

12-14 Greville Street
London
EC1N 8SB

Planning Reference – 2018/6367/P

Response to Planning Condition No. 8 –
Air Quality Monitoring

Construction Monitoring

Background dust monitors will be set up at the locations shown on in Figure D1 three months prior to the start on site.

Real-time continuous dust monitoring will be carried out during the construction phase of the development. A minimum of two dust monitoring systems are proposed to be installed onsite (either directly fixed to site hoarding or party walls or located on hardstanding). Further monitoring devices could be added, if deemed necessary however the proposed strategy is considered acceptable for the size and scale of development proposed.

Figure D1 shows the proposed locations of the monitoring devices. These locations are considered to be representative of the construction noise, vibration and dust emissions that will prevail at NSRs.

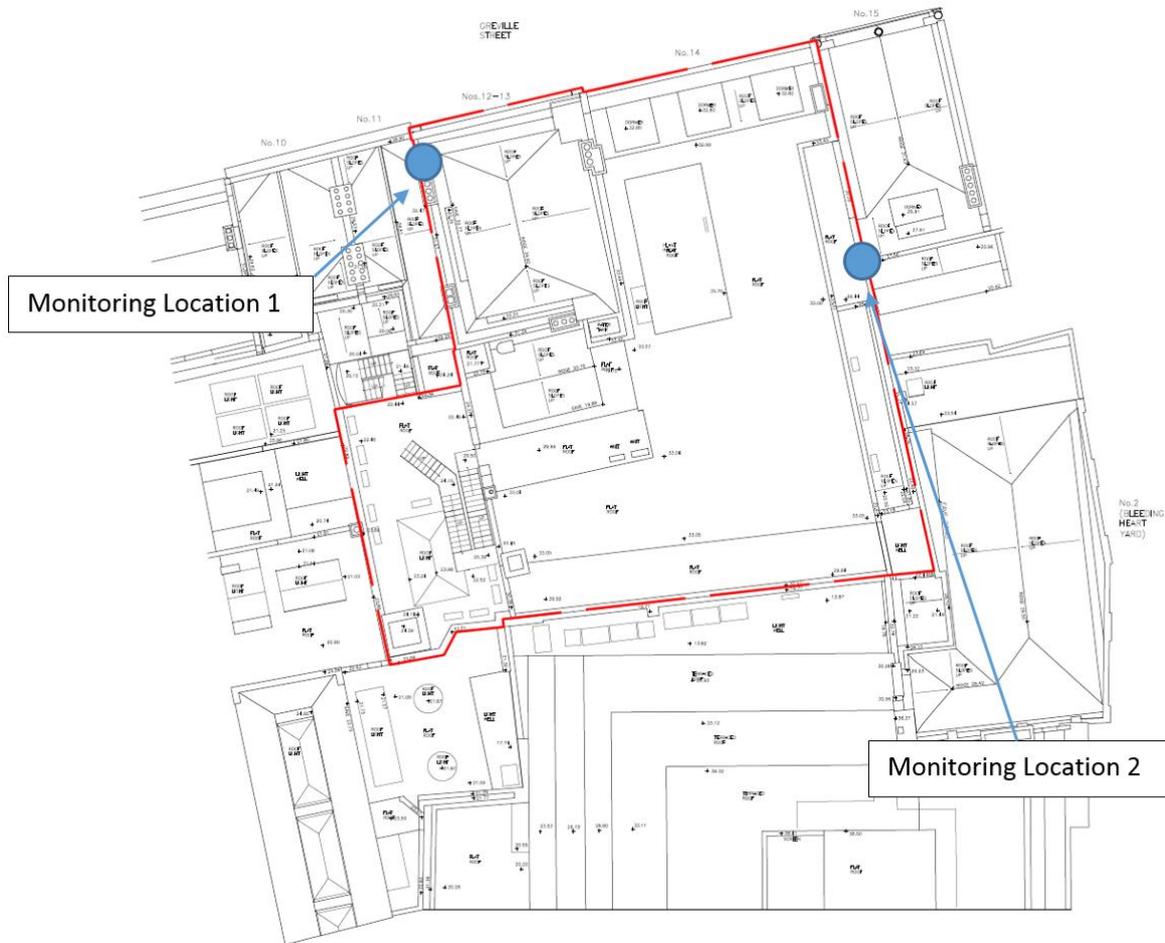
The [dust monitoring systems](#) will comprise MCERTS (PM10) certified airborne particle monitors, or similar approved).

The system will be configured to send email and/or text alerts to appropriate recipients (which should include the Contractor, Project Manager and Party Wall surveyors) in the event of any exceedances of the nominated dust project limits, which are summarised in Table D1 below.

Table D1 Nominated Construction Monitoring Limits

Monitoring Equipment	Limit	Reference Periods
Dust	250 $\mu\text{g m}^{-3}$ 15-minute mean for PM10 concentrations (trigger level)	0800-1800hrs Monday through Friday 0800-1300hrs on Saturdays
	350 $\mu\text{g m}^{-3}$ 15-minute mean for PM10 concentrations (action level)	

Figure D1 Nominated Construction Monitoring Locations



The dust trigger level is based on the guidance given in Paragraph 6.4 of the Mayor of London Supplementary Planning Guidance document *“The Control of Dust and Emissions During Construction and Demolition”*. The action level represents the level above which the works causing the exceedance should be stopped and the protocols for ‘action level exceedances’ (see below) followed.

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Trigger Level Exceedance Protocol

In the event of any consecutive exceedances of the nominated trigger levels, the following actions should be taken:

- The Contractor should ascertain the cause of the exceedance by reference to the timing of the alert, site diaries and a knowledge of current site activity.
- The Contractor should log the exceedance (if construction related) so it can be documented for reporting purposes.
- The Contractor should ensure that the activity causing the alert is carried out in such a way

as to minimise construction emissions as far as reasonably practicable (as per the mitigation and management measures documented above)

- If the works believed to be the cause of the alerts are still to be completed, it is recommended that notice be provided to NSRs with an explanation of the types of works being undertaken, and an indication of the likely remaining duration, in order to manage their expectations of the works.

Following receipt of any trigger level exceedances, construction emissions will be kept under close review as activities continue to minimise the risk of actionable exceedances occurring.

Action Level Exceedance Protocol

In the event of any consecutive exceedances of the nominated action levels, the following actions should be taken:

- The works believed to be causing the action level exceedance should cease while alternative working solutions are investigated. If no source can be identified, then the site manager will query as to whether or not the alert was triggered by accident.
 - The Contractor should ascertain the cause of the exceedance by reference to the timing of the alert, site diaries and a knowledge of current site activity.
 - The Contractor should inform the acoustics consultant managing the monitoring of the cause of the exceedance (if construction related) so it can be documented for reporting purposes.
- If there is a risk of repeat action level exceedances from the site activity identified, then the Contractor may convene a meeting with representatives and parties listed above. The purpose of the meeting would be to carefully review the working method / practices and machinery to determine if there are any reasonable alternative measures that could be implemented to reduce construction emissions further to minimise the risk of a re-occurrence.

Following receipt of any actionable exceedances, construction emissions would be kept under close review until all related site activity is completed.