

1. AIR QUALITY TECHNICAL ADDENDUM

1.1 Background

Ensafe Consultants (formerly REC Ltd) was commissioned by Cold Harbour Lane Ltd in June 2019 in support of a planning application for a proposed mixed use development at 219-223 Coldharbour Lane, Lambeth (REC ref. AQ103204r1).

Following planning submission (Ref. 19/02623/FUL), the planning application was refused by London Borough of Lambeth Council (LBoL) due to the potential impact on the exiting residential property, as a result of the height of the current proposed scheme. A new planning application is to be submitted, reducing the scale of the proposed development. This comprises the removal of 2 floors of residential accommodation, reducing the building height from six storeys down to four storeys to provide 8 residential apartments, instead of the originally proposed 13.

This technical note addresses the change in the design scheme of the proposed development following planning refusal and provides the information required to clarify any changes to air quality impacts. The technical note refers to data produced in the Air Quality Assessment (REC ref. AQ103204r1) and this should read in conjunction with this technical addendum.

2. LEGISLATION AND POLICY

Since the original submission, there have been no relevant updates to planning policy and local policy. Therefore no further information is required.

3. METHODOLOGY

Both the construction phase and operation phase methodologies utilised within the original submission remain valid and up to date. However since the original submission of the planning applications there have been reductions to the scope and size of the proposed development.

4. BASELINE

Baseline data used within the original assessment remains valid and up to date for the purpose of the assessment, as it is considered as a worst case assessment. Therefore, no changes to the air quality assessment have been required.

4.1 Construction Phase Assessment

Since the original submission, there has been a reduction in the scope and size of the proposed development. There has been no reassessment of the construction phase following this reduction, there is likely to be a reduction in the overall impacts during any construction undertaken. As such the original assessment is considered valid and up to date for the purpose of the assessment as it is considered as a worst case assessment.

4.2 Operational Phase Assessment

Following submission of the original submission, there has been no changes to the operational phase. No further information is required.

5. AIR QUALITY IMPACT ASSESSMENT

The Air Quality Assessment considered the potential exposure of future site users to pollution by predicting nitrogen dioxide (NO₂) and particulate matter with an aerodynamic diameter of less than 10µm (PM₁₀) and 2.5µm (PM_{2.5}) concentrations across the development site and representative sensitive receptors. Furthermore, the use of 2018 emissions data for future year scenarios would indicate a robust case assessment has been made and the worst-case air quality impact scenarios have been considered.

As there are no changes to the operational phase, the predicted annual and hourly mean concentrations of NO₂ and PM₁₀ are not materially different to the original modelling, as such the AQO's and APEC categories remain the same as outlined within the original assessment for the Do Something (DS) scenario.

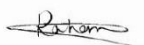


5.1 Air Quality Neutral

The new proposal comprise the redevelopment of the site to consist of 8 residential units A1 and B1 floor space. As stated within the original submission, the development will not result in a change of AADT flows in regards to traffic generation and subsequently will not increase development emissions when compared to the current situation. The development is also proposed to have no on site energy generation and as such is not anticipated to produce combustion emissions.

As such it is not expected that the development will impact the total emissions generated by the site, and therefore, an Air Quality Neutral Assessment is not deemed necessary

6. CONCLUSIONS

Despite the change in the proposed scheme design, the conclusions and outcomes reported within the original 2019 submission remain the same and therefore, based on the assessment results, air quality issues are not considered a constraint to planning consent for the proposed development.

Consultant	Role	Date
 Rachael Harrison BSc (Hons) Graduate Air Quality Consultant	Prepared	24 th March 2020
 Lewis Ellison MOcean (Hons) Air Quality Consultant	Reviewed	24 th March 2020
 Conal Kearney BEng (Hons) MSc MIEEnvSc MIAQM Head of Air Quality and Noise	Verified	24 th March 2020