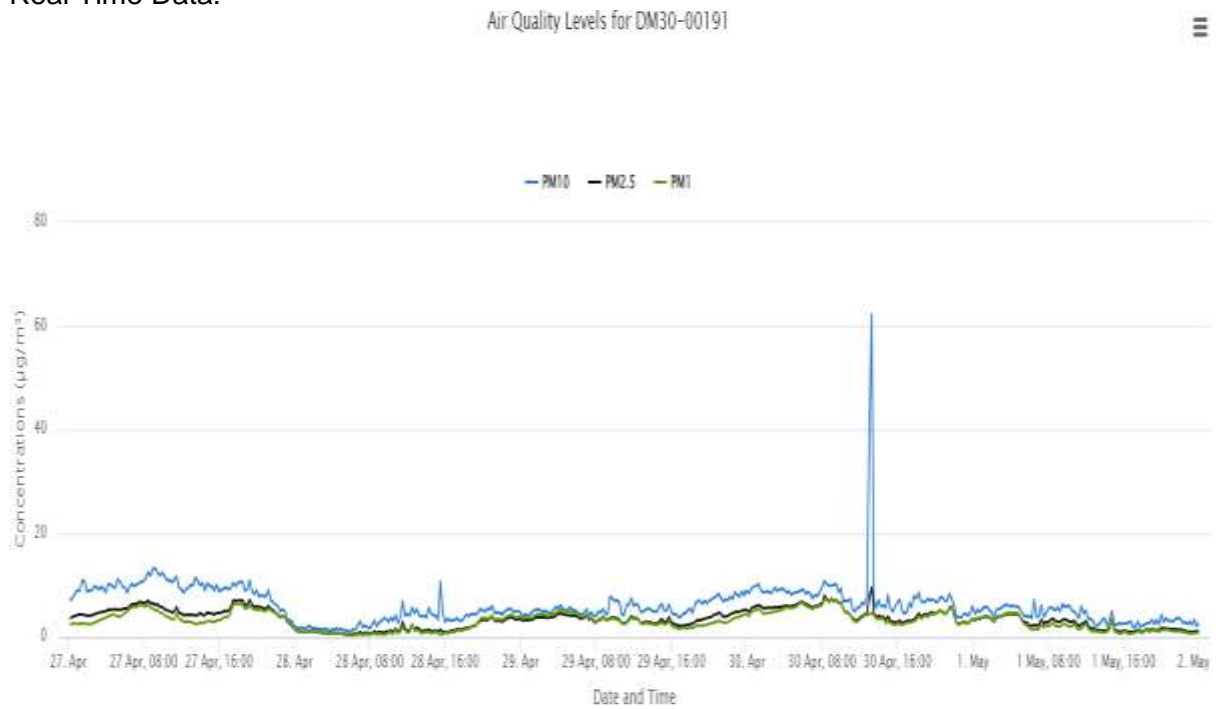
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Baseline Dust Report



Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	27/04/23 to 02/05/23
Unit ID Number:	191

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

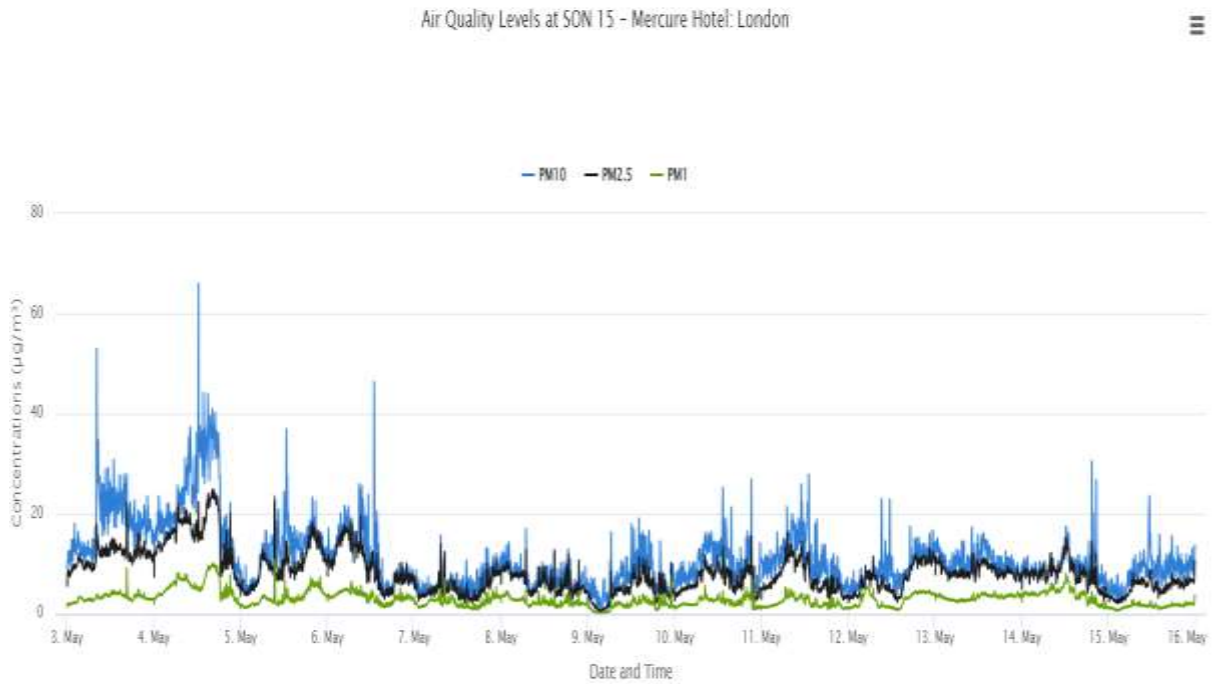
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Baseline Dust Report

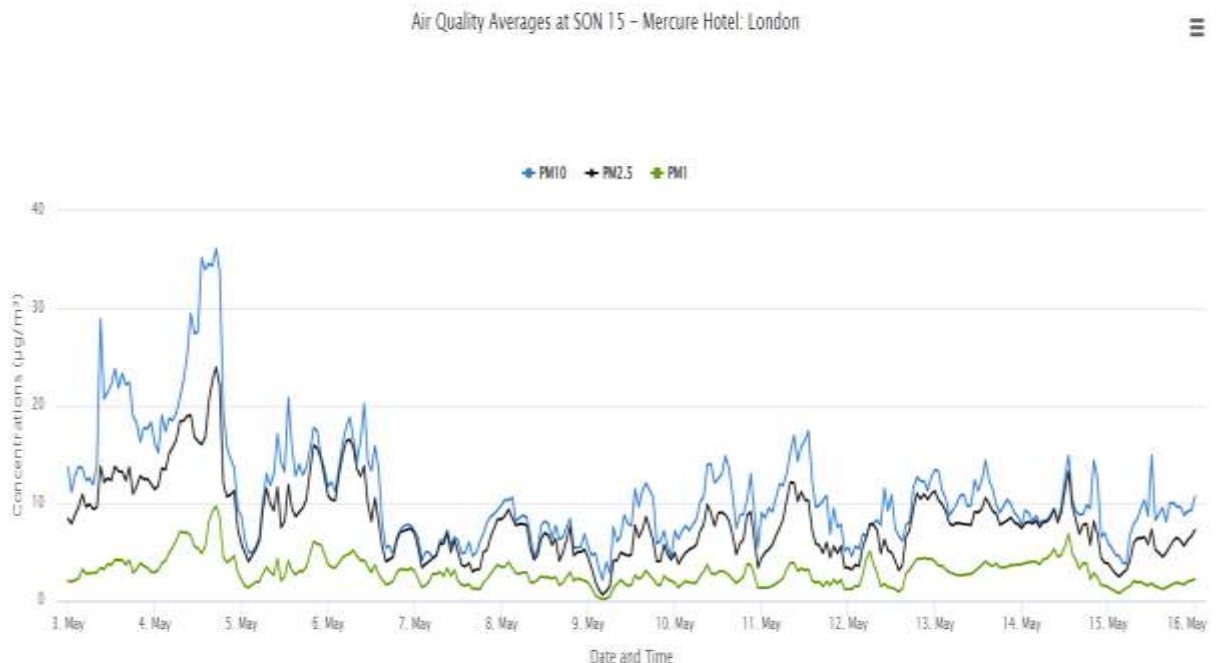


Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	03/05/23 to 16/05/23
Unit ID Number:	15

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

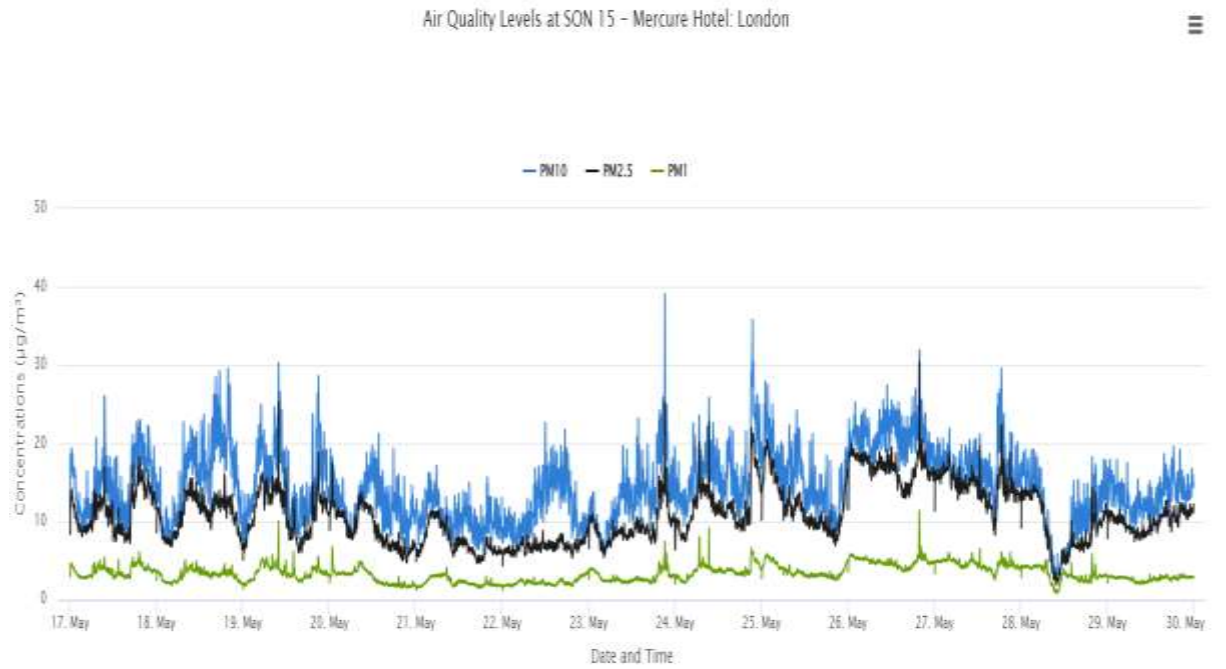
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Baseline Dust Report

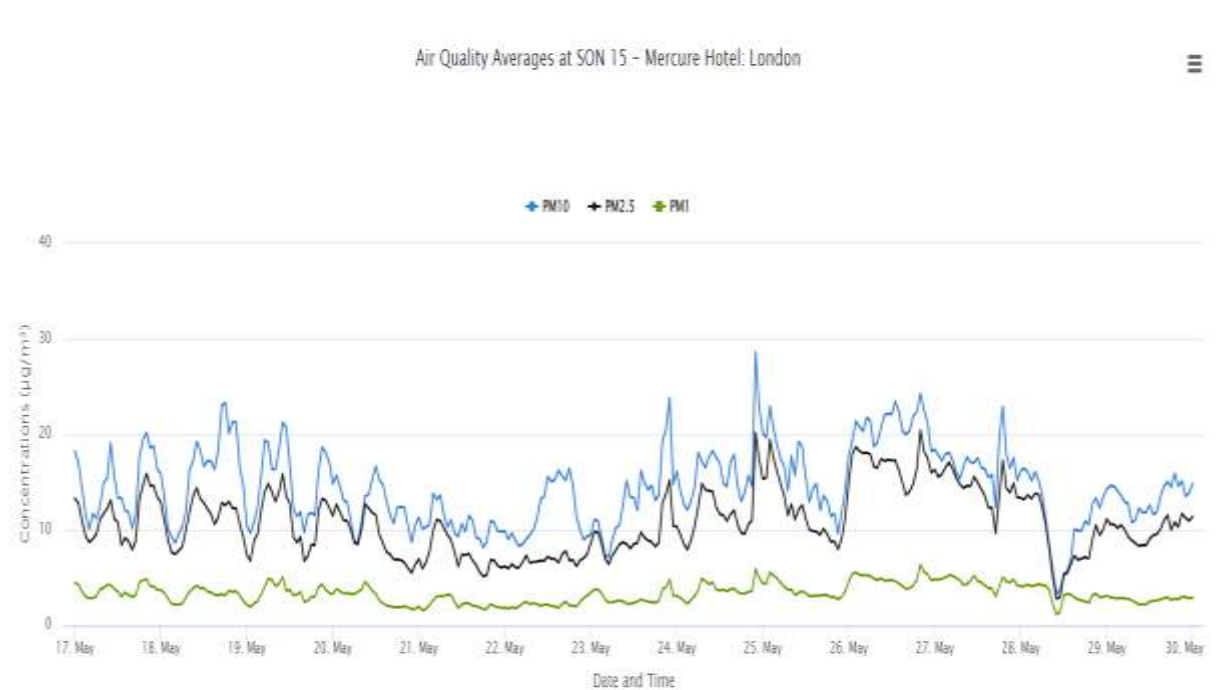


Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	17/05/23 to 30/05/23
Unit ID Number:	15

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

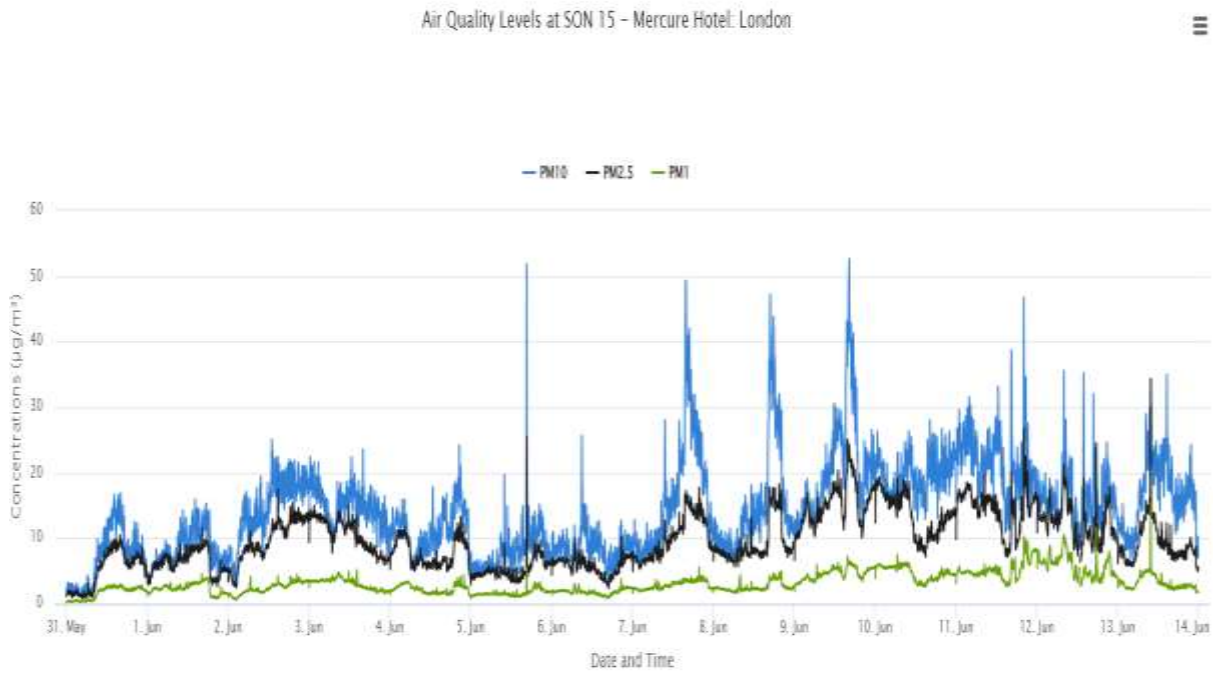
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Baseline Dust Report

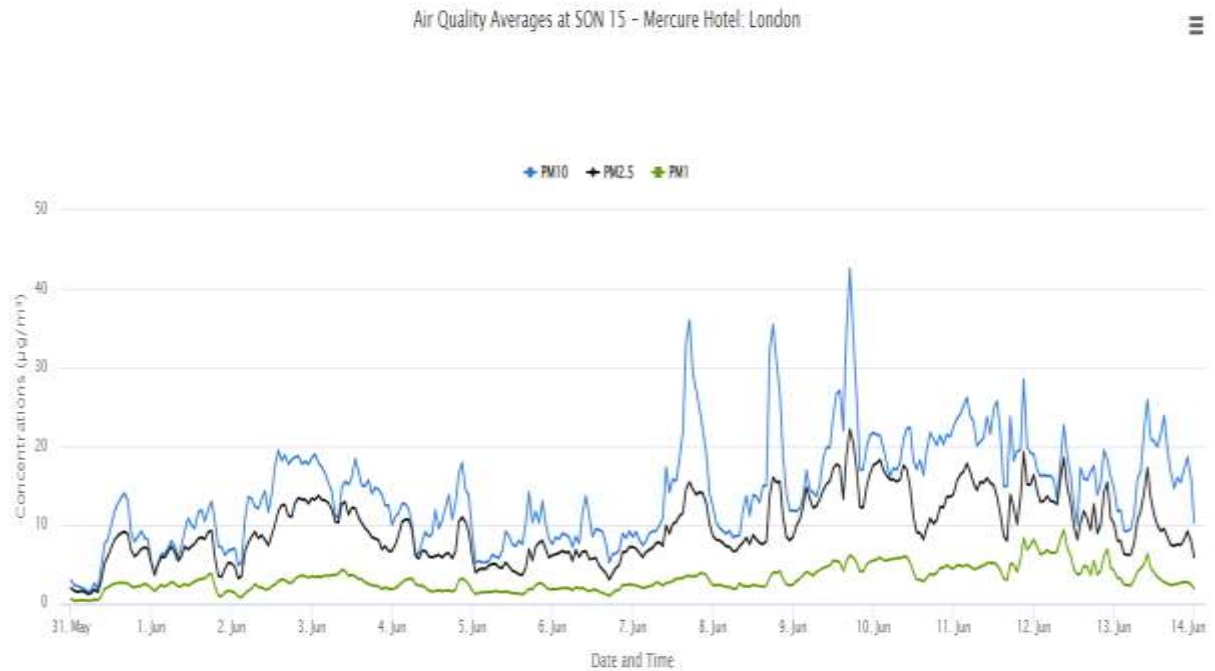


Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	31/05/23 to 14/06/23
Unit ID Number:	15

Real Time Data:



Hourly Averages:



Tel: 0208 108 0440

Email: vibration.monitoringltd@gmail.com - www.vibrationmonitoringservices.co.uk

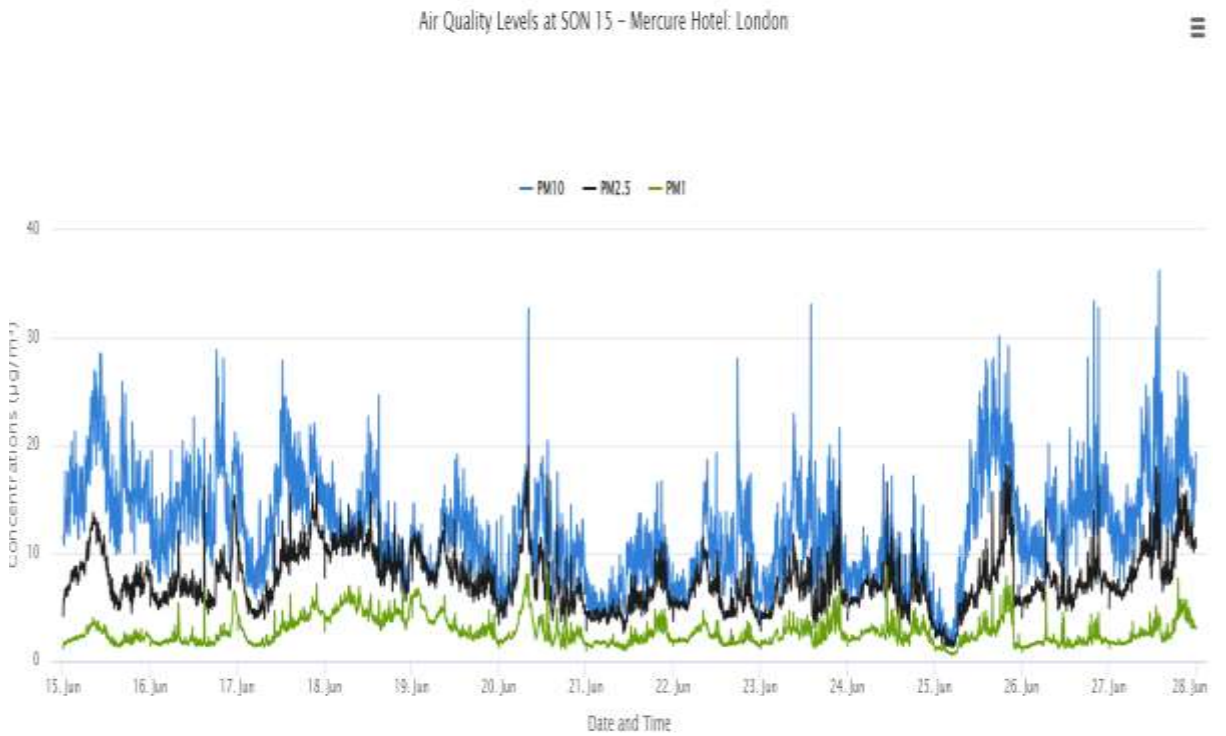
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Baseline Dust Report



Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	15/06/23 to 28/06/23
Unit ID Number:	15

Real Time Data:



Hourly Averages:



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Baseline Dust Report



Company:	Waverley House Hotel Limited
Date:	03/07/23
Site:	Mercure Hotel Bloomsbury, London, WC1B 5AF
Date Covered:	29/06/23
Unit ID Number:	15

Real Time Data:



Hourly Averages:



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Baseline Dust Report



Unit 10 – Calendar view of the daily average PM10 levels, located at the front of the building:

Monitor		Month		Year			
SON 10 - Mercure Hotel, London		March		2023		View	
SUN	MON	TUE	WED	THU	FRI	SAT	
			1	2	3	4	
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30 18.65 µg/m ³	31 6.37 µg/m ³		

Monitor		Month		Year			
SON 10 - Mercure Hotel, London		April		2023		View	
SUN	MON	TUE	WED	THU	FRI	SAT	
						1 5.68 µg/m ³	
2 11.1 µg/m ³	3 13.79 µg/m ³	4 16.72 µg/m ³	5 11.48 µg/m ³	6 6.37 µg/m ³	7 9.61 µg/m ³	8 10.24 µg/m ³	
9 9.78 µg/m ³	10 7.19 µg/m ³	11 11.2 µg/m ³	12 12.65 µg/m ³	13 9.51 µg/m ³	14 9.83 µg/m ³	15 6.67 µg/m ³	
16 8.94 µg/m ³	17 13.28 µg/m ³	18 15.41 µg/m ³	19 17.23 µg/m ³	20 16.49 µg/m ³	21 12.01 µg/m ³	22 14.25 µg/m ³	
23 5.23 µg/m ³	24 9.44 µg/m ³	25 14.24 µg/m ³	26 15.16 µg/m ³	27 17.75 µg/m ³	28 5.73 µg/m ³	29 10.06 µg/m ³	
30 11.27 µg/m ³							

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Baseline Dust Report



Unit 10 – Calendar view of the daily average PM10 levels, located at the front of the building:

Monitor		Month		Year		
SON 10 - Mercure Hotel London		May		2023		
View						
SUN	MON	TUE	WED	THU	FRI	SAT
	7.36 <small>µg/m³</small>	13.72 <small>µg/m³</small>	18.21 <small>µg/m³</small>	22.28 <small>µg/m³</small>	10.94 <small>µg/m³</small>	13.52 <small>µg/m³</small>
5.37 <small>µg/m³</small>	5.95 <small>µg/m³</small>	6.09 <small>µg/m³</small>	8.66 <small>µg/m³</small>	11.44 <small>µg/m³</small>	9.98 <small>µg/m³</small>	11.15 <small>µg/m³</small>
8.67 <small>µg/m³</small>	9.06 <small>µg/m³</small>	14.24 <small>µg/m³</small>	16.14 <small>µg/m³</small>	16.94 <small>µg/m³</small>	16 <small>µg/m³</small>	13.35 <small>µg/m³</small>
11.25 <small>µg/m³</small>	12.33 <small>µg/m³</small>	13.97 <small>µg/m³</small>	17.42 <small>µg/m³</small>	17.09 <small>µg/m³</small>	22.83 <small>µg/m³</small>	17.89 <small>µg/m³</small>
11.74 <small>µg/m³</small>	15 <small>µg/m³</small>	14.07 <small>µg/m³</small>	9.92 <small>µg/m³</small>			

Monitor		Month		Year		
SON 10 - Mercure Hotel London		June		2023		
View						
SUN	MON	TUE	WED	THU	FRI	SAT
				9.84 <small>µg/m³</small>	16.5 <small>µg/m³</small>	15.93 <small>µg/m³</small>
11.75 <small>µg/m³</small>	10.15 <small>µg/m³</small>	10.49 <small>µg/m³</small>	17.98 <small>µg/m³</small>	16.29 <small>µg/m³</small>	22.13 <small>µg/m³</small>	19.87 <small>µg/m³</small>
20.79 <small>µg/m³</small>	17.08 <small>µg/m³</small>	20.11 <small>µg/m³</small>	22.37 <small>µg/m³</small>	20.25 <small>µg/m³</small>	16.85 <small>µg/m³</small>	16.38 <small>µg/m³</small>
12.8 <small>µg/m³</small>	10.13 <small>µg/m³</small>	9.98 <small>µg/m³</small>	6.97 <small>µg/m³</small>	11.04 <small>µg/m³</small>	10.22 <small>µg/m³</small>	7.5 <small>µg/m³</small>
10.68 <small>µg/m³</small>	12.69 <small>µg/m³</small>	14.19 <small>µg/m³</small>	12.19 <small>µg/m³</small>	8.18 <small>µg/m³</small>	9.51 <small>µg/m³</small>	

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Baseline Dust Report



Unit 191/15 – Calendar view of the daily average PM10 levels, located at the back of the building:

Monitor: SDN 191 - Mercure Hotel: London (Removed 04-05-2023) | Month: March | Year: 2023 | View

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	11.35 µg/m ³	4.47 µg/m ³	31

Monitor: SDN 191 - Mercure Hotel: London (Removed 04-05-2023) | Month: April | Year: 2023 | View

SUN	MON	TUE	WED	THU	FRI	SAT
						2.43 µg/m ³
5.33 µg/m ³	6.6 µg/m ³	8.55 µg/m ³	7 µg/m ³	3.37 µg/m ³	3.98 µg/m ³	5.24 µg/m ³
6.21 µg/m ³	4.5 µg/m ³	5.95 µg/m ³	7.12 µg/m ³	5.52 µg/m ³	5.01 µg/m ³	3.54 µg/m ³
5.02 µg/m ³	7.47 µg/m ³	7.84 µg/m ³	8.53 µg/m ³	7.51 µg/m ³	6.7 µg/m ³	9.11 µg/m ³
3.52 µg/m ³	4.93 µg/m ³	6.9 µg/m ³	7.63 µg/m ³	9.35 µg/m ³	3.46 µg/m ³	5.77 µg/m ³
8.38 µg/m ³						

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Baseline Dust Report



Unit 191/15 – Calendar view of the daily average PM10 levels, located at the back of the building:

Monitor: SON 15 - Mercure Hotel, London | Month: May | Year: 2023 | View

SUN	MON	TUE	WED	THU	FRI	SAT
	1	16.74 µg/m³	18.01 µg/m³	22.99 µg/m³	12.55 µg/m³	11.76 µg/m³
6.26 µg/m³	7.38 µg/m³	7.06 µg/m³	10.1 µg/m³	11.11 µg/m³	8.92 µg/m³	10.54 µg/m³
9.43 µg/m³	8.35 µg/m³	13.28 µg/m³	14.69 µg/m³	15.87 µg/m³	15.08 µg/m³	12.41 µg/m³
10.55 µg/m³	11.85 µg/m³	13.48 µg/m³	16.51 µg/m³	15.58 µg/m³	21.06 µg/m³	17 µg/m³
10.83 µg/m³	13.41 µg/m³	12.02 µg/m³	7 µg/m³			

Monitor: SON 15 - Mercure Hotel, London | Month: June | Year: 2023 | View

SUN	MON	TUE	WED	THU	FRI	SAT
				8.38 µg/m³	14.65 µg/m³	14.9 µg/m³
11.27 µg/m³	8.14 µg/m³	8.61 µg/m³	16.75 µg/m³	15.09 µg/m³	21.06 µg/m³	19.72 µg/m³
21.79 µg/m³	16.33 µg/m³	16.49 µg/m³	19.67 µg/m³	16.91 µg/m³	14.45 µg/m³	14.63 µg/m³
12.24 µg/m³	10.71 µg/m³	10.88 µg/m³	7.68 µg/m³	9.82 µg/m³	11.51 µg/m³	8.37 µg/m³
13.14 µg/m³	13.41 µg/m³	16.23 µg/m³	101.22 µg/m³	7.31 µg/m³	9.81 µg/m³	

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Guidance:

Good environmental practice is essential to control dust emissions at all stages of demolition and construction, from pre-project planning and site preparation through to materials handling and disposal. This will ensure the public is protected from negative health impacts and nuisance issues associated with dust emissions.

Implementing BPM – Best Practise Guidance ‘The control of dust and emissions from construction and demolition (2006)’.

- When carrying out demolition or construction work during periods of dry or windy weather, there can often be dust problems on sites bordered by homes. Take measures to reduce the formation and spread of dust. Control the dust at source by using a continuous fine-water spray. Provide a suitable water supply, and make sure there are enough hoses to reach all parts of the site and a way of getting rid of wastewater.
- There must be adequate screening and damping down during all demolition activities, sandblasting, clearance work, breaking up of existing ground services and other site preparations and activities. Use existing features of the site, such as boundary walls to provide screening where practicable.
- Enclose scaffolding with appropriate sheeting material.
- Provide easy-to-clean hard-standings for vehicles.
- keep heavily used areas clean by brushing vehicles and spraying them with water regularly.
- Control the cutting or grinding of materials on the site.
- Buildings or structures that are being demolished, or small areas of land that are being prepared for development must be damped down using high-pressure hoses.
- Use water bowsers on large areas.
- On sites where a large amount of dust has been produced and is laying on the ground, use a specialist vehicle to remove dust (by vacuuming) before you damp down the site.
- Always enclose materials, and damp down dusty materials using water sprays during dry weather.
- All materials that create dust, including soil, must be stored away from the site boundary, screened to prevent wind spreading the dust and damped down where practical. You will need to consider the size and shape of stockpiles to reduce dust.
- Paved roads near to exits must be kept clean. Vehicles transporting materials onto or off the site must be suitably covered where necessary to prevent dust.
- Do not allow rubbish and waste materials to build up on the site.
- Use rubble chutes and skips where appropriate. There must be an effective close-fitting cover over the skip to contain all the dust and other rubbish. The chutes must be continuous until they reach the skip, with no gaps, and maintained in good condition.

Vibration Monitoring Services Ltd would recommend a trigger level for PM10 concentrations of 190 µg/m³, over a 1-hour period, in accordance with the updated guidance document ‘*Guidance on Monitoring in the Vicinity of Demolition and Construction Sites – (October 2018)*’ be applied during the construction works.

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