



22/02066/CONDF – Owlstone Croft, Owlstone Road

Report to: Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Newnham

Proposal: Submission of details required by condition 8 (Air Quality and Dust Management Plan) of planning permission 22/02066/FUL

Applicant: Queen's College

Presenting officer: Tom Gray

Reason presented to committee: Application raises special planning policy or other considerations

Member site visit date: N/A

Key issues: Whether the details are acceptable and in conformity with the reasons and policy requirements for this condition.

Recommendation: Approve

1.0 Executive Summary

- 1.1 The application seeks to discharge condition 8 of planning consent 22/02066/FUL attached by the Planning Inspector.

No development (or phase of) shall commence until an Air Quality and Dust Management Plan (AQDMP) has been submitted to and approved in writing by the local planning authority. The AQDMP should include:

- a) Details of consultations with key receptors, particularly Newnham Croft Primary School, held prior to the discharge of the condition;*
- b) site specific mitigation measures to be implemented to minimise dust and emissions upon residential properties and other sensitive receptors including Newnham Croft Primary School during demolition and construction. This should take account of the findings of the construction dust risk assessment presented in the Air Quality Assessment and a baseline assessment of air quality on site. These measures should be in line with current Institute of Air Quality Management (IAQM) best practice;*
- c) site and equipment layout plan, identifying the proximity of sensitive receptors, the location of site entrance / exit, wheel washing facilities, hard standing, and stockpiles;*
- d) details of phasing of demolition and construction works, including timetable. The timetable should restrict all demolition works to school holidays;*
- e) roles and responsibilities in the event of dust episodes or complaints arising;*
- f) the dust monitoring strategy, including type, number and location of monitors and the appropriate exceedance level;*
- g) the approach to be taken should the exceedance level be exceeded.*

The AQDMP shall be implemented and monitors retained and maintained on site for the duration of the demolition and construction works.

- 1.2 The reason for this condition is to protect the living conditions of nearby occupiers including sensitive receptors such as the Newnham Croft Primary School (NCPS).
- 1.3 The applicant has submitted an Air Quality and Dust Management Plan (AQDMP) (dated 14th March 2025) and previous revisions of this document have been subject to pre-submission consultation with NCPS and a formal consultation during the application process with the Council's Environmental Health Officer. Further comments from NCPS have been received during the application process (dated 10th February 2025 and 1st April 2025) and where appropriate, these comments have been addressed by the applicant in the latest revision document (dated 14th March 2025). Consultations with sensitive receptors living nearby the application site has also taken place.
- 1.4 In consultation with the Environmental Health Officer, it is considered that the proposed mitigation measures are suitable to minimise dust and

emission impacts upon sensitive receptors in line with the dust risk assessment and the Institute of Air Quality Management (IAQM) best practice.

- 1.5 The AQDMP provides suitable information with regards to the site and equipment layout including the proximity of sensitive receptors and provides details of the role and responsibility of the site manager in response to dust episodes and complaints. In addition, an addendum has been provided which includes a timetable restricting all demolition works to school holidays.
- 1.6 The dust management strategy submitted with the AQDMP details that three monitors will be installed in suitable locations along the boundaries of the application site and appropriate site action levels and actions taken have been informed by best practice guidance and considered by officers to be acceptable.
- 1.7 On the basis of the submission, it is considered that the information is in accordance with the appropriate guidance and officers consider that the measures described in the submission will protect local residents and NCPS from unacceptable dust and emission impacts during demolition/construction of the development. The submission is therefore in conformity with the reasons and policy requirements.
- 1.8 Officers recommend that the Planning Committee approve the details submitted and discharge condition 8 of planning permission 22/02066/FUL

Consultee/Representation	Object / No objection / No comment	Paragraph reference
Environmental Health	No objection	6
Nature Conservation Officer	No objection	6
Third Party Representations (1)	Objection	7
Member Representations (1)	Objection	8
Local Interest Groups and Organisations / Petition (1)	Objection	9

Table 1 Consultee/Representation summary

2.0 Site Description and Context

Controlled Parking Zone	X	Adjacent to Tree Preservation Orders	X
Conservation Area	X	City/County Wildlife Site and Local Nature Reserve	X
Adjacent to Protected Open Space	X	Flood Zone 1, 2, 3	X
Building of Local Interest	X	Adjacent to Green Belt	X

- 2.1 Owlstone Croft is owned by Queens' College and the application site is situated within the Newnham Croft Conservation Area. The Porter's Lodge is identified as a Building of Local Interest (BLI) and Block A (Owlstone House) is listed as a positive building within the Newnham Croft Conservation Area Appraisal. Block A is the original Owlstone House which has seen a series of extensions built during the 20th Century. This building currently consists of 29 student rooms, a dining room, kitchen, common room, computer room, archive room and store.
- 2.2 The existing site comprises several other buildings. Block B (former nurses accommodation) is a four storey building and houses 68 student rooms and WCs; Block D (nursery building) was originally built in the 1930s and was significantly altered in 2013 when it was converted to a nursery with 5 student rooms above; outbuildings behind the Lodge connect to Block D and are used as garaging and for storage; finally, cycle sheds and a refuse storage area are located on part of the site of former Block C (built in 1963 and demolished above slab level in 2001). Consent was granted in 2021 for two storage containers used as a temporary gym within this area. The remainder of the site comprises hardstanding, parking areas and a large lawned area.
- 2.3 The site is located immediately north and west of the Paradise Nature Reserve (a semi-wetland habitat), which is a Local Nature Reserve (LNR), Protected Open Space and County/City Wildlife Site. This area borders the river Cam on its eastern side. The application site is also adjacent to existing Green Belt land to the east.
- 2.4 The site is located to the east of residential properties' gardens along Owlstone Road and the south of playing fields of Newnham Croft Primary School (NCPS).
- 2.5 The vast majority of the application site is within Flood Zone 1 with areas near and on the eastern boundary of the site within Flood Zone 2 and 3. Several trees are situated along the eastern and northern boundaries of the site. Vehicular access is via residential streets, leading from Barton Road. The nearest residential streets of Owlstone Road and Grantchester Meadows are controlled parking zones.

3.0 The Proposal

3.1 The application seeks to discharge condition 8 (Air Quality and Dust Management Plan) of planning permission 22/02066/FUL.

3.2 Condition 8 states:

No development (or phase of) shall commence until an Air Quality and Dust Management Plan (AQDMP) has been submitted to and approved in writing by the local planning authority. The AQDMP should include:

- a) Details of consultations with key receptors, particularly Newnham Croft Primary School, held prior to the discharge of the condition;*
- b) site specific mitigation measures to be implemented to minimise dust and emissions upon residential properties and other sensitive receptors including Newnham Croft Primary School during demolition and construction. This should take account of the findings of the construction dust risk assessment presented in the Air Quality Assessment and a baseline assessment of air quality on site. These measures should be in line with current Institute of Air Quality Management (IAQM) best practice;*
- c) site and equipment layout plan, identifying the proximity of sensitive receptors, the location of site entrance / exit, wheel washing facilities, hard standing, and stockpiles;*
- d) details of phasing of demolition and construction works, including timetable. The timetable should restrict all demolition works to school holidays;*
- e) roles and responsibilities in the event of dust episodes or complaints arising;*
- f) the dust monitoring strategy, including type, number and location of monitors and the appropriate exceedance level;*
- g) the approach to be taken should the exceedance level be exceeded.*

The AQDMP shall be implemented and monitors retained and maintained on site for the duration of the demolition and construction works.

4.0 Relevant Site History

Application	Description	Outcome
22/02066/FUL	Demolition of nursery building, part of outbuildings; partial demolition, refurbishment and extension of other existing college buildings and the erection of four accommodation blocks containing 60 rooms for postgraduate students; associated landscaping, car and cycle parking, refuse and	Refused, Appeal Allowed

	other storage and new electricity substation within outbuildings	
22/02066/CONDA	Submission of details required by condition 26 (arboricultural method statement) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDB	Submission of details required by condition 20 (Hydrological Report) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDC	Submission of details required by condition 17 (written scheme of investigation) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDD	Submission of details required by condition 35 (non-translucent fence) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDE	Submission of details required by condition 3 (Phasing Strategy) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDG	Submission of details required by condition 28 (Replacement Nursery Provision) of planning permission 22/02066/FUL	Refused to Discharge
22/02066/CONDH	Submission of details required by conditions 30 (Landscape and Ecological Management Plan), 31(Bird and Bat Boxes), and 33 (Ecological Design Strategy) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDI	Submission of details required by condition 29 (Construction Ecological Management Plan) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDJ	Submission of details required by condition 19 (surface water run-off) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDK	Submission of details required by condition 14 (Traffic Management plan) of planning permission 22/02066/FUL	Refused to Discharge
22/02066/CONDL	Submission of details required by condition 7 (Demolition/construction noise and vibration impact assessment) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDM	Submission of details required by condition 28 (replacement nursery provision) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDN	Submission of details required by condition 10 (materials management plan) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDO	Submission of details required by condition 18 (surface water drainage scheme) of planning permission 22/02066/FUL	Discharged in Full
22/02066/CONDP	Submission of details required by condition 4 (noise assessment) of planning permission 22/02066/FUL	Pending Consideration

22/02066/CONDQ	Submission of details required by condition 32 (artificial lighting) of planning permission 22/02066/FUL	Pending Consideration
22/02066/CONDR	Submission of details required by condition 14 (Traffic Management Plan) of planning permission 22/02066/FUL	Pending Consideration

5.0 Policy

5.1 National Policy

National Planning Policy Framework 2024
Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 36: Air Quality, Odour and Dust

5.3 Neighbourhood Plan

South Newnham Neighbourhood Plan (2024)

6.0 Consultations

Environmental Health Officer – No Objection

Nature Conservation Officer – No Objection

7.0 Third Party Representations

7.1 One objection has been received – concern regarding the dust management and site run-off into Paradise Nature Reserve

7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Member Representations

8.1 Councillor Clough has called in the application to Planning Committee due to the absence of any sub-phasing information (including duration, start and finish dates, interlinking dependences) and in line with the committee's concerns.

9.0 Local Groups / Petition

9.1 Newnham Croft Primary School have commented as follows:

Further comments (received 1st April 2025):

- Previous points raised have not been fully reflected in the document, for example, specific scheduling of activities is still not clear such as asbestos removal
- Outdoor classroom located in close proximity to the application site
- Real time notification or exceedance levels should be provided to the school
- Speed of responsiveness will take time, risking the children's health, particularly those that are more vulnerable
- School requests real time notification as then have the ability to move them in time rather than at a later time
- Request that condition will be brought to committee

Formal consultation response (received 10th February 2025):

- Lack of phasing of construction and demolition timetable to understand when potentially disruptive activity will be taking place to ensure that pupils will not be impacted by noise and polluting activities
- Dates of school holidays must be included in the timetable
- The applicant has not taken into consideration the school's views
- The applicant has ignored the request for a third monitor to be installed
- Date of monitor installation needs to be including in the timetable
- Needs to be a mechanism for taking account of the baseline assessment findings and revising the SALs in light of baseline levels and best practice
- Layout plan is missing the equipment and construction compound. Locations of polluting equipment need to be known
- Timetable should clearly indicate all demolition activity occurring within the specific dates of the school holidays, including the removal of asbestos and the concrete slab
- Relies on responsive monitoring that is predicated on the receipt of substantiated complaints, which means the school must have access to air pollution data. Currently no mechanism to inform the school of a pollution event
- No monitor in relation to the playing field where children exercise

Pre-submission consultation response (received 20th November 2024):

- One further monitoring location required along the school boundary further south
- Request third party reviews the output from the monitors and takes responsibility for alerts
- Trigger levels/SAL
- Actions taken if exceedances occur
- Request information as to when demolition and asbestos removal will take place
- Dust monitoring should take place more regularly
- Request that electric vehicles are used as opposed to petrol/diesel
- Siting of generators should be set away from the school boundary

- 9.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

10.0 Assessment

- 10.1 This discharge of condition application follows the planning consent granted at appeal under reference 22/02066/FUL in which Planning Inspector attached condition 8 (Air Quality and Dust Management Plan (AQDMP)).
- 10.2 The Planning Inspector in Paragraph 68 of the Appeal Decision (Appendix i) states the following:

“Condition 8 requires the preparation and submission of an Air Quality and Dust Management Plan which is necessary in the interests of the living conditions of nearby occupiers including sensitive receptors such as NCPS. Further, in the interests of the health, wellbeing and education of children, due to the proximity of the proposed development with NCPS, to make the development acceptable it is necessary to limit all demolition on the site to be carried out during school holidays.”

- 10.3 Following further consultation with NCPS and the Environmental Officer, the applicant has revised the submission in response to the points raised and provided the following information to support this discharge of condition application:

- Air Quality and Dust Management Plan dated 14 March 2025 (J10-13082D-10-8)
- Addendum to Section 5 of the Air Quality Dust Management Plan, Condition 8

Each part of the condition is to be commented on, in light of the information received and the comments on this application.

(a) Details of consultations with key receptors, particularly Newnham Croft Primary School, held prior to the discharge of the condition

- 10.4 In accordance with the condition, in October 2024, prior to the submission of this application, the applicant provided Newnham Croft Primary School (NCPS) with the draft AQDMP. NCPS provided a response to this draft in November 2024. Further responses from NCPS (including in February 2025) on further revisions of the AQDMP have been received during the course of this application.
- 10.5 Whilst it is disappointing that wider community engagement has not taken place prior to the discharge of condition application being submitted, during the application process [and upon the request of the Council], an online engagement event was held with local residents living along

Owlstone Road. The details of questions raised and the consultants' responses from this event have been shared with the Council and are available online.

- 10.6 On this basis, it is considered that the extent of consultations held with key receptors living nearby the application site (Newnham Croft Primary School and Owlstone Road residents) is acceptable and criterion (a) of this condition is satisfied.

(b) Site specific mitigation measures to be implemented to minimise dust and emissions upon residential properties and other sensitive receptors including Newnham Croft Primary School during demolition and construction. This should take account of the findings of the construction dust risk assessment presented in the Air Quality Assessment and a baseline assessment of air quality on site. These measures should be in line with current Institute of Air Quality Management (IAQM) best practice

- 10.7 Table 1-1 of the AQDMP (dated 14th March 2025) outlines the risk of impacts without mitigation. This has been used to determine appropriate mitigation measures to control construction dust and air quality upon sensitive receptors.
- 10.8 To establish baseline air quality PM₁₀ (small airborne particles, more specifically particulate matter less than 10 micrometres in aerodynamic diameter) concentrations, monitors will be installed three months prior to works starting on the site. These baseline air quality measurements will be submitted to Cambridge City Council's Environmental Health Officer prior to works commencing.
- 10.9 Section 3 of the AQDMP sets out the dust management measures to be applied. Following a formal consultation with the Council's Environmental Health Officer, the AQDMP states that along with reasonably generic mitigation measures in line with Institute of Air Quality Management (IAQM) best practice, during moderate or high wind conditions, demolition activities in close proximity to adjoining properties will cease. Moreover, any dust generating activities (associated with construction and earthworks) during periods of high wind speeds will stop.
- 10.10 The dust management measures to be applied include implementing measures such as erecting solid barriers, using wet methods and dust suppression systems, avoiding the use of diesel/petrol generators and the efficient removal of waste materials from the site.
- 10.11 In consultation with the Environmental Health Officer, it is considered that the proposed mitigation measures are suitable to minimise dust and emission impacts upon sensitive receptors in line with the IAQM best practice. Criterion (b) of this condition is therefore satisfied.

(c) Site and equipment layout plan, identifying the proximity of sensitive receptors, the location of site entrance / exit, wheel washing facilities, hard standing, and stockpiles

- 10.12 Section 4 of the AQDMP (dated 14th March 2025) provides a layout plan showing the proximity of sensitive receptors along Owlstone Road in addition to Newnham Croft Primary School (NCPS) including the school's outside classroom. The location of the site entrance/exit in the south-western corner is annotated whilst hardstanding (including temporary hardstanding) is shown in which construction stockpiles and mortar silos will be stored. The wheel wash facility in addition to storage containers and skips will be located within the construction compound near the entrance to the application site as shown.
- 10.13 Previous NCPS comments concerning the siting and nature of equipment have been noted. Section 4 provides a list of anticipated equipment to be used on site with the distance between non-road mobile machinery (NRMM) and sensitive receptors to be maximised as far as possible.
- 10.14 Following consultation with the Council's Environmental Health Officer, it is considered that the AQDMP on NRMM with regards minimising use along the northern boundary adjacent to the school and maximising the distance to sensitive receptors is acceptable and in accordance with the best practice guidance.
- 10.15 On this basis, criterion (c) is therefore satisfied.

(d) Details of phasing of demolition and construction works, including timetable. The timetable should restrict all demolition works to school holidays

- 10.16 Section 5 of the AQDMP states that the development will be undertaken in a single phase in accordance with condition 3 (phasing plan).
- 10.17 Condition 5 (Construction/demolition hours) is of relevance given that this restricts development between 8am and 6pm Monday to Friday and between 8am and 1pm on Saturday only.
- 10.18 In accordance with the condition requirement, all demolition works will be undertaken during the school holidays. NCPS comments concerning asbestos removal as part of this application are noted, and the applicant has clarified that this will take place in school holidays, envisaged to take place in the NCPS school summer holidays (24th July-30th August 2025), these dates are reflected in the AQDMP.
- 10.19 Whilst the development cannot commence until all pre-commencement conditions have been discharged, on the basis that all remaining pre-commencement are discharged in time, the AQDMP states that the anticipated start date for the project is 30th June 2025 (for mobilisation and site set up only).

- 10.20 The NCPS and local member comments concerning the need for a timetable to demonstrate the scheduling of works are acknowledged. An addendum to Section 5 of the AQDMP has been submitted which provides a demolition and construction timetable. Whilst this provides anticipated timeframes, the timetable cannot be fixed as this will be affected by variables such as wind speed which may require works to be temporarily paused.
- 10.21 With regards to the demolition works to Block D, Block A and the concrete slab including the garden store, demolition will be within school holidays. Demolition is anticipated to be within the 2025 summer holidays and reference to the NCPS school holiday times has been reflected in the AQDMP. As the addendum demonstrates, it is expected that the demolition to Block A extensions will take approximately 5 weeks, whilst simultaneously demolition to Block D and ancillary buildings will take approximately 4 weeks.
- 10.22 Given the tendency for prolonged warm and dry periods during July and August, following consultation with the Council's Environmental Health Officer, it is considered that careful monitoring and mitigation measures will need to be implemented as per the best practice guidance.
- 10.23 The construction timetable also demonstrates that during the summer holidays, other construction activities such as works to Blocks A & B and the cut and fill to the overall site will be ongoing, extending into school term time. Construction works will also commence to the new substation and the new terrace buildings. It is envisaged that works to Block A and B (including extensions) will take an estimated 94 weeks and the new terrace buildings will take approximately 88 weeks. However, as indicated previously, variables such as adverse weather conditions may affect these timescales.
- 10.24 The addendum submitted additionally states that if there is likely to be any material change in the timetable as set out, an updated timetable will be provided to the Local Planning Authority and the local community will be updated.
- 10.25 On the basis of submission, the timetable provided is considered to be acceptable in relation to anticipated air quality and dust impacts on sensitive receptors and provides sufficient information in accordance with criterion (d).

(e) roles and responsibilities in the event of dust episodes or complaints arising

- 10.26 Roles and responsibilities for the site manager and all staff are detailed within Section 6 of the AQDMP.
- 10.27 The AQDMP states that the contractor's head office and site manager's contact details will be displayed at the site entrance so in the event of a

dust episode or complaints arise, a procedure is in place to deal with these.

- 10.28 Inspections, observations, meteorological conditions and visual monitoring may identify occasions when dust emissions or abnormal emissions occur. The site's manager's response to dust episodes is detailed within Section 8 of the AQDMP which states that all significant dust events will be investigated, addressed and additional mitigation measures implemented or operations temporarily suspended or modified to prevent reoccurrence.
- 10.29 With regards to the response to complaints, the site manager will record, respond to and follow up all complaints including ensuring that suitably qualified personnel are available to respond at all times. The procedure is detailed within Section 8 of the AQDMP and is considered acceptable to officers. In addition, Cambridge City Council will be notified that a complaint has been received, notified of the investigation's findings and any remedial measures taken.
- 10.30 Following a formal consultation with the Council's Environmental Health Officer, there is no objection to these roles and responsibilities, and it is considered that criterion (e) is satisfied.

f) the dust monitoring strategy, including type, number and location of monitors and the appropriate exceedance level

- 10.31 Section 7 of the AQDMP details the proposed monitoring strategy. Further to consultation with NCPS and the Environmental Health Officer, the number of monitors has been increased with two monitors now proposed to be located close to NCPS to the north (one of which is adjacent to the school playing field) and one monitor located close to residential receptors to the south-west. Therefore providing three monitors in total.
- 10.32 NCPS comments with regards baseline monitoring are noted. In order to understand existing conditions more accurately, monitors will be installed three months prior to the works starting on the site to establish baseline PM₁₀ and PM_{2.5} concentrations, and these monitors will be in place for the duration of demolition and construction phases. These baseline levels will be submitted to Cambridge City Council's Environmental Health Officers prior to the works commencing.
- 10.33 Section 7 of the AQDMP also sets out the site action levels (SALs) to be in place for the duration of the works. An alert level will not be set for PM_{2.5} concentrations, however, given that there is no published guidance on PM_{2.5} limits for construction, given that this lower particle size would be included in coarse PM concentrations and on the basis that construction/demolition emits a higher proportion of coarse particles than fine, the applicant's justification is accepted by the Environmental Health Officer.

- 10.34 The AQDMP advises a “lower alert” level, which is 150 µg/m³ (Microgrammes per cubic metre) as a 1 hour average and a “site action level” (SAL) for PM₁₀ will be the IAQM (2018) recommended level of 190 µg/m³ as a 1 hour average.
- 10.35 The AQDMP states that Cambridge City Council’s Environmental Health Officers will be provided with access to the monitoring data upon request which is considered acceptable.
- 10.36 With regards to dust soiling, regular visual inspections will also take place and inspection logs made available to Cambridge City Council upon request.
- 10.37 Whilst previous NCPS comments suggesting that a third party takes responsibility for monitoring and alerts, in discussion with the Environmental Health Officer, the revised monitoring strategy and responsibilities as set out are considered suitable.
- 10.38 Previous NCPS comments regarding the need for more regular monitoring have been taken into account in the revised AQDMP. The AQDMP states that additional location-specific monitoring will be discussed with Cambridge City Council in the event that substantiated complaints are received or at the request of Council following any justified complaints. In addition, any monitoring required will continue until the complaint is resolved, the satisfaction of Cambridge City Council.
- 10.39 Following a formal consultation with the Council’s Environmental Health Officer, there is no objection to the dust management strategy and it is considered that criterion (f) is satisfied.

(g) the approach to be taken should the exceedance level be exceeded.

- 10.40 Previous NCPS comments concerning site action levels (SAL) and actions are noted. The AQDMP advises that “site action level” (SAL) for PM₁₀ will be the IAQM (2018) recommended level of 190 µg/m³ as a 1 hour average. In the event that this SAL exceeded, the Site Manager will investigate the current works, and if dust is due to works on site, then works will stop immediately to enable a risk assessment to establish the extent of the alert and what mitigation measures are required to reduce these concentrations.
- 10.41 If the SAL exceeded is a “lower alert” level, which is 150 µg/m³ as a 1 hour average, then the Site Manager will investigate the current works on site, assess the cause and implement additional mitigation including using alternative methods.
- 10.42 Following regular visual inspections and in the event that significant dust on the site boundary is identified/recorded, investigation/remedial action will be taken and operations modified to avoid an activity from repeatedly causing unacceptable dust emissions. Additional mitigation measures may

be triggered by adverse weather forecasts such as long periods of dry weather and/or high wind speeds. In these cases, water suppression will be used liberally and in advance in order to prevent dust emissions beyond the site boundary.

- 10.43 Whilst NCPS comments querying the speed of responsiveness and the request for live data to be provided to the school to allow for example children to be moved to another location is noted, this would not be standard practice and the purpose of this AQDMP condition and SALs are to modify on-site activities rather than change the behaviours of nearby receptors.

10.44 **Other Matters**

- 10.45 Paradise Local Nature Reserve is considered to be a sensitive receptor for both airborne dust and from waterborne pollutants. Third parties concern on this potential issue are noted. Following a formal consultation with the Council's Nature Conservation Officer, it considered that the measures outlined in the Construction Ecological Management Plan (discharged under application 22/02066/CONDI) satisfactorily addresses the risk to ecological receptors and is appropriately cross-referenced within the AQDMP submission.

- 10.46 Additional NCPS comments are acknowledged and where appropriate in consultation with the Environmental Health Officer have been addressed as part of the revised AQDMP.

- 10.47 The local member's comments regarding this submission are noted. The information has been assessed against the requirements of this condition and is deemed to be acceptable on this basis.

10.48 **Conclusion**

- 10.49 Officers consider that the information provided is in accordance with the appropriate Institute of Air Quality Management (IAQM) best practice guidance. Site specific mitigation measures as detailed will protect local residents and NCPS from unacceptable dust and emission impacts. Site and equipment information, a timetable of works, the complaints procedure, dust management strategy details and the approach should levels be exceeded have been provided to the satisfaction of officers. The details submitted are therefore acceptable and in conformity with the reasons and policy requirements.

11.0 **Recommendation**

11.1 **Approval** of the following details:

- Air Quality and Dust Management Plan dated 14 March 2025 (J10-13082D-10-8) (received 19th March 2025)

- Addendum to Section 5 of the Air Quality Dust Management Plan, Condition 8 (received 13th May 2025)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs