



Environmental Associates

Air Quality Assessment

Regents Park Phase 6, Consett

February 2024

Project Genesis



Air Quality Assessment

Regents Park Phase 6, Consett

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CONTENTS

1	INTRODUCTION	1
2	LEGISLATION AND POLICY	2
3	ASSESSMENT METHODOLOGY.....	4
4	BASELINE	7
5	IMPACT ASSESSMENT	8
6	CONCLUSION.....	13

APPENDICES

- 1 IAQM Assessment Criteria
- 2 Traffic Data

1 INTRODUCTION

1.1 Background

1.1.1 NJD Environmental Associates Ltd was instructed by Project Genesis, to undertake an air quality assessment for a proposed residential planning application which is to form part of Phase 6 of the wider Regents Park scheme in Consett, County Durham.

1.1.2 The site layout is shown at Drawing 1 below.



Drawing 1: Site layout

1.1.3 The proposed scheme comprises 71 no. residential dwellings.

1.1.4 The proposed development itself will not have a significant impact on local road traffic. As confirmed by the project's transport consultants, the development flows will be below an annual average daily traffic (AADT) of 500, and even less once distributed on the local road network, indicating that an air quality assessment of vehicle emissions is not required, in accordance with the Environmental Protection UK (EPUK) and Institute of Air Quality (IAQM) document 'Land-Use Planning and Development Control: Planning for Air Quality' (2017).

1.1.5 This report therefore provides an assessment of the construction phase.

2 LEGISLATION AND POLICY

2.1 Air Quality Standards Regulations (2010)

2.1.1 The Air Quality Standards Regulations (2010) provides air quality limit values for seven pollutants and target values for an additional five pollutants, based on the requirements of the EU Directive 2008/50/EC.

2.1.2 Part IV of the Environment Act (1995) requires the UK Government to produce a national air quality strategy containing standards, objectives and measures for improving ambient air quality and to keep these policies under review.

2.1.3 The latest air quality strategy¹ sets out air quality objectives, which are maximum concentrations not to be exceeded. Table 1 provides the objective levels of the pollutants considered within the site suitability assessment.

Table 1 Air Quality Objectives		
Pollutant	Concentration ($\mu\text{g}/\text{m}^3$)	Averaging Period
NO ₂	40	Annual mean
	200	1-hour, not to be exceeded on more than 18 occasions per annum
PM ₁₀	40	Annual mean
	50	24-hour mean, not to be exceeded on more than 35 occasions per annum
PM _{2.5}	20	Annual mean

¹ The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Defra, July 2007

2.2 Local Air Quality Management

2.2.1 Under Section 82 of the Environment Act (1995) (Part IV) Local Authorities (LAs) are required to periodically review and assess air quality within their area of jurisdiction under the system of Local Air Quality Management (LAQM). This review and assessment of air quality involves comparing present and likely future pollutant concentrations against the AQOs. If it is predicted that levels at locations of relevant exposure, as summarised in Table 1, are likely to be exceeded, the LA is required to declare an AQMA. For each AQMA the LA is required to produce an Air Quality Action Plan, the objective of which is to reduce pollutant concentrations in pursuit of the AQOs. The main requirements with respect to dust control from industrial or trade premises not regulated under the Environmental Permitting (England and Wales) Regulations (2016) and subsequent amendments, such as construction sites, is that provided in Section 79 of Part III of the Environmental Protection Act (1990). The Act defines nuisance as:

"any dust, steam, smell or other effluvia arising on industrial, trade or business premises and being prejudicial to health or a nuisance."

2.2.2 Enforcement of the Act, in regard to nuisance, is currently under the jurisdiction of the local Environmental Health Department, whose officers are deemed to provide an independent evaluation of nuisance. If the LA is satisfied that a statutory nuisance exists, or is likely to occur or happen again, it must serve an Abatement Notice under Part III of the Environmental Protection Act (1990).

2.3 National Planning Policy Framework

2.3.1 The revised National Planning Policy Framework (NPPF), dated December 2023, sets out the Government's core policies and principles with respect to land use planning, including air quality.

2.3.2 The purpose of the planning system is to contribute to the achievement of sustainable development. In order to ensure this, the NPPF recognises three overarching objectives, including the following of relevance to air quality:

c) An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

2.3.3 The NPPF also includes the following considerations which are relevant to the proposed development:

"174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability."*

3 ASSESSMENT METHODOLOGY

3.1 Background

3.1.1 The site lies outside of the redline boundary of the consented Regents Park scheme, which was granted outline permission in April 2014 and has a number of reserved matters planning applications associated with this.

3.1.2 Presently 409no. proposed dwellings of the 480no. at Regents Park have been consented. This extension to Phase 6 is outside of the site boundary, however when taking into consideration the proposed number of dwellings associated with this planning submission, overall, the total consented as part of the outline is not exceeded.

3.1.3 The Transport Statement submitted also acknowledges the above as follows:

"As agreed with DCC Highways, the traffic impacts associated with the 480 dwellings consented at Regents Park have already been assessed on the local road network and was acceptable. As such, the traffic impacts associated with the proposed development have already been considered.

On the above basis, no operational assessments of any junctions on the local road network have been undertaken."

3.1.4 A preapp response relating to air quality has been received from Durham County Council, which provides the following:

"The proposed development is not located within the Durham Council Air Quality Management Area. A review of the DCC Air Quality Monitors map² shows that there are no nearby air quality monitors however following review of the pre-app site and surrounding area, it is anticipated that air quality is likely to be of a good standard with little to no risk of an existing exceedance of any air quality objective.

Existing baseline conditions with regards to air quality are therefore considered to be of a good standard, with no obvious local constraints."

3.1.5 However, as the site is located outside of the redline boundary of the consented Regents Park scheme, an air quality assessment has been requested by DCC to consider the construction and operational phases of the proposed development.

3.2 Construction Phase

3.2.1 The IAQM 'Guidance on the assessment of dust from demolition and construction', provides a methodology to determine the potential air quality impacts associated with demolition and construction activity. The emphasis of the guidance document is to classify the risk of dust impacts from a site from which then to identify appropriate mitigation measures commensurate with the risk.

3.2.2 The underlying concept of Source-Pathway-Receptor is the basis of the guidance, with four main types of construction activity required to be considered as follows:

- Demolition;
- Earthworks;
- Construction; and
- Trackout.

3.2.3 The potential for dust emissions is assessed for each of these activities, taking into consideration three separate dust impacts:

- Annoyance due to dust soiling;
- The risk of health effects due to an increase in exposure to PM₁₀; and
- Harm to ecological receptors.

Assessment procedure

3.2.4 The assessment steps provided within the IAQM guidance are summarised below.

Step 1

3.2.5 This step screens the requirement for a more detailed assessment. If there are no receptors within a certain distance then no further assessment is required.

3.2.6 For human receptors, these distances are specified as 350m from the site boundary or 50m from the construction vehicle route within 500m of the site entrance. Should any ecological receptors also be present within 50m of the construction vehicle route within 500m of the site entrance, these will require consideration. The assessment proceeds to Step 2 if any receptors are identified within these specified distances.

Step 2

3.2.7 This step assesses the risk of the dust impact for each of the four types of activity provided at paragraph 3.1.2, taking account of the scale and nature of the works to determine the dust magnitude (Step 2A) and the sensitivity of the area (Step 2B). Step 2C is then undertaken, considering these factors to provide the risk of dust impacts.

3.2.8 The criteria used during Step 2 of the assessment, as contained within the IAQM guidance, is summarised and provided at Appendix 1 of this report.

Step 3

3.2.9 Step 3 defines the site-specific mitigation measures to be adopted, based on the dust risk categories for each of the four activities undertaken at Step 2C.

3.2.10 Where the risk during Step 2C is defined as negligible, no mitigation measures beyond those required by legislation are required. However, control measures may be adopted as part of best practice.

Step 4

3.2.11 This step determines the significance of the effect after considering the construction activity with mitigation.

3.2.12 As recognised within the IAQM guidance, for almost all construction activity, the aim should be to prevent significant effects through the use of effective mitigation. Hence the residual effect will normally be 'not significant'.

4 BASELINE

4.1 Local Air Quality

4.1.1 The site is located within Durham County Council (DCC). The most recent Annual Status Report (ASR), dated September 2022, has been reviewed. DCC currently have one declared Air Quality Management Area (AQMA), within Durham city centre. The site is therefore not within or adjacent to an existing AQMA.

4.1.2 DCC currently monitor at one continuous monitoring station and 49 diffusion tube sites.

4.1.3 No council NO₂, PM₁₀ or PM_{2.5} monitoring is undertaken in the vicinity of the site.

4.2 Background Concentrations

4.2.1 As there is no NO₂, PM₁₀ or PM_{2.5} monitoring undertaken in the vicinity of the site, 2023 background concentrations of NO₂, PM₁₀ and PM_{2.5} have been obtained from the 2018 based default concentration maps provided by Defra for the relevant grid square containing the site. These are provided below in Table 2.

Table 2 Background Concentrations for 2023			
Grid square	NO ₂ (µg/m ³)	PM ₁₀ (µg/m ³)	PM _{2.5} (µg/m ³)
409500, 550500	5.39	8.80	5.42

4.2.2 The background concentrations are well below the national air quality objective levels of 40µg/m³ for NO₂ and PM₁₀ and 20µg/m³ for PM_{2.5}.

4.3 Existing Industrial Uses

4.3.1 The air quality response from DCC references existing industrial/commercial sources to the north.

4.3.2 Upon review of Google, the closest businesses in this area are as follows:

- Solid fuel supplier;
- Welding supply shop;
- Vehicle repair shop;
- Home improvement shop.

4.3.3 As the proposed development site is located upwind of these uses, with existing dwellings in closer proximity, the potential for any air quality effects from emissions associated with these uses, if present, is not considered to be significant.

4.4 Construction Phase

4.4.1 Human receptors within 350m of the site boundary or within 50m of the construction vehicle route up to 500m from the site entrance need to be considered. Based on the site location, with the closest existing dwellings to the north and southwest, there are no receptors located <20m from the site boundary and 10 – 100 receptors located <50 m of the site boundary.

4.4.2 When considering the sensitivity of the area to dust soiling effects based on the criteria contained within Table A4, due to the number and distance to existing receptors, the sensitivity is deemed to be **medium** at worst.

4.4.3 When considering the sensitivity of the area to human health effects based on the criteria contained within Table A5, the sensitivity is deemed to be **low**.

4.4.4 There are no ecological receptors within 350m of the site boundary.

5 IMPACT ASSESSMENT

5.1 Construction Phase

Step 1

5.1.1 The desk study undertaken as part of the baseline considerations identified human receptors within 350m of the site boundary. It is therefore necessary to proceed to Step 2 of the assessment and undertake a detailed assessment.

Step 2

Earthworks

5.1.2 Earthworks involve excavating material, haulage, tipping and stockpiling. There may also be levelling of the site and landscaping. As the total site area is 22,000 m² and therefore >10,000m², the potential dust emission magnitude associated with earthworks is **large**, as taken from the IAQM guidance criteria provided at Table A1 of Appendix 1.

5.1.3 As the sensitivity of the area to dust soiling effects is at worst **medium**, in accordance with Table A8 of Appendix 1, the risk of dust impact during earthworks is at worst **medium**.

Construction

- 5.1.4 The key issues when determining the potential dust emission magnitude from the construction phase include the size of the buildings, method of construction, construction materials and duration of build. The potential dust emission magnitude associated with construction is **large**, as taken from the IAQM guidance criteria provided at Table A1 of Appendix 1.
- 5.1.5 As the sensitivity of the area to dust soiling effects is **medium** at worst, in accordance with Table A9 of Appendix 1, the risk of dust impact during construction is at worst, **medium**.

Trackout

- 5.1.6 At this stage there is no information regarding the number of HDV vehicles or the proposed construction routes. Given the size of the site, it has been assumed that unpaved road lengths within the site could be >100m in length. The potential dust emission magnitude associated with trackout is **large**, as taken from the IAQM guidance criteria provided at Table A1 of Appendix 1.
- 5.1.7 As the sensitivity of the area to dust soiling effects is **medium** at worst, in accordance with Table A9 of Appendix 1, the risk of dust impact associated with trackout is at worst, **medium**

Summary

- 5.1.8 The risk from each dust generating activity is summarised in Table 3.

Table 3 Summary of Risk Prior to Mitigation			
Potential Impact	Earthworks	Construction	Trackout
Dust Soiling	Medium	Medium	Medium
Human Health Effects	Low	Low	Low

Step 3

- 5.1.9 Appropriate, site-specific mitigation is to be adopted based on the dust risk categories determined above. The IAQM guidance provides examples of mitigation to reduce dust impact which are summarised below Table 4 and can be included in the Construction Environmental Management Plan.

Table 4 Dust Emissions Mitigation Measures	
Issue	Control measure
Communication	<ul style="list-style-type: none"> • Develop and implement a stakeholder communications plan that includes community engagement before work commences on site. • Display the name and contact details of person(s) accountable for dust issues on the site boundary. • Display the head or regional office contact information. • Develop and implement a Dust Management Plan (DMP) which may be incorporated into the overall Construction Environmental Management Plan
Site management	<ul style="list-style-type: none"> • Record all dust complaints, identify causes(s), take appropriate measures to reduce emissions in a timely manner and record the measures taken. • Make the complaints log available to the Local Authority when asked. • Record any exceptional incidents that cause dust emissions either on or off-site and the action taken to resolve the situation in the log book.
Monitoring	<ul style="list-style-type: none"> • Carry out regular site inspections to monitor compliance, record inspection results and make an inspection log available to the Local Authority when asked. • Increase the frequency of site inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
Preparing and maintaining the site	<ul style="list-style-type: none"> • Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. • Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site. • Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period. • Avoid site runoff of water or mud. • Keep site fencing, barriers and scaffolding clean using wet methods. • Remove materials that have the potential to produce dust from site as soon as possible unless being re-used on site. If they are being re-used on-site, cover as described below. • Cover, seed or fence stockpiles to prevent wind whipping.

<p>Operations</p>	<ul style="list-style-type: none"> • Only use cutting, grinding or sawing equipment fitter or in conjunction with suitable dust suppression techniques such as water sprays or local extraction. • Ensure an adequate water supply on the site for effective dust suppression using non-potable water where possible and appropriate. • Use enclosed chutes and conveyors and covered skips. • Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate. • Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
<p>Waste management</p>	<ul style="list-style-type: none"> • Avoid bonfires and burning of waste materials.
<p>Measures Specific to Earthworks</p>	<ul style="list-style-type: none"> • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. • Use Hessian, mulchers or trackifiers where it is not possible to re-vegetate or cover with topsoil as soon as practicable.
<p>Measures Specific to Construction</p>	<ul style="list-style-type: none"> • Avoid scabbling if possible. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that additional control measures are in place. • Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.
<p>Measures specific to Trackout</p>	<ul style="list-style-type: none"> • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). • Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.

Step 4

5.1.10 Providing the mitigation measures as summarised in Table 4 are implemented, the residual effect is deemed to be **not significant** in accordance with the IAQM guidance.

5.2 Operational Phase

- 5.2.1 As confirmed by the project's transport consultants, the Development is not expected to generate additional traffic flows of more than 500 AADT, and will be even less once distributed on the local road network. The traffic generated by the Development is detailed in Appendix 2.
- 5.2.2 In addition, the proposed number of dwellings when combined with the consented number associated with the wider Regents Park scheme, does not exceed the total permitted number of dwellings associated with the original outline planning permission. Cumulative effects are therefore not considered to be significant.
- 5.2.3 Given the low background pollutant concentrations, based on professional judgement, an air quality assessment of vehicle emissions has been deemed not to be required, in accordance with the Environmental Protection UK (EPUK) and IAQM document 'Land-Use Planning and Development Control: Planning for Air Quality' (2017).
- 5.2.4 This guidance provides indicative criteria for proposed developments that may require an air quality assessment, as follows:

The development will:	Indicative Criteria to Proceed to an Air Quality Assessment *
1. Cause a significant change in Light Duty Vehicle (LDV) traffic flows on local roads with relevant receptors. (LDV = cars and small vans <3.5t gross vehicle weight).	A change of LDV flows of: - more than 100 AADT within or adjacent to an AQMA - more than 500 AADT elsewhere.

- 5.2.5 The background pollutant concentrations at the site, as provided above at Table 2, are well below the relevant annual mean air quality objectives. When taking this into consideration, alongside the development flows, based on professional judgement, the proposed development will not cause any air quality objectives to be approached or exceeded at existing receptor locations.
- 5.2.6 In accordance with the IAQM document, the effect can therefore be described as **not significant**.

6 CONCLUSION

- 6.1.1 NJD Environmental Associates was instructed by Project Gensis, to undertake an air quality assessment for a proposed residential planning application which is to form part of Phase 6 of the wider Regents Park scheme in Consett, County Durham.
- 6.1.2 An assessment has been undertaken in accordance with IAQM Guidance for the construction phase of the proposed development.
- 6.1.3 During the construction phase, there is the potential for dust soiling effects associated with fugitive emissions from the site. Assuming good practice control measures are implemented, the residual effect associated with dust soiling during the construction phase is deemed to be **not significant**.
- 6.1.4 Based on the development traffic flows, i.e., less than 500 AADT once distributed on the local road network and low background concentrations, the proposed development itself will not have a significant impact on local air quality.
- 6.1.5 Based on the results of this assessment, it is concluded that air quality should not be a prohibitive factor in the determination of this planning application.

APPENDIX 1 – IAQM Assessment Criteria

Table A1: Potential Dust Emission Magnitude

Magnitude	Activity	IAQM Criteria
Large	Earthworks	<ul style="list-style-type: none"> Total site area >10,000m² Potentially dusty soil type, e.g., clay >10 heavy earth moving vehicles active at any one time Formation of bunds >8m in height Total material moved >100,000 tonnes
	Construction	<ul style="list-style-type: none"> Total building volume >100,000m³ On site concrete batching Sandblasting
	Trackout	<ul style="list-style-type: none"> >50 HDV (>3.5t) outward movements in any one day Potentially dusty surface material, e.g., high clay content Unpaved road length >100m
Medium	Earthworks	<ul style="list-style-type: none"> Total site area 2,500m² – 10,000m² Moderately dusty soil type, e.g., silt 5-10 heavy earth moving vehicles active at any one time Formation of bunds 4m-8m in height Total material moved 20,000 tonnes – 100,000 tonnes
	Construction	<ul style="list-style-type: none"> Total building volume 25,000m³ – 100,000m³ Potentially dusty construction material, e.g., concrete On site concrete batching
	Trackout	<ul style="list-style-type: none"> 10-50 HDV (>3.5t) outward movements in any one day Moderately dusty surface material, e.g., high clay content Unpaved road length 50m – 100m
Small	Earthworks	<ul style="list-style-type: none"> Total site area <2,500m² Soil type with large grain size, e.g., sand <5 heavy earth moving vehicles active at any one time Formation of bunds <4m in height Total material moved <20,000t Earthworks during wetter months
	Construction	<ul style="list-style-type: none"> Total building volume <25,000 m³ Construction material with low potential for dust release, e.g., metal cladding or timber
	Trackout	<ul style="list-style-type: none"> <10 HDV (>3.5t) outward movements in any one day Surface material with low potential for dust release Unpaved road length <50m

Table A2: Factors to consider – Sensitivity of the Area to Dust Soiling Effects

Receptor Sensitivity	Human Receptors	Ecological Receptors
High	<ul style="list-style-type: none"> • Users can expect enjoyment of a high level of amenity • The appearance, aesthetics or value of their property would be diminished by soiling • People or property reasonably expected to be present continuously, or at least regularly for extended periods, as part of the normal use of the land • Indicative examples include dwellings, museums, medium and long-term car parks and car showrooms 	<ul style="list-style-type: none"> • Locations with an international or national designation and the designated features may be affected by dust soiling • Locations where there is a community of particularly dust sensitive species such as vascular species included in the Red Data List for Great Britain • Indicative examples include a Special Area of Conservation (SAC) designated for acid heathlands or a local site designated for lichens adjacent to the demolition of a large site containing concrete (alkali) buildings
Medium	<ul style="list-style-type: none"> • Users would expect to enjoy a reasonable level of amenity, but would not reasonably expect to enjoy the same level of amenity as in their home • The appearance, aesthetics or value of their property could be diminished by soiling • The people or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal use of the land • Indicative examples include parks and places of work 	<ul style="list-style-type: none"> • Location where there is a particularly important plant species, where its dust sensitivity is uncertain or unknown • Locations with a national designation where the features may be affected by dust deposition • Indicative examples are a Site of Special Scientific Interest (SSSI) with dust sensitive features
Low	<ul style="list-style-type: none"> • The enjoyment of amenity would not reasonably be expected • Property would not reasonably be expected to be diminished in appearance, aesthetics or value by soiling • There is a transient exposure, where the people or property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land • Indicative examples include playing 	<ul style="list-style-type: none"> • Locations with a local designation where the features may be affected by dust deposition • Indicative example is a local nature reserve with dust sensitive features

Receptor Sensitivity	Human Receptors	Ecological Receptors
	fields, farmland (unless commercially sensitive horticultural), footpaths, short term car parks and roads	

Table A3: Factors to consider – Sensitivity of People to Health Effects of PM₁₀

Receptor Sensitivity	Human Receptors
High	<ul style="list-style-type: none"> • Locations where members of the public are exposed over a time period relevant to the air quality objective for PM₁₀ (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for 8 hours or more in a day). • Indicative examples include residential properties. Hospitals and schools should also be considered as have equal sensitivity to residential areas for the purposes of this assessment.
Medium	<ul style="list-style-type: none"> • Locations where the people exposed are workers and exposure is over a time period relevant to the air quality objective for PM₁₀ (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for 8 hours or more in a day). • Indicative examples include office and shop workers, but will generally not include workers occupationally exposed to PM₁₀, as protection is covered by Health and Safety at Work legislation.
Low	<ul style="list-style-type: none"> • Locations where human exposure is transient. • Indicative examples include public footpaths, playing fields, parks and shopping streets.

TABLE A4: Sensitivity of the Area to Dust Soiling Effects on People and Property

Receptor Sensitivity	Number of Receptors	Distance from the Source (m)			
		<20	<50	<100	<350
High	>100	High	High	Medium	Low
	10-100	High	Medium	Low	Low
	1-10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

TABLE A5: Sensitivity of the Area to Human Health Impacts

Receptor Sensitivity	Annual Mean PM ₁₀ Concentrations	Number of Receptors	Distance from the Source (m)					
			<20	<50	<100	<200	<350	
High	>32µg/m ³ (>18 µg/m ³ in Scotland)	>100	High	High	High	Medium	Low	
		10-100	High	High	Medium	Low	Low	
		1-10	High	Medium	Low	Low	Low	
	28-32µg/m ³ (16-18 µg/m ³ in Scotland)	>100	High	High	Medium	Low	Low	
		10-100	High	Medium	Low	Low	Low	
		1-10	High	Medium	Low	Low	Low	
	24-28µg/m ³ (14-16 µg/m ³ in Scotland)	>100	High	Medium	Low	Low	Low	
		10-100	High	Medium	Low	Low	Low	
		1-10	Medium	Low	Low	Low	Low	
	<24µg/m ³ (<14 µg/m ³ in Scotland)	>100	Medium	Low	Low	Low	Low	
		10-100	Low	Low	Low	Low	Low	
		1-10	Low	Low	Low	Low	Low	
	Medium	>32µg/m ³ (>18 µg/m ³ in Scotland)	>10	High	Medium	Low	Low	Low
			1-10	Medium	Low	Low	Low	Low
		>32µg/m ³ (>18 µg/m ³ in Scotland)	>10	Medium	Low	Low	Low	Low
1-10			Low	Low	Low	Low	Low	
>32µg/m ³ (>18 µg/m ³ in Scotland)		>10	Low	Low	Low	Low	Low	
		1-10	Low	Low	Low	Low	Low	
>32µg/m ³ (>18 µg/m ³ in Scotland)		>10	Low	Low	Low	Low	Low	
		1-10	Low	Low	Low	Low	Low	
-		≥1	Low	Low	Low	Low	Low	

Table A6: Factors to consider – Sensitivity of the Area to Ecological Impacts

Receptor Sensitivity	Distance from the Source (m)	
	<20	<50
High	High	Medium
Medium	Medium	Low
Low	Low	Low

Table A7: Risk of Dust Impacts – Demolition

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Medium, Risk
Medium	High Risk	Medium Risk	Low Risk
Low	Medium Risk	Low Risk	Negligible

Table A8: Risk of Dust Impacts – Earthworks and Construction

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Table A9: Risk of Dust Impacts – Trackout

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Low Risk	Negligible
Low	Low Risk	Low Risk	Negligible

APPENDIX 2 – Traffic Data

Statement from transport consultant:

“Yes, using the TRICS trip rates that were approved, 71 units would generate a two-way 12-hour flow (7-7pm) of 380, which, when converted to AADT would be 438 so the development would not warrant a detailed Air Quality Assessment.”



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