



Anderson
Acoustics

AIR QUALITY AND DUST MANAGEMENT
PLAN

HARINGEY SIXTH FORM COLLEGE

ORBIS LTD

SEPTEMBER 2026

AIR QUALITY AND DUST MANAGEMENT PLAN

HARINGEY SIXTH FORM COLLEGE

Our Ref: 9423_001R_1-O_AG



Client: ORBIS LTD

Report by: Anderson Acoustics Limited
Tempus Wharf
33A Bermondsey Wall West
London
SE16 4ST

www.andersonacoustics.co.uk
T: 07377 720937

Date: 11 September 2026

Project No: 9423_001R_1-O_AG
Status: Issued

Author	Harry Foster Air Quality Consultant	11 September 2026
Reviewed	Adam Glass Principal Environmental Consultant	11 September 2026
Approved	Adam Glass Principal Environmental Consultant	11 September 2026

This document has been prepared using all reasonable skill and care. Anderson Acoustics Ltd accepts no responsibility or liability for any third-party data presented in this report, or used for the basis of drawing any conclusions. This document is confidential to the named client above and Anderson Acoustics Ltd accepts no responsibility or liability resulting from third party use of this document or for a purpose other than for which it was commissioned.

REVISION HISTORY

Version	Comments	Changes made by	Approved by
1.0	First issued version	HF	AG

CONTENTS

1	INTRODUCTION	5
2	AIR QUALITY GUIDANCE	6
3	DEVELOPMENT SITE DETAILS & METHODOLOGY	8
4	CONSTRUCTION AIR QUALITY AND DUST RISK ASSESSMENT	12
5	DUST MANAGEMENT PLAN	19
6	DUST MONITORING REGIME	22
7	CONCLUSIONS	24

1 INTRODUCTION

Anderson Acoustics Ltd was commissioned by Orbis Ltd to produce an Air Quality Dust Risk Assessment (AQDRA) and Dust Management Plan (DMP) for the demolition and construction phases of the proposed development at Haringey Sixth Form Centre, White Hart Lane, Tottenham, London N17 8HR (planning permission ref: HGY/2025/3153, dated 23 July 2026).

The proposed development comprises the erection of a single-storey teaching block extension with associated landscaping, providing additional educational accommodation in the form of classrooms, a staff room, a multi-purpose conference room and associated toilet facilities. The extension will be connected to the existing main college building via a covered external link on the eastern elevation and incorporates a green roof and photovoltaic panels. The proposals support the expansion of the existing college by 150 students. The existing cycle parking shelters within the application site are to be demolished to facilitate the works.

This report has been prepared to discharge planning condition 19 (Management and Control of Dust) attached to planning permission HGY/2025/3153, dated 23 July 2026. The condition requires that no works are carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the LPA; that the plan is in accordance with the GLA SPG Dust and Emissions Control and includes a Dust Risk Assessment; and that the works are thereafter carried out in accordance with the approved details. The local planning authority is the London Borough of Haringey (LBH). Accordingly, this report:

- Presents the dust risk assessment for the demolition and construction phases, prepared following Institute of Air Quality Management (IAQM) Guidance on the assessment of dust from demolition and construction (2024) and the GLA SPG The Control of Dust and Emissions During Construction and Demolition (2014); and
- Sets out the dust management plan and the dust monitoring approach appropriate to the assessed dust risk, for submission to and approval in writing by LBH prior to commencement of works.

The development site is located within an Air Quality Management Area (AQMA). The London Borough of Haringey declared a borough-wide AQMA on 1 July 2001 for exceedances of the national air quality objectives for nitrogen dioxide (NO₂) and particulate matter (PM₁₀), and the site falls within it. Dust and emissions mitigation is therefore required in accordance with the Council's local air quality management duties, the policies of the Haringey Local Plan and the London Plan, the Mayor's SPG The Control of Dust and Emissions During Construction and Demolition, and the air quality provisions of the National Planning Policy Framework (NPPF).

Emissions from Non-road mobile machinery (NRMM) are addressed in Section 5.1. The site lies within Greater London and the Greater London NRMM Low Emission Zone requirements therefore apply, including registration of all applicable machinery on the online NRMM register.

Air quality policy, criteria and baseline concentrations relevant to the assessment have been presented and briefly discussed in Section 2 of this report. A description of the site and construction methods are given in Section 3. The findings of the updated dust risk assessment are presented in Section 4. The AQDMP is presented in Section 5. The dust and particulate monitoring regime is presented in Section 6. The conclusions are provided in Section 7.

2 AIR QUALITY GUIDANCE

2.1 Air quality – pollutants for consideration

The pollutants for consideration in the London Borough of Haringey are nitrogen dioxide (NO₂) and airborne Particulate Matter (PM). Dust is particulate matter that has been deposited.

PM₁₀ is the fraction of PM that is 10 microns or less in size, and PM_{2.5} is the fraction of PM that is 2.5 microns or less in size. Both can be drawn into the lungs and can cause respiratory illness, cardiovascular illness and mortality. Oxides of nitrogen include nitric oxide (NO) and nitrogen dioxide (NO₂). NO₂ can cause inflammation of the lungs and can lead to shortness of breath, coughing and can reduce immunity to infections of the lung, such as bronchitis.

2.2 Dust and air quality guidance for demolition and construction

The Mayor's The Control of Dust and Emissions During Construction and Demolition SPG seeks to reduce emissions of dust, PM₁₀ and PM_{2.5} from construction and demolition activities. The site lies within Greater London and the SPG applies to the development. Planning condition 19 attached to permission HGY/2025/3153 expressly requires the Air Quality and Dust Management Plan to be prepared in accordance with the SPG, and its control measures have been applied throughout this report.

An Air Quality and Dust Risk Assessment (AQDRA) has been prepared for the proposed development, together with this Air Quality and Dust management plan (AQDMP), for submission to and approval in writing by the London Borough of Haringey prior to works commencing on site.

The AQDRA provides a summary of the risk to soiling (dirt deposited on surrounding structures), health and the natural environment, and recommends emission control measures to be implemented as part of the scheme.

This document considers that the activities on construction sites can be divided into four types to reflect their different impact:

- demolition;
- earthworks;
- construction; and
- trackout.

These activities can lead to three separate dust impacts:

- the risk of health effects due to an increase in exposure to PM₁₀;
- annoyance due to dust soiling; and
- harm to ecological receptors.

Guidance on the dust risk assessment procedure is presented in the Assessment of Dust from Demolition and Construction 2024¹. This guidance has revised criteria for dust emission magnitude and so the dust risk assessment uses the revised criteria.

2.3 Baseline air quality

Defra background mapping for the 1 km grid square containing the site indicates the annual mean concentrations of nitrogen dioxide, PM₁₀ and PM_{2.5} set out in Table 2.1. Background concentrations of all three pollutants are well below the relevant air quality objectives in both the 2021 base year and the 2026 projection year, and are projected to fall further over the construction period.

¹ IAQM. Assessment of Dust from Demolition and Construction. V2.2. 2024.

Table 2.1: Defra background mapped annual mean concentrations for the site grid square

Pollutant	2021 ($\mu\text{g}/\text{m}^3$)	2026 ($\mu\text{g}/\text{m}^3$)	AQO ($\mu\text{g}/\text{m}^3$)
NO ₂	21.4	16.2	40
PM ₁₀	15.6	15.3	40
PM _{2.5}	8.9	8.5	20

Local monitoring data are reported by the London Borough of Haringey in its Air Quality Annual Status Reports, with additional monitoring undertaken by the neighbouring London Borough of Enfield. The site lies within the borough-wide Haringey AQMA, declared in 2001 for exceedances of the annual mean objective for nitrogen dioxide (NO₂) and the daily mean objective for PM₁₀. Haringey operates three automatic monitoring stations (Haringey Roadside at 639 High Road, Tottenham; Haringey South at Priory Park; and Haringey Wood Green at 14 High Road, Hornsey) together with a borough-wide network of NO₂ diffusion tubes. The nearest monitoring locations to the site, and their most recent reported annual mean concentrations, are presented in Table 2.2.

Table 2.2: Nearest air quality monitoring locations and most recent reported annual mean concentrations (LB Haringey Air Quality Annual Status Report 2025; LB Enfield monitoring data 2024)

Site (ID)	Distance / direction	Type	Pollutant	Annual mean ($\mu\text{g}/\text{m}^3$)	AQO ($\mu\text{g}/\text{m}^3$)
Enfield 16	0.48 km N	Roadside (diffusion tube)	NO ₂	18.4 (2024)	40
Enfield 15	0.59 km N	Roadside (diffusion tube)	NO ₂	18.3 (2024)	40
Dukes Aldridge Academy, Almond Road, N17 (HR56)	0.68 km E	Roadside (diffusion tube)	NO ₂	17.1	40
Risley Avenue Primary School, N17 (HR55)	0.76 km S	Roadside (diffusion tube)	NO ₂	23.7	40
639 High Road, N17 (HR14a-c, triplicate)	0.81 km SE	Roadside (diffusion tube)	NO ₂	20.6	40
Haringey Roadside, 639 High Road (UKA00260)	0.81 km SE	Roadside (automatic)	NO ₂	25	40
Haringey Wood Green, 14 High Road, Hornsey (HG005)	2.72 km SW	Roadside (automatic)	PM ₁₀	14	40
Haringey Wood Green, 14 High Road, Hornsey (HG005)	2.72 km SW	Roadside (automatic)	PM _{2.5}	10	20
Haringey South, Priory Park (UKA00568)	4.35 km SW	Urban background (automatic)	PM ₁₀	12	40
Haringey South, Priory Park (UKA00568)	4.35 km SW	Urban background (automatic)	PM _{2.5}	7	20

The most recent monitoring results show no exceedance of the annual mean NO₂ objective of 40 $\mu\text{g}/\text{m}^3$ at any of the monitoring locations closest to the site. The five nearest diffusion tubes, all within 0.9 km of the site, recorded annual mean NO₂ concentrations of between 17.1 and 23.7 $\mu\text{g}/\text{m}^3$, and the nearest automatic station, Haringey Roadside at 639 High Road, recorded 25 $\mu\text{g}/\text{m}^3$ in 2025. The only diffusion tube in the borough to exceed the objective in 2025 was HR31 at Wood Green High Road, 2.74 km south-west of the site. No exceedances of either the annual mean or 24-hour mean PM₁₀ objectives were recorded in the borough in 2025, with annual mean PM₁₀ concentrations of 14 $\mu\text{g}/\text{m}^3$ at the Wood Green roadside station and 12 $\mu\text{g}/\text{m}^3$ at the Priory Park urban background station. Annual

mean PM_{2.5} concentrations were 10 µg/m³ and 7 µg/m³ at the same stations respectively, below the national annual mean objective of 20 µg/m³.

3 DEVELOPMENT SITE DETAILS & METHODOLOGY

3.1 Construction site and nearby land uses

The site is located at Haringey Sixth Form Centre, White Hart Lane, Tottenham, London N17 8HR, within the London Borough of Haringey, with the main college building centred at approximate National Grid Reference TQ 335915. The application site comprises a parcel of land to the front and eastern side of the main college building, which is situated to the north of White Hart Lane and to the south of Academia Way. The application site is bounded:

- To the north by the main college building, with the wider college campus, the staff car park and residential dwellings on College Road\Academia Way beyond;
- To the east by an apartment block (Lorenco House) together with buildings occupied by the Causeway Irish Housing Association and Haringey Shed Inclusive Theatre, and the London Irish Cultural and Community Centre, which is currently vacant;
- To the south by White Hart Lane, with a row of terraced residential properties immediately to the south of the site and a residential apartment block on the opposite side of White Hart Lane to the south-west; and,
- To the west by the remainder of the college frontage and grounds, with residential properties and a Gospel Centre off Queen Street beyond.

The existing college buildings, together with residential properties in the surrounding area, are considered to have high sensitivity to dust soiling and human health receptors. Particular weight has been given to the fact that the works will be undertaken adjacent to, and in part within, a live education campus and in a densely populated urban area close to residential receptors.

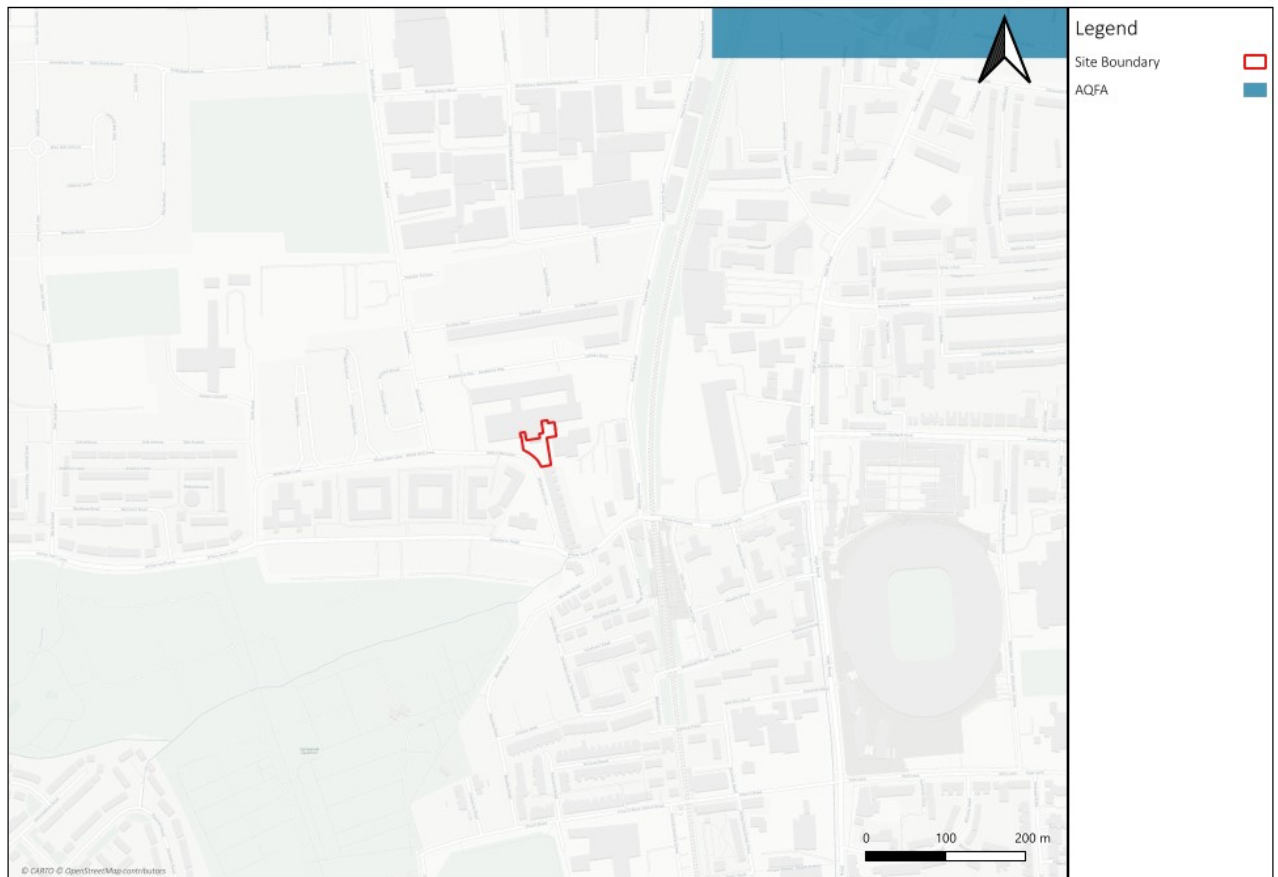
The application site currently consists of a predominantly hard-surfaced area with limited functional contribution to the college's operations. There are existing cycle parking shelters providing 190 spaces, which are rarely used and are to be removed, and there is a line of trees along the southern and western boundaries. A standalone former teaching amphitheatre structure previously occupied part of the site and has already been demolished under a separate prior notification (HGY/2025/1824). The site does not fall within a Conservation Area and contains no listed buildings. The proposed development comprises a single-storey teaching block extension with associated landscaping, connected to the existing college building by a covered external link, incorporating a green roof and photovoltaic panels. The extension provides a gross internal area of approximately 680 m², measured from drawing 1817-HLM-01-00-D-A-103 Rev P02.

The site is located within an Air Quality Management Area (AQMA). The London Borough of Haringey declared a borough-wide AQMA on 1 July 2001 for exceedances of the annual mean objective for nitrogen dioxide (NO₂) and the daily mean objective for PM₁₀, and the site falls within it. The site is not located within a Greater London Air Quality Focus Area; the nearest is the A406 North Circular Edmonton A1010 and Fore Street A1010 Focus Area, approximately 0.5 km to the north-east. The site location is shown in Figure 3.1 and the position of the AQMA and the nearest Focus Area relative to the site is shown in Figure 3.2.

Figure 3.1: Site location plan



Figure 3.2: Development site in relation to the closest AQFA



3.2 Construction methodology

All demolition and construction works will be carried out during the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, with no works on Sundays or bank holidays unless otherwise agreed with the London Borough of Haringey. These hours accord with the Construction Management Plan and with the Council's informative under the Control of Pollution Act 1974.

The expected construction programme is 43 weeks. A lead contractor had not been appointed at the time of writing and the exact programme of works, including the sequencing of the demolition, earthworks and construction phases, will be confirmed on appointment of the lead contractor. This AQDMP will be reviewed and updated at that point, if necessary.

Dust-generating activities are expected to concentrate on demolishing the existing cycle shelters, clearing the site and breaking out existing hardstanding, and excavating and constructing the substructure. Delivery schedules will be established in advance to minimise vehicle movements during highway network peak periods including arrival and departure of school pupils, and the sequencing of the more disruptive activities will be reviewed with the college throughout the works to align them with college holiday periods wherever reasonably practicable.

3.2.1 Demolition

Demolition works form part of the proposed development and are within the scope of this assessment, as required by planning condition 19. The demolition is limited to the removal of the existing cycle parking shelters within the application site, which provide 190 cycle spaces, together with localised breakout of the existing hardstanding. The shelters are lightweight, single-storey, open-sided

structures. The former teaching amphitheatre structure that previously stood within the site has already been demolished under a separate prior notification (HGY/2025/1824) and does not form part of these works.

3.2.2 Earthworks

Ground levels are anticipated to be reduced locally as required to form the building platform, including breakout of existing hardstanding, site clearance and disposal, removal of below-ground obstructions and associated earthworks. Small earthmoving plant, including mini and tracked excavators and dumpers, will be used, appropriate to the limited quantities of material to be relocated or removed from site and the programme of works.

Temporary support to excavations will be provided as required. The Made Ground encountered across the site was noted to be locally unstable, and temporary support will therefore be used as excavations progress through this material, particularly if construction takes place during wetter months. No basement excavations are anticipated. The geotechnical investigation recommends that new foundations bear at a depth equal to or greater than the existing footings, indicating a construction depth of at least 1.3 m to 1.4 m and potentially in excess of 1.5 m below ground level, with a suspended ground floor slab; piled foundations are identified as an alternative option. No piling is proposed at this stage, and should a piled solution be adopted the dust risk assessment and this DMP will be reviewed accordingly. Following completion of the substructure, areas will be backfilled and levelled as necessary. Hard and soft landscaping works, including the new landscaping and green roof planting, will be undertaken towards the later stages of the construction programme.

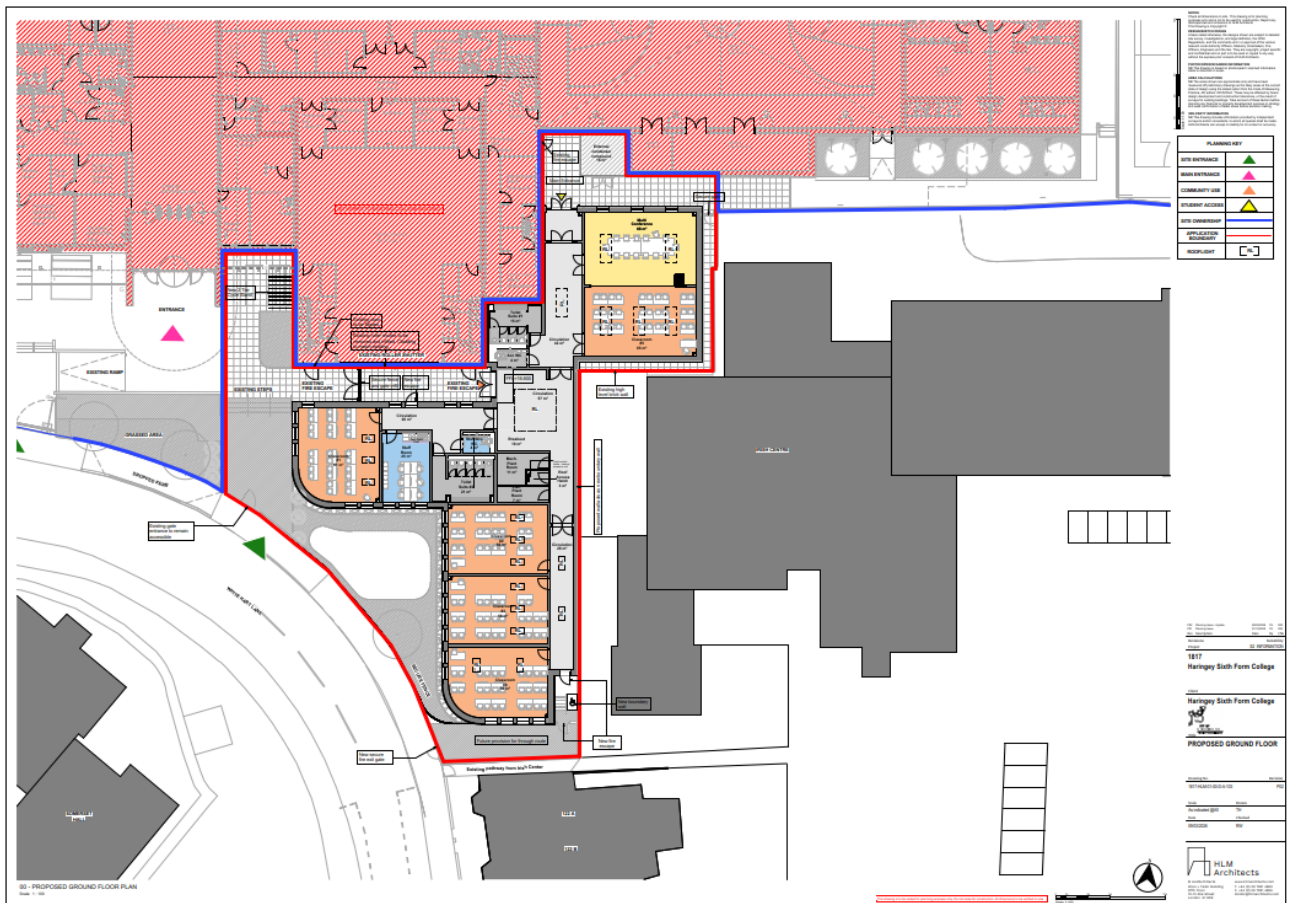
3.2.3 Construction

Construction of the proposed development will comprise a masonry substructure and superstructure, finished externally in a neutral grey multi-brick with soldier-course brickwork and stepped brick banding, together with a green roof incorporating photovoltaic panels.

External works will include the installation of facades, glazing, roofing and associated weatherproofing, together with the covered external link to the existing college building on the eastern elevation. Internal works will then comprise fit-out activities, including internal partitions, services installation and finishes.

External works and landscaping will be undertaken alongside and towards the latter stages of the construction programme. The proposed site layout and ground floor plan are shown in Figure 3.3.

Figure 3.3: Proposed site plan and ground floor layout (drawing 1817-HLM-01-00-D-A-103 Rev P02 provided by HLM Architects)



4 CONSTRUCTION AIR QUALITY AND DUST RISK ASSESSMENT

4.1 Introduction

The purpose of this assessment is to identify the category of risk from dust emission associated with the demolition, earthworks, construction and trackout phases, and to put in place a suitable management and mitigation strategy to ensure negative impacts and adverse effects are controlled and reduced. Dust from demolition and construction processes contains a range of particle types and material sizes that can cause adverse effects. The pollutant of concern in this assessment is PM_{10} , defined as a mass fraction of airborne particulates with an aerodynamic diameter of 10 microns or less. $PM_{2.5}$ and NO_2 are also considered.

PM_{10} and $PM_{2.5}$ are respirable and can be drawn deep into the lungs and cause short-term and long-term health problems. The fraction of dust that is larger than $10\ \mu m$ is filtered by the nose and throat. PM_{10} and $PM_{2.5}$ can cause respiratory and cardiovascular illness and even death. NO_2 inflames the lining of the lung and can lead to shortness of breath and coughing and can reduce immunity to lung infections like bronchitis. Dust can also cause soiling of surfaces and materials.

This dust risk assessment has been produced in accordance with the most recent Institute of Air Quality Management (IAQM) guidance on the assessment of dust from demolition and construction (2024), which supersedes the 2016 IAQM guidance.

4.2 Dust emission magnitude

The dust emission magnitude has been assessed for each of the four key areas above in relation to the Proposed Development. The dust emission magnitude is based on the scale of the anticipated works and is classified as small, medium, or large and is considered prior to mitigation. The following tables have been formatted to demonstrate the criteria that the development is within for the specific measure/detail.

4.2.1 Demolition

Table 4.1 shows the IAQM criteria for assessing the dust emission magnitude for demolition.

Table 4.1: Summary of IAQM criteria and development details for demolition

IAQM Criteria				Development Details
Measure	Large	Medium	Small	
Total building volume	> 75,000 m ³	12,000 m ³ – 75,000 m ³	< 12,000 m ³	Partial demolition
Construction material	Potentially dusty construction material (e.g. concrete) and on-site crushing	Potentially dusty construction material	Construction material with low dust potential (e.g. metal cladding or timber)	Cycle sheds – metal
Demolition height	> 12 m	6 – 12 m	< 6 m	< 6 m

Demolition comprises the removal of the existing cycle parking shelters, together with localised breakout of existing hardstanding. The structures are lightweight, single-storey, open-sided shelters of low dust potential, with a total volume well below 12,000 m³ and demolition activity at less than 6 m above ground level. The potential demolition dust emission magnitude is therefore considered to be 'Small'.

4.2.2 Earthworks

Table 4.2 shows the IAQM criteria for assessing the dust emission magnitude for earthworks.

Table 4.2: Summary of IAQM criteria and development details for earthworks

IAQM Criteria				Development Details
Measure	Large	Medium	Small	
Total site area	> 110,000 m ²	18,000 m ² – 110,000 m ²	< 18,000 m ²	Well below 18,000 m ² (urban infill parcel; extension footprint approx. 680 m ²)
Soil type	Potentially dusty soil type (e.g. clay)	Moderately dusty soil type (e.g. silt)	Large grain soil type (e.g. sand)	Made Ground (sandy, gravelly clay) over clayey Taplow Gravel Member and London Clay Formation – potentially dusty when dry, but exposed ground limited by existing hardstanding
Heavy earth moving vehicles active at once	> 10	5–10	< 5	< 5 due to the small size of the site
Height of bunds	> 6 m	3 – 6 m	< 3 m	No bunds anticipated

The site is a small urban infill parcel within the existing college frontage, with a total site area well below the 18,000 m² threshold; the footprint of the proposed extension is approximately 680 m². Due to the size and nature of the development, it is estimated that fewer than 5 heavy earth-moving vehicles will be active on the site at any one time and that there will be no bunds on site.

The geotechnical investigation undertaken by Murphy Geospatial in August 2025 (report ref. MGS64173) and the British Geological Survey mapping indicate that the site is underlain by the London Clay Formation, mantled by superficial deposits of the Enfield Silt Member and the Taplow Gravel Member. The exploratory holes encountered Made Ground, comprising firm sandy, gravelly clay with brick, concrete and flint gravel, to depths of up to 1.65 m below ground level, overlying clayey deposits of the Taplow Gravel Member and, at depth, the Weathered London Clay Formation. These soils have the potential to generate dust when dry, and have therefore been treated as a potentially dusty soil type in Table 4.2. Most of the site is currently covered by existing hardstanding, which limits the extent of exposed ground during the works, and the quantities of material to be excavated are small.

4.2.3 Construction

Table 4.3 shows the IAQM criteria for assessing the dust emission magnitude for construction.

Table 4.3: Summary of IAQM criteria and development details for construction

IAQM Criteria				Development Details
Measure	Large	Medium	Small	
Total building volume	> 75,000 m ³	12,000 m ³ – 75,000 m ³	< 12,000 m ³	Approx. 3,100 m ³ – well below 12,000 m ³
Construction material	High dust potential and on-site concrete batching or sandblasting	Potentially dusty construction material such as concrete	Construction material with low dust potential (e.g. metal cladding or timber)	Masonry construction with brick external finish – potentially dusty construction material

The proposed development comprises a single-storey teaching block extension providing five classrooms (61 m², 56 m², 56 m², 56 m² and 65 m²), a multi-conference room (68 m²), a staff room, two toilet suites, accessible WCs, a breakout space, electrical and mechanical plant rooms and associated circulation, together with a covered external link, green roof, photovoltaic panels and associated landscaping. Measured from drawing 1817-HLM-01-00-D-A-103 Rev P02, the gross internal area is approximately 680 m². Taking a single-storey height to parapet of approximately 4.5 m, the total building volume is of the order of 3,100 m³, well below the 12,000 m³ threshold. Construction materials are anticipated to comprise masonry with a neutral grey multi-brick external finish, which has a moderate potential for dust generation.

The potential construction dust emission magnitude is considered to be 'Small'.

4.2.4 Trackout

Table 4.4 shows the IAQM criteria for assessing the dust emission magnitude for trackout.

Table 4.4: Summary of IAQM criteria and development details for trackout

IAQM Criteria				Development Details
Measure	Large	Medium	Small	
HDV movements	> 50 HDV outward movements in any one day	20 – 50 HDV outward movements in any one day	< 20 HDV outward movements in any one day	< 20 HDV outward movements anticipated

IAQM Criteria				Development Details
Measure	Large	Medium	Small	
Surface material	Potentially dusty surface material (e.g. high clay content)	Moderately dusty surface material (e.g. high clay content)	Surface material with low dust potential	Existing hardstanding
Unpaved road length	> 100 m	50 – 100 m	< 50 m	< 50 m

Trackout dust impacts are associated with HDVs leaving the site after moving over unpaved ground where they will accumulate mud and dirt that can then be tracked out onto the public roads. Trackout impacts are linked to the number of outward HDV movements over the course of a day.

The main construction vehicle access to the site will be via White Hart Lane to the south, through a 6 m wide gate, with an existing temporary vehicle crossover in place. Internal circulation will use the existing surfaced college frontage, car park and service area, so the length of unpaved road travelled by HDVs before reaching the public highway will be less than 50 m. Construction vehicle movements are anticipated to comprise rigid lorries, tipper trucks and vans, with deliveries booked at least 24 hours in advance and scheduled to manage the number of vehicles accessing the site at any one time; fewer than 20 outward HDV movements per day are therefore anticipated. Construction traffic will route to and from the site via the A10 and the White Hart Lane / Creighton Road junction.

The potential trackout dust emission magnitude in the absence of mitigation is considered to be 'Small'.

A summary of the dust emission magnitudes is given in Table 4.5.

Table 4.5: Dust emission magnitude

Phase	Dust emission magnitude
Demolition	Small
Earthworks	Small
Construction	Small
Trackout	Small

4.3 Sensitivity of the area

4.3.1 Introduction

The overall sensitivity of the area (as determined by the number and sensitivity of receptors within a given distance) is summarised in the following sections. Figures 4.1 and 4.2 below show the 20 m, 50 m and 100 m buffers from the site boundary and the 20 m and 50 m buffers from the anticipated trackout route. Professional judgement has been applied, and therefore, for trackout impacts, the trackout route for potential dust effects has been considered to be up to 100 m from the site exit, and receptors within 50 m of the anticipated routes for HDVs have been considered. The anticipated trackout route runs south from the site exit onto White Hart Lane and then to the A10, and is surfaced throughout.

The site distance buffers from the site to receptors are shown in Figure 4.1. The application site is bounded to the north, east and west by the college campus and residential dwellings and to the south by White Hart Lane, with a row of terraced residential properties immediately to the south of the site and a residential apartment block on the opposite side of White Hart Lane to the south-west. The London Irish Cultural and Community Centre, which is currently vacant, adjoins the site to the east. The

closest high-sensitivity receptors are therefore the terraced residential properties fronting White Hart Lane and the occupied college buildings immediately to the north of the site, which are occupied by students and staff throughout the college day. Given the proximity to the school, it has been assumed there are over 100 high sensitivity human health receptors within 20 m and over 100 dust soiling sensitive receptors within 20 m.

Figure 4.1: Sensitive receptors with distance buffers from the site

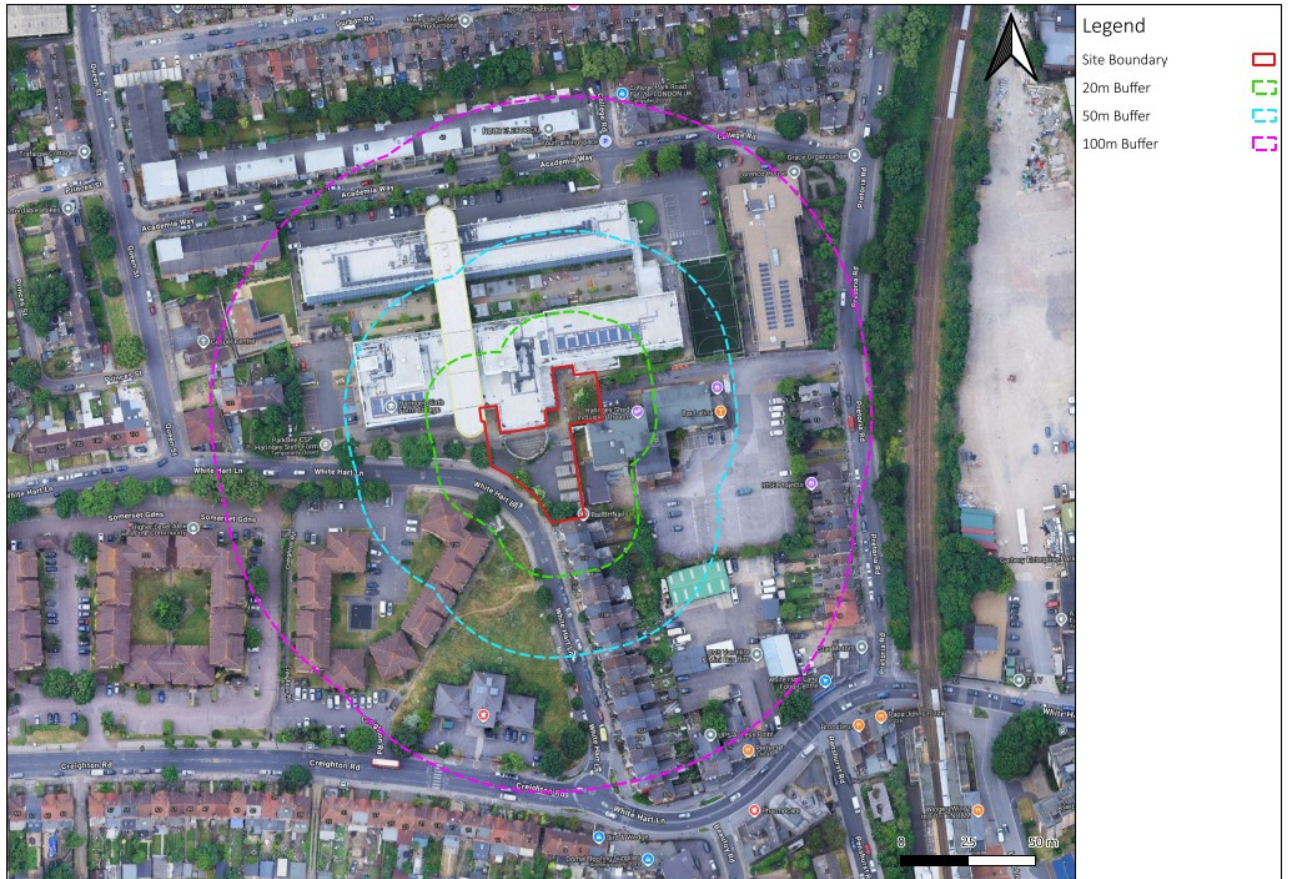


Figure 4.2: Sensitive receptors with distance buffers from the anticipated trackout route



4.3.2 Dust soiling effects

The sensitivity of receptors to dust soiling effects is dependent upon the duration and frequency that people would expect to be exposed to the effects. Residential receptors can be expected to enjoy a high level of amenity and background levels of dust soiling are expected to be low. It can be expected that dust soiling would diminish the aesthetics of their property, and such receptors are therefore assessed as being of high sensitivity. Residential properties, schools, nurseries and care homes are considered to be of high sensitivity for the purpose of this assessment.

Medium sensitivity receptors are those where 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 or people or property would not reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land. Places of work and community uses are considered to be of medium sensitivity for the purpose of this assessment.

Low sensitivity receptors are those where the enjoyment of amenity would not reasonably be expected, or property would not reasonably be expected to be diminished in appearance, aesthetics or value by soiling. Exposure is of a transient nature and 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.

The buildings closest to the site are the terraced residential properties fronting White Hart Lane immediately to the south, the residential dwellings to the north, east and west, and the occupied college buildings, all of which are of high sensitivity with respect to dust soiling. Figures 4.1 and 4.2 show high-sensitivity receptor buildings within 20 m of both the site boundary and the anticipated trackout route. These buildings are occupied continuously by residents, and throughout the college day by

students and staff, and professional judgement has therefore been applied in classifying the sensitivity of the area.

The sensitivity of the surrounding area with regards to dust soiling effects is therefore considered to be 'High' with respect to activities undertaken on site and along the trackout route.

4.3.3 Human health

For health effects of PM₁₀, sensitivities are based on whether or not the receptor is likely to be exposed to elevated concentrations over a 24-hour period.

High-sensitivity receptors are those locations where members of the public are exposed over a time period relevant to the air quality objective for PM₁₀ (eight hours or more in a 24-hour period). Indicative examples include residential properties, hospitals, schools, nurseries and residential care homes.

Workers are considered to be of medium sensitivity for the purpose of this assessment and low sensitivity receptors are those locations where human exposure is transient e.g. public footpaths, playing fields, parks and shopping streets.

With reference to the baseline data presented in Section 2.3, the Defra mapped background annual mean PM₁₀ concentration for the site grid square is 15.6 µg/m³ (2021 base year), falling to 15.3 µg/m³ by 2026, and the most recent monitored annual mean PM₁₀ concentrations in the borough were 14 µg/m³ at the Wood Green roadside station and 12 µg/m³ at the Priory Park urban background station. All are well below the 24 µg/m³ threshold applied in the IAQM guidance, and no exceedances of either the annual mean or 24-hour mean PM₁₀ objectives were recorded within the borough. High-sensitivity receptors, comprising residential properties and the college buildings, are present within 20 m of the site and within 50 m of the anticipated trackout route.

Taking into account the number and sensitivity of receptors identified in the dust-soiling section above and baseline PM₁₀ concentrations below 24 µg/m³, the sensitivity of the surrounding area with regards to human health impacts is considered to be 'Low' with respect to activities undertaken on site and along the anticipated trackout route.

4.3.4 Ecological effects

A search of the Multi Agency Geographic Information for the Countryside (MAGIC) website indicates no statutory designated ecological sites within 50 m of the development site or the anticipated trackout route. Consequently, ecological impacts are not required to be assessed within this dust risk assessment.

4.3.5 Summary

The sensitivity of the area surrounding the site is summarised in Table 4.6. For trackout impacts, receptors have been included up to 100 m from the site entrance and within 50 m of the anticipated routes for HDVs. The same receptors and sensitivity classifications apply to the demolition phase, which is undertaken within the same site boundary.

Table 4.6: Sensitivity of the area

Receptor Sensitivity	Sensitivity of the Surrounding Area		
	Earthworks	Construction	Trackout
Dust soiling	High	High	High

Receptor Sensitivity	Sensitivity of the Surrounding Area		
	Earthworks	Construction	Trackout
Human health	Low	Low	Low
Ecological	N/A	N/A	N/A

4.4 Risk of impacts

When the dust emission magnitude is combined with the sensitivity of the area, the risk of impacts with no mitigation applied can be determined. This determines the level of mitigation to be applied. The summary of the dust risk assessment is presented in Table 4.7.

Table 4.7: Dust risk summary

Summary	Demolition	Earthworks	Construction	Trackout
Dust soiling	Low	Low	Low	Low
Human health	Negligible	Negligible	Negligible	Negligible

In summary, the site is considered to be of Low Risk during the demolition, earthworks, construction and trackout phases for dust soiling effects.

For human health effects, the site is considered to be of Negligible Risk during the demolition, earthworks, construction and trackout phases.

The identified dust risks are used to define the level of site specific mitigation required. The mitigation measures are described in Section 5.

5 DUST MANAGEMENT PLAN

Based on the dust risk assessment findings, the following dust and air quality mitigation measures are proposed and form the DMP. The measures are those identified as 'highly recommended' and 'desirable' for a Low Risk site in Table 8.2 of the IAQM Guidance on the assessment of dust from demolition and construction (2024), together with the measures required by the conditions attached to planning permission HGY/2025/3153. Measures identified as 'not required' at Low Risk have been omitted. Given that the works are undertaken adjacent to a live education campus, in close proximity to residential receptors and within the Haringey AQMA, all 'desirable' measures relevant to the site have been adopted rather than applied selectively.

Table 5.1: Dust and air quality mitigation measures – air quality and dust management plan

Reference	Mitigation Measure	Notes
Communications		
CM1	Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.	
CM2	Display the head or regional office contact information.	
CM3	Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. The DMP may include monitoring of dust deposition, dust flux, realtime PM ₁₀ continuous monitoring and/or visual inspections.	As site is Low Risk, visual inspection for dust by site staff
Site Management		

Reference	Mitigation Measure	Notes
SM1	Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.	
SM2	Make the complaints log available to the local authority when asked.	
SM3	Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the logbook.	
Monitoring		
MT1	Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and windowsills within 100 m of site boundary, with cleaning to be provided if necessary.	Checks 4 times a day
MT2	Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked.	
MT3	Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.	
MT4	Agree dust deposition, dust flux, or real-time PM ₁₀ continuous monitoring locations with the Local Authority. Where possible commence baseline monitoring at least three months before work commences on site or, if it a large site, before work on a phase commences.	Visual observation of dust by site staff as dust risk is Low
Preparing and maintaining the site		
PM1	Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.	
PM2	Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.	
PM3	Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	
PM4	Avoid site runoff of water or mud.	
PM5	Keep site fencing, barriers and scaffolding clean using wet methods.	
PM6	Remove materials that have a 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.	
PM7	Cover, seed or fence stockpiles to prevent wind whipping.	
Operating vehicle/machinery and sustainable travel		
OV1	Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone and the London NRMM standards, where applicable.	NRMM registered at nrmm.london; Stage IV minimum per planning condition 18
OV2	Ensure all vehicles switch off engines when stationary.	
OV3	Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.	
OV4	Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work.	Existing hardstanding to be used: 15 mph limit
Operations		

Reference	Mitigation Measure	Notes
OP1	Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	
OP2	Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	Water spray dust suppression
OP3	Use enclosed chutes and conveyors and covered skips.	Watering of rubble chutes shall be undertaken where necessary to prevent dust emissions.
OP4	Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	Use of water sprays
OP5	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.	Spill kit and wet cleaning
Waste management		
WM1	Avoid bonfires and burning of waste materials.	Waste to be recycled No bonfires
Demolition		
DM1	Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	Not applicable - demolition limited to open-sided cycle shelters
DM2	Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.	Hand held water sprays
DM3	Avoid explosive blasting, using appropriate manual or mechanical alternatives.	Mechanical dismantling only
DM4	Bag and remove any biological debris or damp down such material before demolition.	
Earthworks		
EW1	No earthworks mitigation required due to a low risk level.	
Construction		
CS1	Avoid scabbling (roughening of concrete surfaces) if possible.	
CS2	Ensure sand and other aggregates are stored in banded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.	
Trackout		
TO1	Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.	As required
TO2	Avoid dry sweeping of large areas.	Use wet sweeping
TO3	Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	Skip and grab lorries to be covered
TO4	Record all inspections of haul routes and any subsequent action in a site logbook.	
TO5	Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	Use of jetwash to clean wheels when required

5.1 Non-road mobile machinery

The site lies within Greater London and the Greater London NRMM Low Emission Zone requirements apply. In accordance with planning condition 18, evidence of site registration at <http://nrmm.london/> will be submitted to and approved by the Local Planning Authority prior to commencement, and details of all NRMM and plant of net power between 37 kW and 560 kW will be uploaded to the register during the demolition and construction phases. All plant and machinery used during the demolition and construction phases will meet Stage IV of Directive 97/68/EC as a minimum for both NO_x and PM emissions, with Stage V plant used wherever available. Throughout the demolition, site preparation and construction phases an inventory and emissions records for all NRMM will be kept on site, demonstrating that all NRMM is regularly serviced and providing proof of emission limits for all equipment, and will be made available for inspection by Local Authority officers at all times until completion of the development.

The site lies within the London-wide Low Emission Zone (LEZ) and Ultra Low Emission Zone (ULEZ). Road vehicles visiting the site will be required to meet the applicable LEZ and ULEZ emission standards as a minimum, and no vehicle or item of plant will be left idling on site or on the surrounding highway. The site or Contractor Company will also register with the Considerate Constructors Scheme in accordance with planning condition 20, and registration will be maintained throughout construction.

5.2 Public liaison

Proactive communication is required to inform neighbours and third parties who have interests in the project's progress and help manage concerns regarding dust and other emissions. Community liaison measures will include:

- Liaison with the London Borough of Haringey Air Quality and Environmental Health team prior to commencement of works, and as required thereafter;
- Regular liaison meetings with the college senior leadership team, at least monthly, and with neighbouring residential occupiers, including the terraced properties fronting White Hart Lane, on at least a quarterly basis. The frequency of meetings will be increased where necessary;
- A project information letter will be issued to the college, neighbouring businesses and directly affected residential occupiers before works commence, followed by regular updates on work progress including lookaheads of upcoming dust-significant works and the mitigation measures in place; and
- The complaints and emergencies procedure will be issued to the college and the local community and will include details of contact names and numbers for dust complaints.

6 DUST MONITORING REGIME

6.1 On-site management

The site manager (or their designated delegate) will be responsible for ensuring the measures and principles of this DMP are followed and that complaints or alerts are investigated and evaluated.

Prior to the commencement of works, the Principal Contractor will liaise with the London Borough of Haringey Air Quality and Environmental Health team to confirm that the measures set out in this DMP, and in the project Construction Management Plan, are appropriate and proportionate to the level of dust risk. The proposed dust monitoring regime is visual observation by site staff throughout the works, with at least 4 observation periods per day.

The measures to control particulate emissions and dust will be communicated to all site operatives through the site induction, start of shift briefings and toolbox talks. All site operatives will be trained to ensure that DMP measures are implemented at all times, and to show due consideration to the

sensitive receptors. Given the close proximity of the occupied college buildings to the north and the terraced residential properties fronting White Hart Lane to the south, the process of college and stakeholder liaison will be maintained throughout the demolition and construction phases. Project information will also be displayed at the construction access point, including key contact details, and local residents and businesses will be updated on the construction programme and associated impacts via leaflet drops as required. The consultation will include briefing on site activities, mitigation measures and site constraints.

6.2 Monitoring

Dust monitoring will be carried out by visual observation by site staff throughout the works and alerts will be logged using the proforma in Table 6.2.

6.3 Site action levels and alerts

To evaluate the particulate emissions and dust impacts and the adherence to the DMP measures, site action levels are proposed to provide notification that action is required. The proposed site action levels are presented in Table 6.1. The action levels are based on visual observation by site staff.

Table 6.1: Site action levels

Monitor	Site Action Level	
	Amber	Airborne dust visible in site
Particulates/dust	Red	Airborne dust flux from site or valid dust complaint

When the action level is exceeded, the following actions will be undertaken:

- i. The site manager will identify the activity considered responsible for the exceedance;
- ii. Amber alerts will be investigated by the site manager, who will note sources of emission that could be responsible for the alert, review dust suppression associated with that activity, area and source and damp down the working areas;
- iii. The site manager will assess whether works can continue or if alternative methods or additional dust suppression is required;
- iv. Where a red alert is received/observed and caused by site activity, the site manager will suspend the relevant activity whilst alternative methodologies or additional mitigation measures, such as the use of water sprays, are put in place; and
- v. When a red alert is received/observed, the details of the exceedance, the source of the exceedance and the remedial actions undertaken will be logged, and dust-significant works will be suspended until the particulate concentrations are below the alert levels.
- vi. Responses to alerts or complaints will be documented in an alert log and complaint form (Table 6.2).

Table 6.2: Alert log and complaint form

Criteria	Exceedance/Complaints Form	Date:	Time:
Exceedance Alert/Complaint Reference No.:			
Visible dust observations			
Details of complaint (if complaint received)			
Activities on site during exceedance:			
Weather conditions during exceedance:			
Suspected cause of exceedance:			
Actions taken (if any):			
Response to complaint (if complaint received)			
Print name and sign:			

6.4 Reporting

The alert log and complaint form (Table 6.2) should be sent to the air quality team within 24 hours of an exceedance of the red alert.

7 CONCLUSIONS

Anderson Acoustics Ltd was commissioned by Orbis Ltd to prepare a Dust Risk Assessment and Air Quality and Dust Management Plan in support of the erection of a single-storey teaching block extension with associated landscaping at Haringey Sixth Form Centre, White Hart Lane, Tottenham, London N17 8HR.

This report has been prepared to discharge planning condition 19 (Management and Control of Dust) attached to planning permission HGY/2025/3153, dated 23 July 2026, which requires an Air Quality and Dust Management Plan incorporating a Dust Risk Assessment, prepared in accordance with the GLA SPG Dust and Emissions Control, to be submitted to and approved in writing by the London Borough of Haringey before any works are carried out on site. The assessment covers the demolition, earthworks, construction and trackout phases.

The assessment concludes that in the absence of mitigation, the site presents a Low Risk of dust soiling effects and a Negligible Risk of human health effects during the demolition, earthworks, construction and trackout phases. The site lies within the borough-wide Haringey AQMA and the surrounding area is of high sensitivity to dust soiling, with occupied college buildings and terraced residential properties immediately adjacent to the works, but the scale of the works is small in each phase.

Appropriate dust and air quality mitigation measures have been set out within this AQDMP. The measures are proportionate to the identified risk levels and, in recognition of the live education environment and the surrounding residential receptors, include measures appropriate to a higher risk category. They are consistent with IAQM guidance on the assessment of dust from demolition and construction (2024) and with the good practice measures set out in the GLA Control of Dust and Emissions During Construction and Demolition SPG (2014).

With the implementation of the mitigation measures and monitoring regime described in this report, the risk of dust and air quality impacts is considered to be adequately controlled.

On this basis, the proposals are considered to satisfy the requirements of planning condition 19 attached to planning permission HGY/2025/3153. NRMM emission standards are also detailed in Section 5.1.