

Air Quality Statement

576 Oxford Road, Reading, Berkshire - RG30 1EG

This statement is provided in support of approval of condition application for the above site address, to illustrate the project's compliance with the Reading borough Council Planning Policies to protect the health of future occupants of the proposed development and to comply with Policies CS34 (Pollution and Water Resources) and DM4 (Safeguarding Amenity) a scheme demonstrating sufficient mitigation to protect the dwellings from poor air quality.

It is inevitable that with any development, demolition and construction activities will cause some disturbance to those nearby. The recently publish IAQM guidance on assessing impacts on air quality from construction activities and determining the likely significance which has been used to determine the risk of impact occurring during the construction of the development which identified a low to medium risk of impacts at nearby sensitive receptors.

Reading Borough Council's Air Quality Policy DM19 requires that developments have regard to the need to improve air quality and reduce the effects of poor air quality through design, mitigation measures to be used to help improve local air quality.

AIR QUALITY IMPACT

The proposed development is located within an air quality management area (AQMA) that we are advised by the planning officer to submit the air quality statement as the proposal introduces new exposure and receptors. Accordingly an assessment and mitigation measures are provided as part of the application to protect the residents from the effects of poor air quality.

The key issues relating to air quality are considered to be:

TRAFFIC GENERATED POLLUTION:

As the site benefits from abundance of Public transport this includes buses and Reading train station approximately less than five minute walk away from the application site. There are secured & covered cycle spaces which are proposed at the entrance of the property.

Therefore, it is considered that the proposed development will actually reduce the negative impact on the air quality as the traffic generated by the proposed development is predicted to result in a negligible impact on local air quality as the proposal does not encourage the residential units with vehicle parking and will be provided with the cycle storage instead to a sustainable environment.

CONSTRUCTION PHASE:

Mostly the proposal involves the maximum use of the existing available space with an additional storey to be added.

The control of dust emissions from construction site activities relies upon management provisions and mitigation techniques to reduce emissions of dust and limit dispersion. Where dust emission controls have been used effectively, large-scale operations have been successfully undertaken

without impacts to nearby properties. The prudent use of water application, screening and good site planning and management will ensure effective dust control.

Appropriate mitigation measures will be carried out based on measures set out in the Best Practice Guidance. The implementation of these measures will result in the development having a negligible impact at adjacent receptors as a result of construction activities.

AIR POLLUTION MITIGATION

Mitigation Measures to Reduce Dust Emissions during Construction Site Planning;

- Erect effective barriers around dusty activities or the site boundary
- No bonfires
- Plan site layout-machinery and dust causing activities should be located away from sensitive receptors

Demolition Work;

Although there is a very less demolition work is involved however, we provide below mitigation measure;

- Use water as dust suppressant
- Cutting equipment to use water as suppressant or suitable Local Exhaust Ventilation system

As per Noise assessment report *Glazing should be replaced with 6/12/6mm double-glazed units, to remain openable for purposes of vapour purge or safety. Ventilation should be made using proprietary powered attenuated ventilators, compliant with Approved Document Part F guidelines on sufficient equivalent area servicing.* The windows can be opened since non-openable windows are not considered an acceptable solution due to the negative impact on the living standards.

This air quality will be maintained and a good standard for internal clean air which can be met by incorporating the proposed effective glazing and passive heat recovery ventilation system (if required). We do not consider that any additional measures are reasonably necessary.

CONCLUSIONS

The proposed combined noise and pollution mitigation scheme has been informed by on-site investigation and in our submission a 'good' standard for internal noise and clean air can be achieved in accordance with local and national standards.

The overall sensitivity of the Site is considered to be medium, based on the IAQM guidance, along with the potential dust impacts based on this guidance and professional judgement are considered to be negligible following the implementation of appropriate and best practice mitigation measures as detailed above.