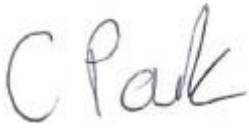



138 – 140 Highgate Road, Camden
Construction Dust Monitoring Plan

Status: Final

Date: 30.06.2020

Author	 Christine Park Senior Environmental Consultant
Approved By	 Graham Parry Managing Director
Report For	Daniel Woolfson Unit 13 Old Dairy Court 17 Crouch Hill London N4 4AP In respect of the discharge of Condition No.29 (Ref. 2019/4335/P)
Date	30.06.2020
Version Number	A3744/DMP/01
Status	Final

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1. INTRODUCTION

Planning permission for the demolition of existing buildings and redevelopment of the site at 138 – 140 Highgate Road, Camden was approved by the London Borough of Camden on the 9th July 2019 (Reference No. 2019/4335/P). This Construction Dust Monitoring Plan has been prepared by ACCON UK Limited (ACCON) and provides the necessary additional detail required by the Council to discharge Condition 29b) of that planning permission in respect of the dust monitoring methodology, which states:

“b) If air quality monitoring is required to be implemented on site, no development shall be undertaken until full details of the monitors have been 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 of the fact that they have been installed in line with guidance outlined in the GLA’s Control of Dust and Emissions during Construction and Demolition Supplementary Guidance.

Correspondence with the Council has indicated that they required further information other than that previously provided in ACCON Report A3744/CMP/V04, dated 03.12.2019 and Camden Council has responded as follows:

“You kindly submitted a revised dust risk assessment following the sustainability officers original comments detailed in the email below. He has reviewed the additional sections that have been added to the assessment and has the following comments to make:

In terms of the locations of the monitors shown in figure 7.1 you are advised that more than 2 monitors should be installed around the side to monitor the dust – at least one on the down wind and at least one on the up wind (to capture dust). The top monitor location identified in figure 7.1 would monitor and deal with dust next to residents next to northwest/southwest section but one should also be installed at the bottom of the site next the pavement as people could be walking past the site during the construction phase.

Just in terms of the assessment itself the following comments have been made:

- 1. No rationale for siting of the monitors (no evidence for wind direction, no reference back to original sensitive receptors, no identification of the main sources of dust from the scheme)*
- 2. Need to demonstrate that the positions (as well as locations) are suitable and meet the IAQM guidance to avoid obstruction of the monitors*
- 3. Confirmation that there needs to be at least 2 monitors*
- 4. These monitors need to be installed at least 3 months before construction starts to ensure a baseline of data monitoring (otherwise you aren’t comparing like for like and aren’t comparing different seasons). If this cannot be done we need to understand why and what date monitoring is possible*
- 5. Proposed monitor brands need to show they are compliant with the London Plan guidance (this needs confirmation). We need the specific models and what would be used*

(list of 3 brands but need to confirm that they are MCERTS (brands need to meet this certification))

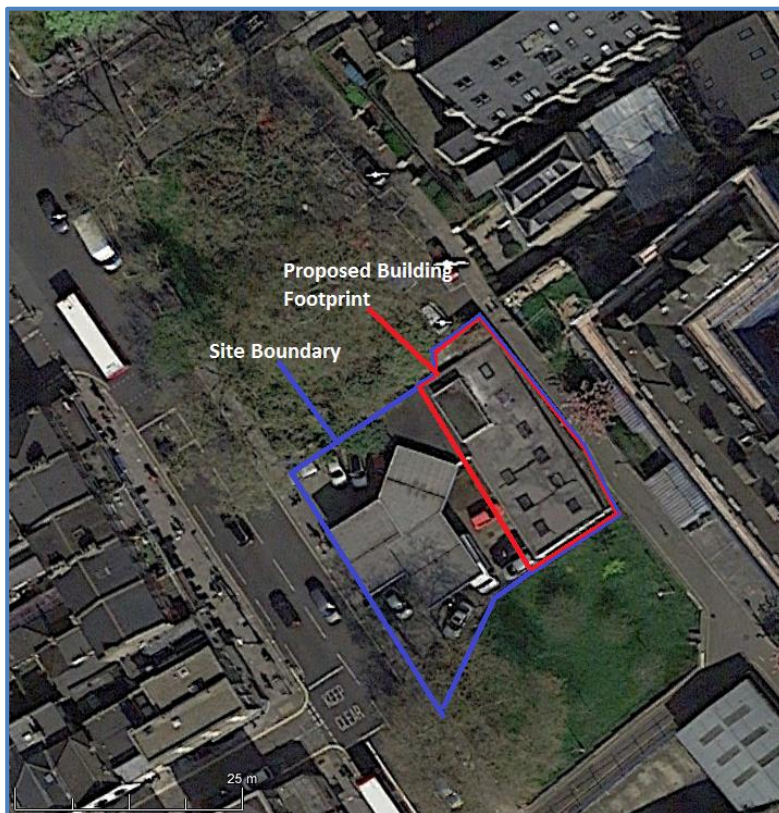
6. *Evidence that proposed positions are suitable.”*

Accordingly, this report responds to the request for further information as detailed above.

2. SITE DESCRIPTION

The site is located north-east of Highgate Road and south-east of Chetwynd Road with a small lane (College Lane) running along the rear of the site. The location is detailed below in **Figure 2.1** and is currently occupied by a petrol station (where a grass verge to the front of the properties is planned) and a motor mechanics workshop (currently on the site of the proposed properties). Many of the properties in the surrounding area are residential in nature.

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 within any reporting:

- *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)*
- *PM₁₀ 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 PM₁₀ during the monitoring period, at each of the monitoring locations*
- *Graphs of PM₁₀ 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 the following type of particulate monitoring systems:

- Osiris - the Osiris has been Environment Agency MCERTS certified and the Product Conformity Certificate can be viewed at:

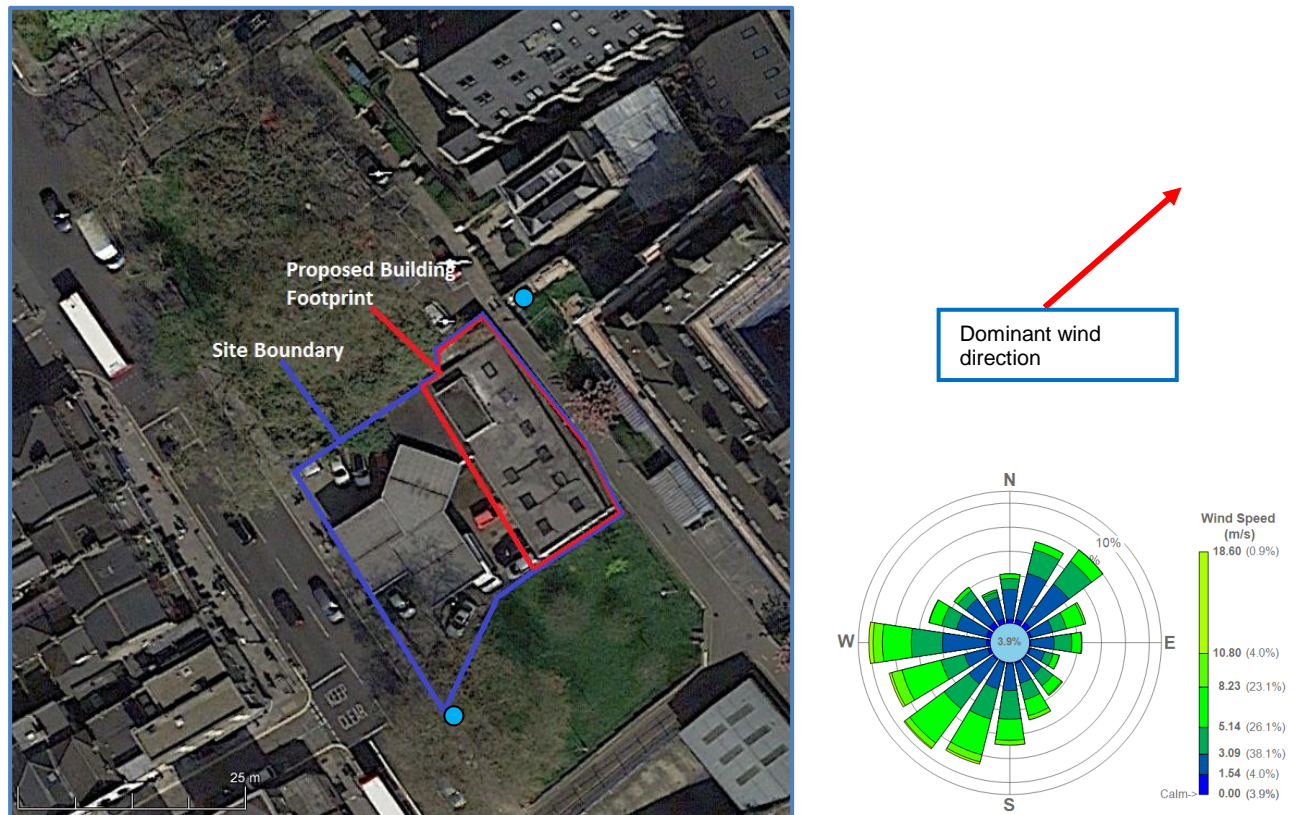
<https://turnkey-instruments.com/wp-content/uploads/2019/10/Osiris-MCERTS-Certificate.pdf>

The equipment would be installed as soon as circumstances allow and would remain in place until the end of the construction period. At the time of installation photographs will be provided to the Council to identify that the proposed monitoring site are representative of exposure and free of all obstructions in line with guidance.

3.2. Location of proposed dust monitoring

The proposed air quality monitoring locations (represented by a blue dot ●) are shown in **Figure 3.1** below. The monitors would be at a height such as to ensure that particulate capture was indicative of exposure on the footpath alongside Highgate Road and Dunster House to the northeast of the site. The locations have been chosen using Google mapping and reviewing the meteorological wind rose for London (shown in **Figure 3.1**) and the monitors would be attached to street lamp columns. 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 $250\mu\text{g}/\text{m}^3$

3.4. Monthly Reporting

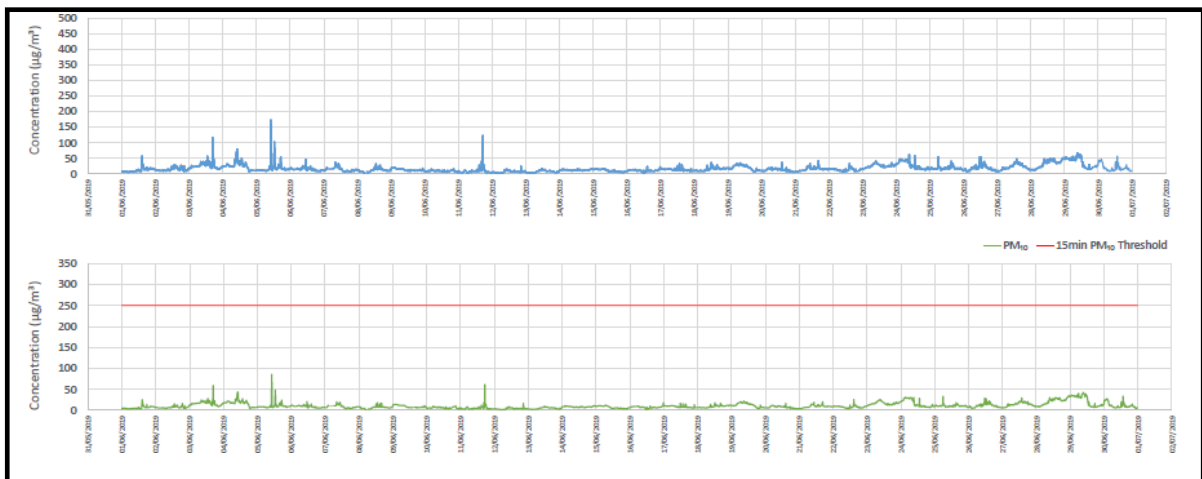
The monthly reporting would provide both tabular results and a graphical presentation and would include the following points:

- 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);
- PM_{10} trigger levels;
- A Summary Table of exceedances of the trigger levels during the monitoring period;

- Average concentrations of PM₁₀ during the monitoring period, at each of the monitoring locations
- Graphs of PM₁₀ 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 will be retained and maintained on site for the duration of the development.



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