PM_{10} Monitoring Report

(October 2020)

115 – 119 Camden High Street

November 2020

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9571.S	115 – 119 Camden High Street

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1. Monitoring Programme

Introduction

1.1 Phlorum Ltd has been commissioned by JLL, on behalf of Demar Holdings Ltd, to undertake a period of baseline PM_{10} dust monitoring at 115-119 Camden High Street (the former Sports Direct building on the corner with Delancey Street), NW1 7JS.

1.2 The outcome of the planning application for the new 'Premier Inn Hub' hotel with retail and residential uses (ref **2019/3138/P**) was a resolution to grant conditional planning permission on 23rd January 2020.

1.3 Subsequently, it is understood that PM_{10} dust monitoring is required throughout the build programme, including a period of baseline monitoring. Monthly reports are required throughout this phase to be supplied to the London Borough of Camden (LBC) council's air quality team.

1.4 This report provides details of the monitoring programme and associated results and covers the monitoring period:

- 1st October 2020 to the 31st October 2020, inclusive.

Guidance and consultation

1.5 The dust monitoring programme follows guidance set out in the Greater London Authority (GLA) *Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (SPG)*[1], as well as the Institute of Air Quality Management (IAQM) *Guidance on Monitoring in the Vicinity of the Demolition and Construction Sites*[2].

1.6 The approach to the monitoring programme, as outlined below, was agreed with the air quality officer at LBC in advance of the installation.

Dust monitoring units

1.7 As the air quality assessment (AQA) which accompanied the planning application identified the dust emissions risk level as 'Medium', two automatic particulate monitors are required in line with the GLA SPG.

1 GLA Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance, 2014: Https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Dust%20and%20Emissions%20SPG%208%20July%202014.pdf
2 IAQM Guidance on Monitoring in the Vicinity of the Demolition and Construction Sites, 2018: https://iaqm.co.uk/text/guidance/guidance_monitoring_dust_2018.pdf

1.8 As requested during consultation with LBC, these monitors must be 'MCERTS' indicative real-time PM_{10} monitors.

1.9 As such, full details of the dust monitoring units, including service history, calibration and installation dates, are provided below in Table 1.1.

Table 1.1: Dust monitor details

Item	Monitor 1 – North East Corner	Monitor 2: South West Corner
	ID: s/n 446 - NE	ID: s/n 704 – SW (formerly 785 – SW)
Dust Monitor	Aeroqual Dust Sentry (MCERTS certified)	Seroquel Dust Sentry (MCERTS certified)
Serial Number	DS 25102016-446	DS 16042018-704
Location (lat./long.)	51.5371°N, -0.1418°E	51.5373°N, -0.1414°E
Inlet Height	c. 6m	c. 8m
Last Calibrated	August 8th, 2019	7th May, 2020
Calibration Due	August 7th, 2021	8th May, 2022
Installation	20th February 2020 (08:30 – 11:30)	20th February 2020 (08:30 – 11:30) *

1.10 A map of the dust monitoring locations is provided in Figure 1, with recent photographs of the units installed on site provided in Figures 2 and 3.

Trigger Levels

1.11 The following trigger levels were set at the request of LBC's air quality officer:

- 'Warning' level: 150µg.m^{-3} (15-minute average);
- 'Action' level: 250µg.m^{-3} (15-minute average);
- 'Action' level: 190µg.m^{-3} (1-hour average).

2. Monitoring Results

Monitoring period

2.1 The results presented in this section of the dust monitoring report relate to the monitoring period 1st October to 31st October 2020, inclusive.

Details of works during monitoring period

2.2 No demolition / construction works have commenced on site, and monitoring relates to the baseline period.

Summary data during monitoring period

2.3 The data in Table 2.1, below, provides a summary of exceedances of the trigger levels, as well as average concentrations and valid data capture.

Table 2.1: Summary table of exceedances of trigger levels

Item	Monitor 1: North East Corner	Monitor 2: South West Corner	Comments
	s/n 446 - NE	s/n 704 – SW	
Data Capture	77.5%	97.0%	Monitor 1 dropped out for a 5-day period and a 4-day period in October due to signal issues – the situation was dealt with as soon as possible. It must be noted that data gaps will be shorter when construction works commence, as personnel will be on site to rectify issues quicker.
Average Daily Mean PM_{10} Concentration ($\mu g.m^3$)	5.44	4.28	-
15-Minute mean Trigger Level Exceedances	0	0	Works not yet commenced
Hourly-mean Trigger Level Exceedances	0	0	Works not yet commenced

2.4 Graph 1 provides the 15-minute average PM_{10} time-series for the monitoring period. It shows that there are no exceedances of either the 'Warning' or 'Action' trigger levels. Overall, there is good agreement in the trendline for both monitors which suggests there are no significant localised dust sources in close proximity to either monitor.

2.5 Graph 2 provides the 1-hour average PM_{10} time-series for the monitoring period. Again, it shows that there are no exceedances of the 'Action' trigger level and there is good agreement in the trendline for both monitors.

Summary of results

2.6 There were no exceedances of the 15-minute or 1-hour mean PM_{10} trigger levels during the monitoring period at either monitor.

2.7 Overall, there is good agreement in the trendline for both monitors and there were no exceedances of the 1-hour mean 'Action' trigger level during the monitoring period.

2.8 No works have commenced on site and the results presented relate to the continued baseline monitoring period for October 2020.

Figure 1: Map of monitoring locations

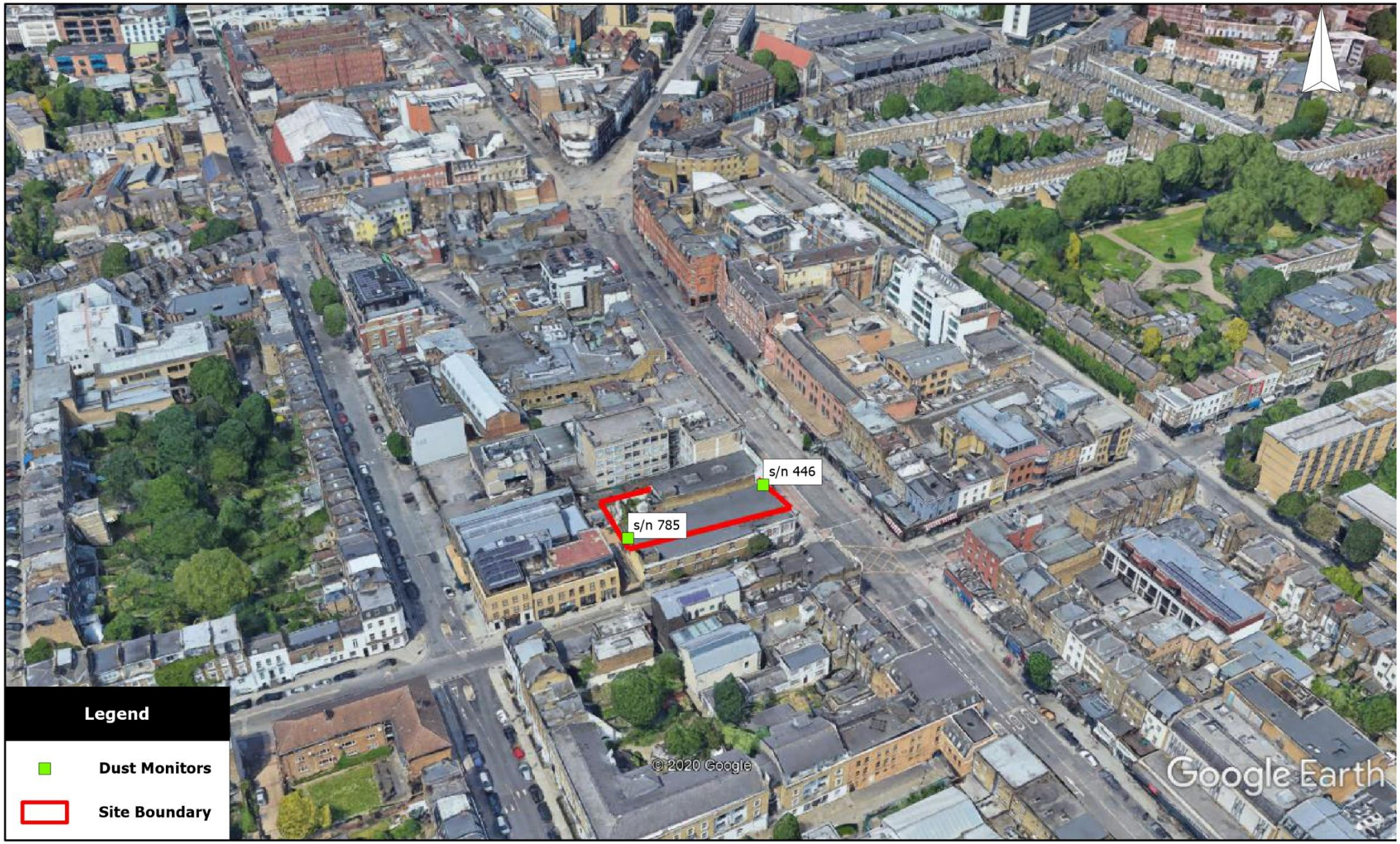
s/n 446
s/n 785
Legend
Dust Monitors
Site Boundary
© 2020 Google
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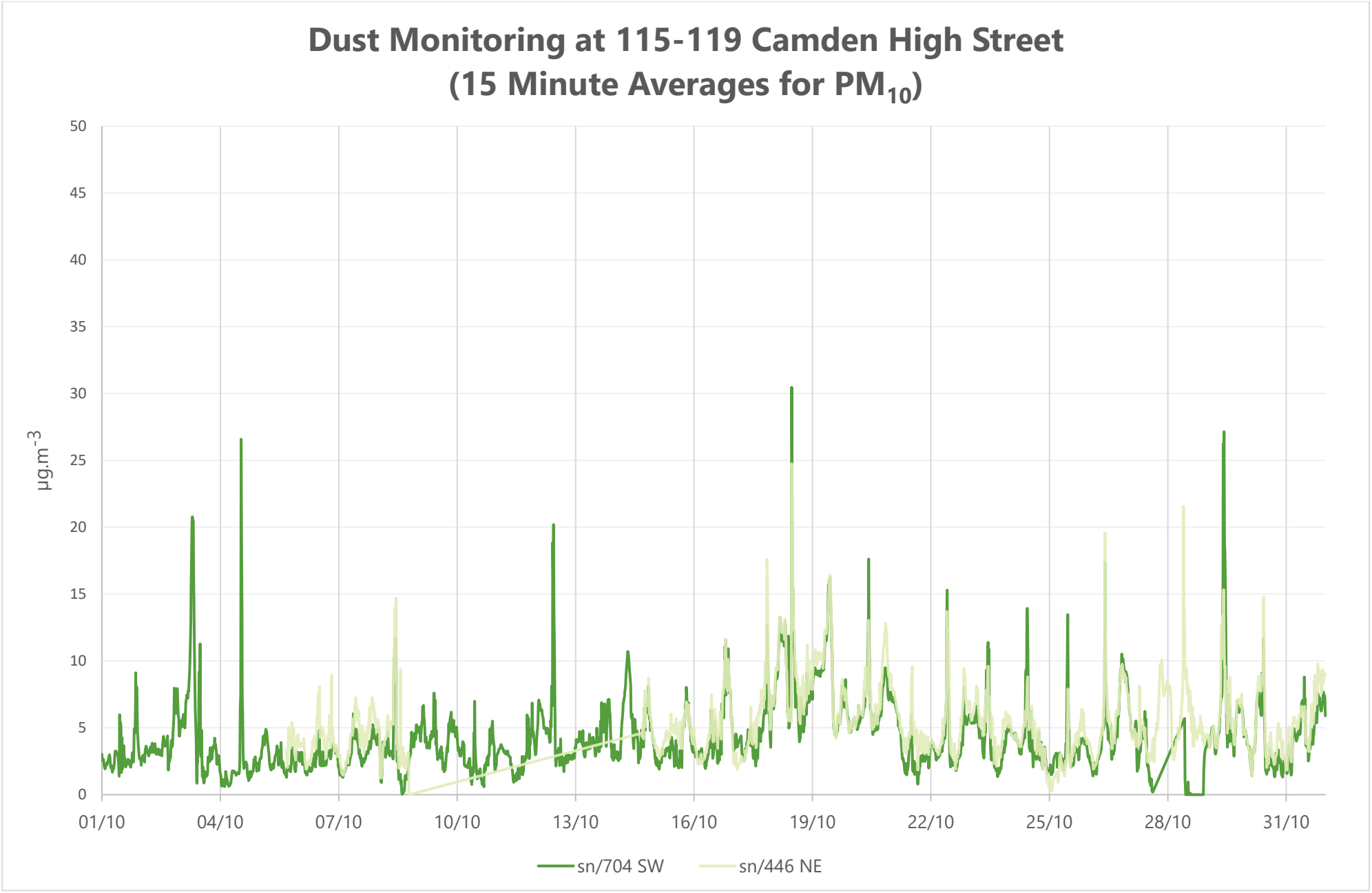
Figure 2: Monitor 1 – North East Corner


BRITANNIA JU
ARTHUR McKAY

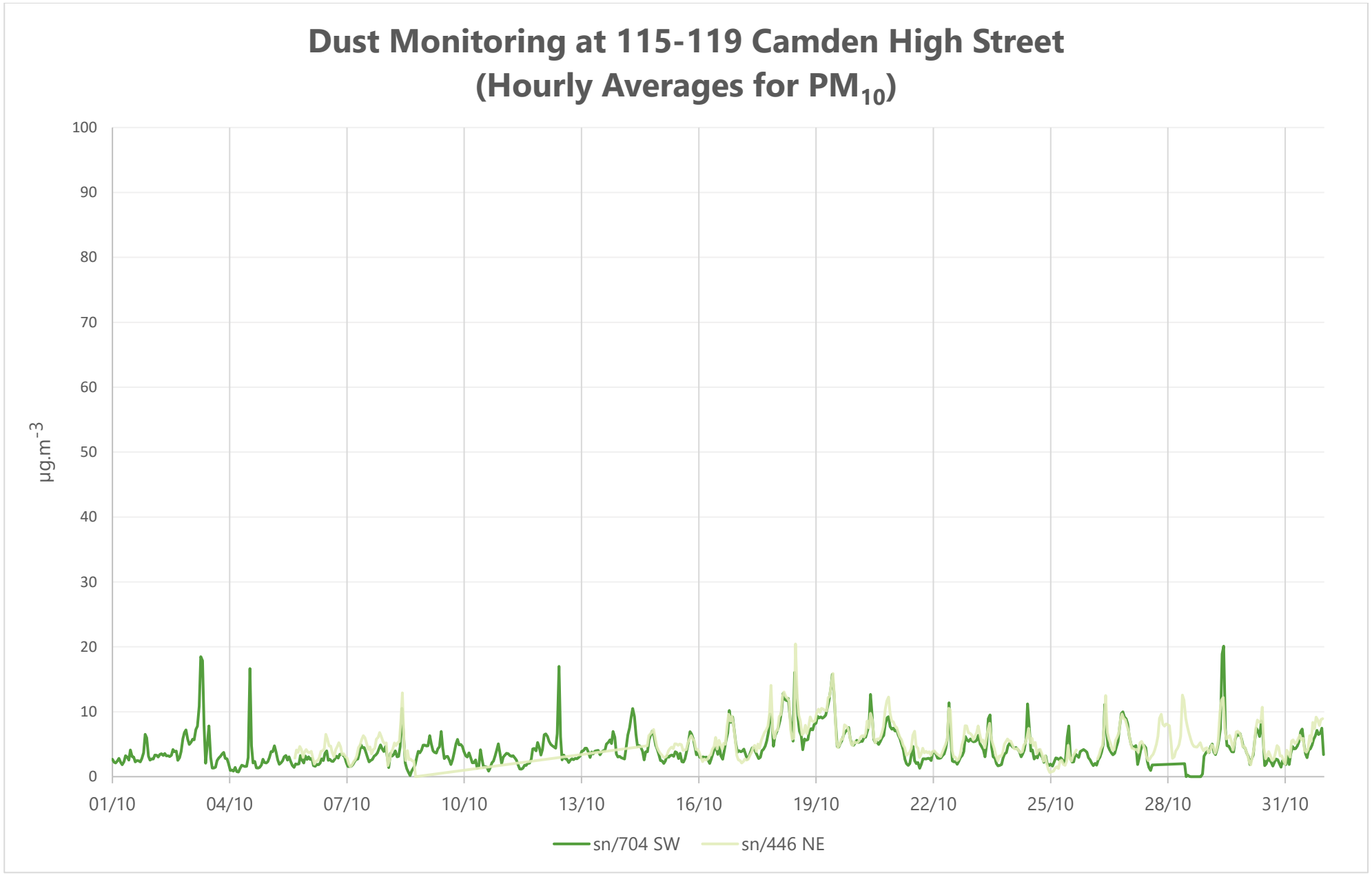
Figure 3: Monitor 2 – South West Corner


aeroqual
DUST
SENTRY
AER-DUST#74

Graph 1: 15-minute mean time-series


Dust Monitoring at 115-119 Camden High Street
(15 Minute Averages for PM10)
µg.m-3
50
45
40
35
30
25
20
15
10
5
0
01/10
04/10
07/10
10/10
13/10
16/10
19/10
22/10
25/10
28/10
31/10
sn/704 SW
sn/446 NE

Graph 2: 1-hour mean time-series


Dust Monitoring at 115-119 Camden High Street
(Hourly Averages for PM10)
µg.m-3
100
90
80
70
60
50
40
30
20
10
0
01/10
04/10
07/10
10/10
13/10
16/10
19/10
22/10
25/10
28/10
31/10
sn/704 SW
sn/446 NE

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