

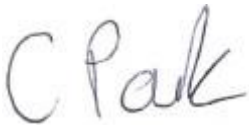

156 West End Lane, London

*Construction Dust Monitoring Plan*

*Discharge of 2015/6455/P - Condition 23*

**Status: Final**

**Date: 28.11.2019**

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Approved By	 Graham Parry Managing Director
Report For	Dillon Bourke (DCC Silver) On behalf of A2 Dominion In respect of the discharge of Condition No.23 (App Ref. 2015/6455/P)
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## 1. INTRODUCTION

Planning permission for the demolition of existing buildings and redevelopment of the site at 156 West End Lane, West Hampstead was approved by the London Borough of Camden in June 2017 (reference no. 2015/6455/P). This Construction Dust Monitoring Plan has been prepared by ACCON UK Limited (ACCON) and provides the necessary detail to discharge Condition 23 of that planning permission, which states:

*“Prior to commencement of any development other than site clearance & preparation full details of air quality monitors shall be submitted to and approved by the Local Planning Authority in writing. Such details shall include the location, number and specification of the monitors, including evidence that they have been installed in line with guidance outlined in the GLA’s Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.”*

Correspondence with Katherine Frost - Senior Sustainability Officer (Planning) at Camden Council has identified that the following information is required prior to the installation of the dust monitoring equipment:

- Number of AQ/dust monitors being installed
- Location of monitors– shown on site plan and rationale for installing at these locations (should take account of where dusty works are occurring, proximity to receptors and in particular schools, hospitals etc.) whilst being consistent with IAQM guidance. Photographs of monitoring locations would be useful
- Manufacturer and model of the monitoring equipment (note – equipment must be MCERTS indicative for PM<sub>10</sub> as a minimum)
- The dust (PM<sub>10</sub>) trigger levels that they will be using, e.g. will they use the 15-minute average or the new one-hour average, will they use the volatile-corrected trigger level or the raw data, is there an amber ‘alert’ level and then a site ‘action’ level, etc.

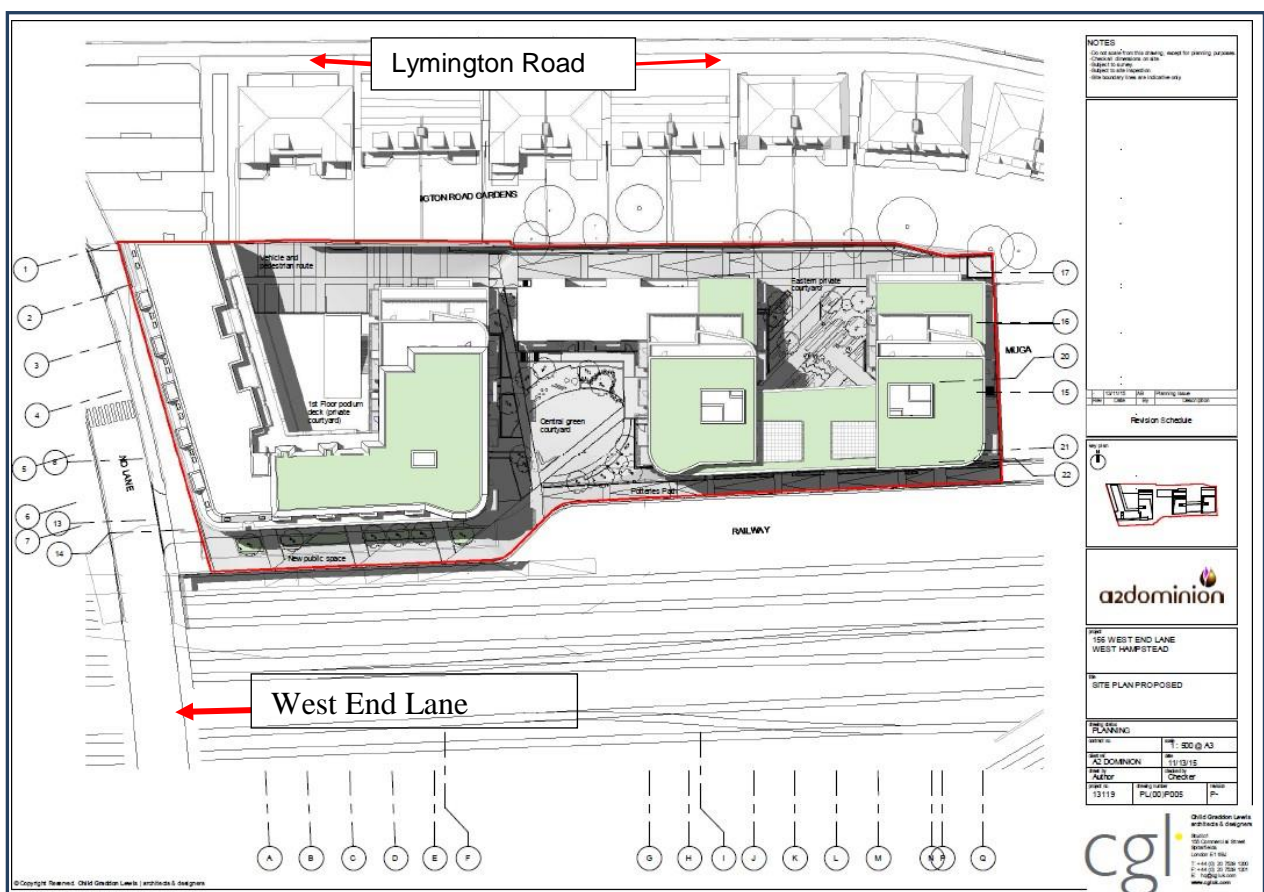
## 2. SITE DESCRIPTION

The site is located to the east of West End Lane, in West Hampstead, north of the railway and to the south of residential properties located on Lymington Road. The location is detailed below in **Figure 2.1**

West End Lane is a busy "high street" and is characterised by typical town centre uses (such as retail, restaurants, cafes and convenience stores) at ground floor level with residential accommodation above. West End Lane is the main arterial vehicular and pedestrian route from north to south through the designated town centre.

The wider surrounding area is predominantly residential in nature. In addition to the more traditional mansion blocks and semi-detached villas there has been a range of modern, high density, new housing developments in the area (including those at Blackburn Road, Iverson Road, Liddell Road and West End Lane).

**Figure 2.1: Location of the Site Boundary and Proposed Building Footprint**



### 3. DUST MONITORING EQUIPMENT & REPORTING

The Council has requested that the following information is provided:

- Details of the monitoring equipment used and dates of most recent servicing and calibration
- Site plan of the monitoring locations and recent photographs of the monitors on-site in their current locations (during that monitoring period)
- PM<sub>10</sub> trigger levels used (and trigger levels for any other pollutants monitored)
- Summary table of exceedances of these trigger levels during the monitoring period
- Average concentrations of PM<sub>10</sub> during the monitoring period, at each of the monitoring locations
- Graphs of PM<sub>10</sub> concentrations during the monitoring period
- Valid data capture during the monitoring period
- Details of the works being undertaken on-site during the monitoring period (and especially if there have been any exceedances of the trigger levels), and
- Dust mitigation measures used for preventative and reactive dust mitigation

#### 3.1. Type of dust monitoring equipment to be installed

The proposal is to install two of one of the following types of particulate monitoring systems:

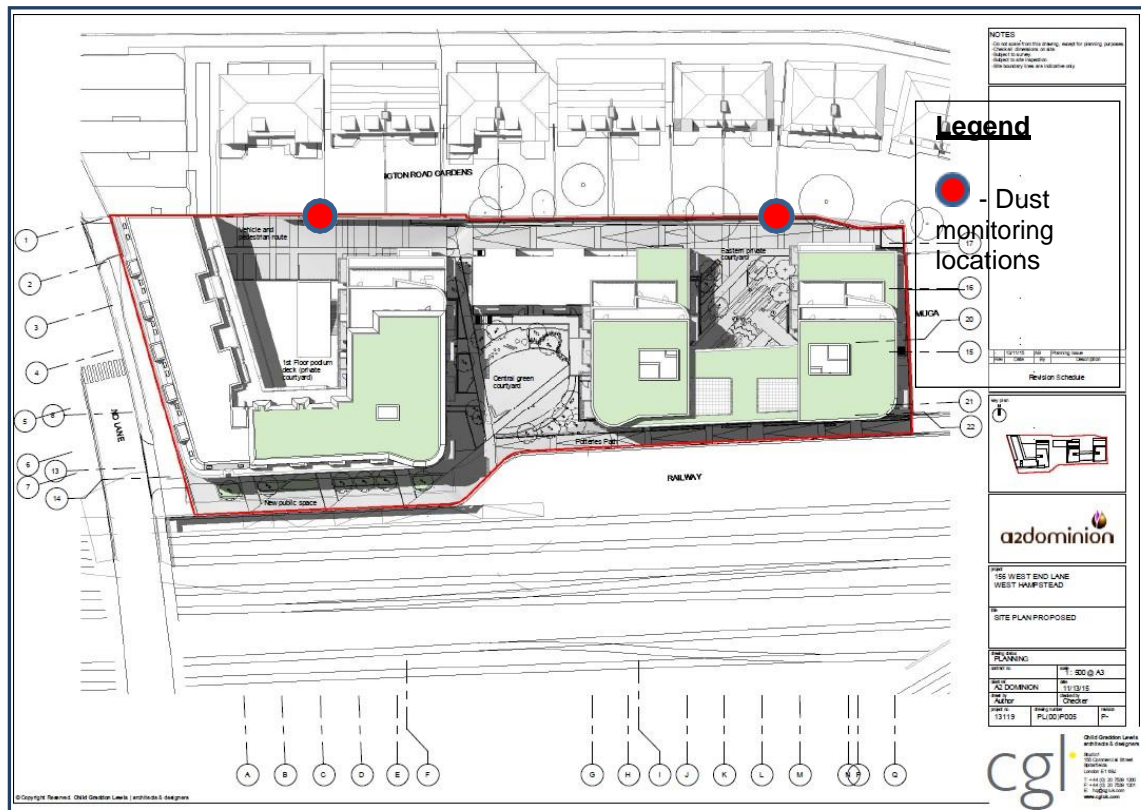
- Earthsense Zephyr;
- AER-AQY Micros Air Quality Station; or
- Osiris

The equipment would be installed prior to commencement of works on the site and would remain in place until the end of the construction period.

#### 3.2. Location of proposed dust monitoring

The proposed monitoring locations are shown in **Figure 3.1** below. The monitors would be at a height such as to ensure that particulate capture was indicative of the southernmost boundary of properties in Lymington Road. Where site inspection indicates that monitoring at these positions may be problematic then alternative locations would be agreed with the Council.

**Figure 3.1: Dust monitoring locations**



### 3.3. Dust Trigger Levels

The trigger levels for reporting would be set as:

- Period mean exceeding  $40\mu\text{g}/\text{m}^3$ ;
- Number of 24-hour mean concentrations exceeding  $50\mu\text{g}/\text{m}^3$ ; and
- Number of 15-minute concentrations exceeding a threshold of  $200\mu\text{g}/\text{m}^3$

### 3.4. Monthly Reporting

The monthly reporting would provide both tabular results and a graphical presentation and would include the following points:

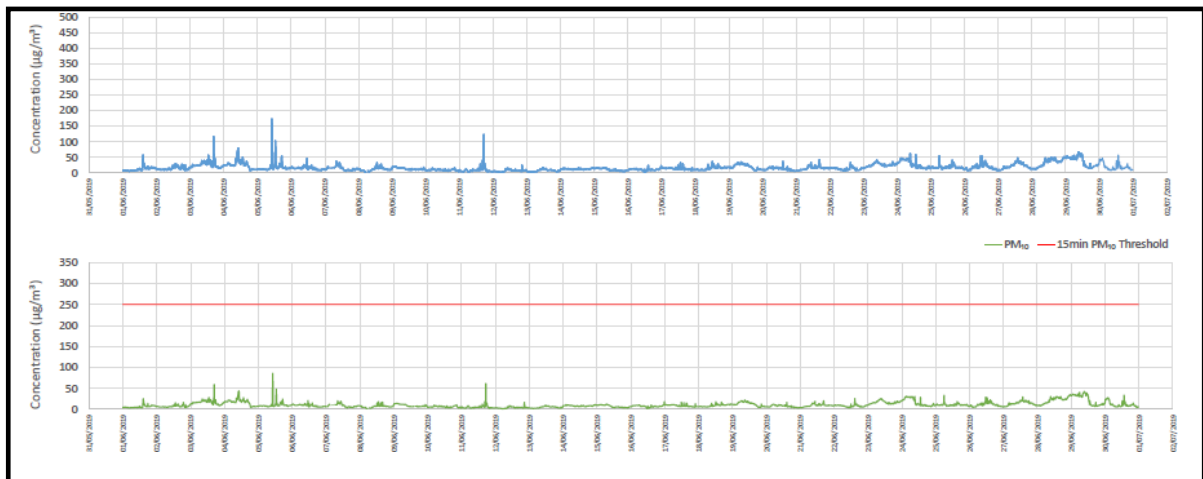
- Details of the monitoring equipment used and dates of recent servicing and calibration;
- Site plan of the monitoring locations and photographs of the monitors on-site in their current locations (during that monitoring period);
- $\text{PM}_{10}$  trigger levels;
- A Summary Table of exceedances of the trigger levels during the monitoring period;



- Average concentrations of PM<sub>10</sub> during the monitoring period, at each of the monitoring locations
- Graphs of PM<sub>10</sub> concentrations during the monitoring period;
- Valid data capture during the monitoring period;
- Details of the works being undertaken on-site during the monitoring period particularly where exceedances of the trigger levels are identified,
- Details of any moderate or high particulate episodes reported during the specific monthly period by the London Air Quality Networks (LAQN); and
- Dust mitigation measures utilised on site for preventative dust mitigation measures and any reactive dust mitigation required where exceedances occur related to site activities.

The graphs would typically be in the format shown in **Figure 3.2** below.

**Figure 3.2: Typical graphical reporting**



In accordance with the details of the condition, the air quality monitors will be installed in line with the GLA's Supplementary Planning Guidance (2014) "Control of Dust and Emissions during Construction and Demolition". The monitors shall be retained and maintained on site for the duration of the development.





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