

Project

BH0044
Bury Market & Flexi Hall

Document

DUST MANAGEMENT PLAN
Revision A

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Contents

1. Executive Summary	4
1.1 General Principles of Emissions Management	4
1.2 Document Management	4
1.3 Air Quality Management Area	5
1.4 Sensitive Receptors	6
1.5 Identified Receptors	6
1.6 Wind Direction	8
2. Assessment Procedure.....	9
2.1 Assess the risk of dust impacts	9
2.1.1 Define the Potential Dust Emission Magnitude	9
2.1.2 Define the Sensitivity of the area	10
3. Define the Risks of the Impacts.....	13
4. Dust Mitigation Measures	15
4.1 General Mitigation	15
4.1.1 Identify and communicate with relevant stakeholders prior to commencement.....	15
4.1.2 Display the name and contact details of the responsible person for air quality	15
4.1.3 Develop a Dust Management Plan	15
4.1.4 Record all dust and air quality complaints.	15
4.1.5 Site Inspections	15
4.1.6 Monitoring	16
4.1.7 Site Layout	16
4.1.8 Site Boundary.....	17
4.1.9 Stockpiles.....	17
4.1.10 Vehicles & Plant	17
4.1.11 Site Operations.....	17
4.2 Demolition Specific Mitigation.....	17
4.2.1 Soft Strip	17
4.2.2 Water Supression.....	17
4.2.3 Method	18
4.3 Earthwork Specific Mitigation	18
4.3.1 Crushing.....	18
4.3.2 Stockpiles.....	18
4.3.3 Capping.....	18
4.4 Construction Specific Mitigation.....	18
4.4.1 Sweeping	18
4.4.2 Cutting/Grinding	18
4.4.3 Coring	18
4.4.4 Drilling	18
4.4.5 Scabbling	19
4.4.6 Chasing.....	19
4.4.7 Sanding.....	19
4.4.8 Training.....	19
4.5 Trackout Specific Mitigation.....	19
4.5.1 Plant.....	19
4.5.2 Haul Routes	19

5. Determine Significant Effects.....	20
6. Dust Assessment Report.....	21

1. Executive Summary

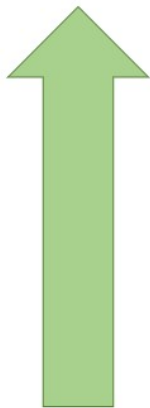
This Dust Management Plan (DMP) has been prepared in respect of planned demolition and construction works required at the Bury Market project site. The site is located at Bury Market, Murray Road, Bury, BL9 0BJ

This plan provides detailed information on the sources, risks and mitigation measures related to the potential dust emissions from the operations undertaken on the site.

Control measures and mitigations will form part of the on site Environmental Management System

1.1 General Principles of Emissions Management

The principles provided in this plan follow the pathway identified below;



- Prevent or minimise releases, through procedures
- Capture releases efficiently and effectively at source
- Mitigation through suppression
- Capture releases efficiently and effectively as close to the source as possible
- Inspect, maintain and test systems
- Effective corrective action plan for fugitive releases

1.2 Document Management

This Dust Management Plan [DMP] will be reviewed by the SSR at 6 monthly intervals.

The document if required will be updated accordingly, unless a profile of complaints is received – in which case the DMP will be reviewed and updated to account for any such issues.

1.3 Air Quality Management Area

A search was made on the UK Defra Air Quality Map Website (see link below)

<https://uk-air.defra.gov.uk/aqma/maps/>

The search confirmed that the site lies within an AQMA area

AQMA Name	AQMA Status	Pollutants	Date
Bury AQMA	Declared	Nitrogen dioxide NO ₂ Particulate Matter PM ₁₀	17/07/2002
Bury AQMA	Amended	Nitrogen dioxide NO ₂	19/03/2007
Greater Manchester Combined Authority AQMA	Amended	Nitrogen dioxide NO ₂	01/05/2016

17/07/2002, An area encompassing most of the major roads in the borough and some larger areas in the vicinity of the M62, M66 and A58.

19/03/2007, An area encompassing most of the major roads in the borough and some larger areas in the vicinity of the M62, M66 and A58.

01/05/2016, This is the part of the Greater Manchester Combined Authority AQMA located within the Bury Council area

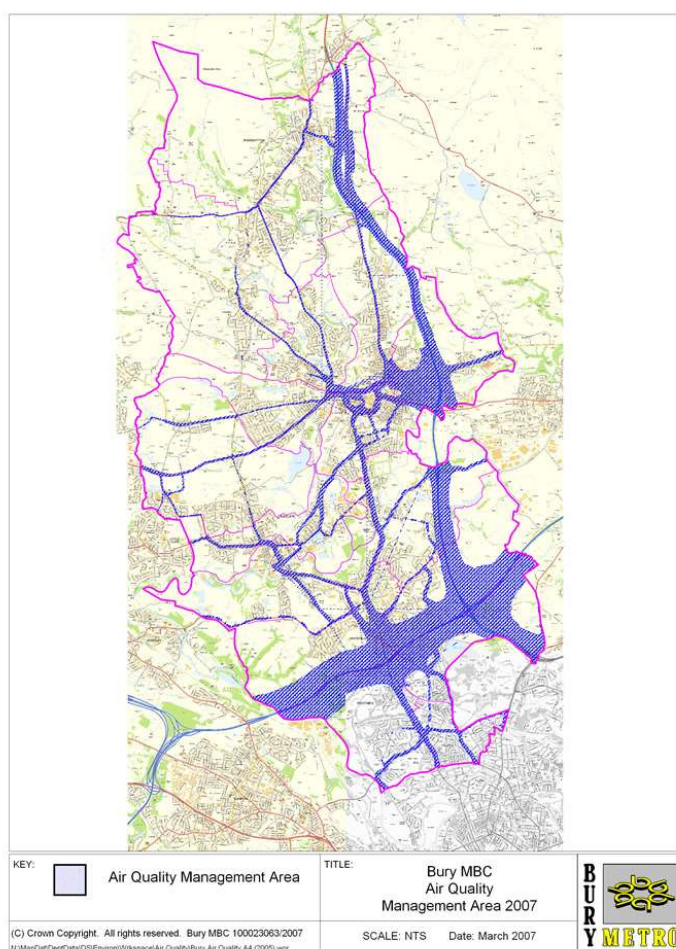


Image 1 AQMA Area 2007

1.4 Sensitive Receptors

The site is located at Bury Market, Murray Road, Bury, BL9 0BJ

The National Grid Reference for the site is SD 80552 10541

A summary of the immediate environmental setting is provided in the table below;

BOUNDARY	DESCRIPTION
NORTH	Commercial / Residential
EAST	Commercial
SOUTH	Commercial / Industrial
WEST	Transport Hub

Table 1 Site Setting

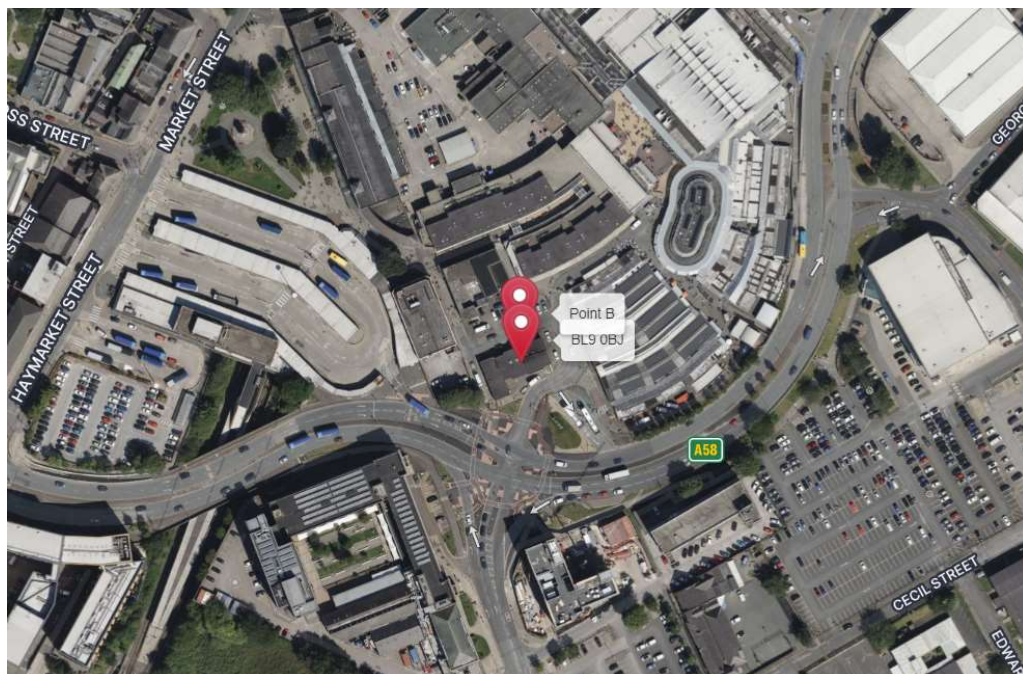


Image 2 Immediate Site Surroundings

The nearest residential properties are located 6m north east of the site, comprising a small number of social housing flats, located above commercial retail premises, and overlooking the Bury Market.

1.5 Identified Receptors

Environment Agency Guidance provides methodologies for determining the sensitivity of;

- Types of receptor; and
- Overall sensitivity of the area

The distance from the site boundary to the sensitive receptor plays an important role in the potential impact experienced from airborne dust. Concentrations of airborne dust reduces significantly further away from the source.

Sensitive receptors can include, but are not limited to environmental habitat sites, hospitals, schools and colleges, protected species sites, childcare facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to the adverse effects of exposure to high levels of dust particulates.

The table below identifies sensitive receptors which could be affected by dust, within a 300m range of the site;

Receptor	Distance from Site	Direction
Residential: 6 Town Social Housing	6m	North East
Retail: Millgate	20m	North
Retail: Bury Market	50m	East
Retail: Angouleme Way Retail Park	180m	East
Green Space: Kay Gardens	105m	North West
Education: Bury College	90m	South West
Education: Holy Trinity Primary School	150m	South East

Table 2 Sensitive Receptors

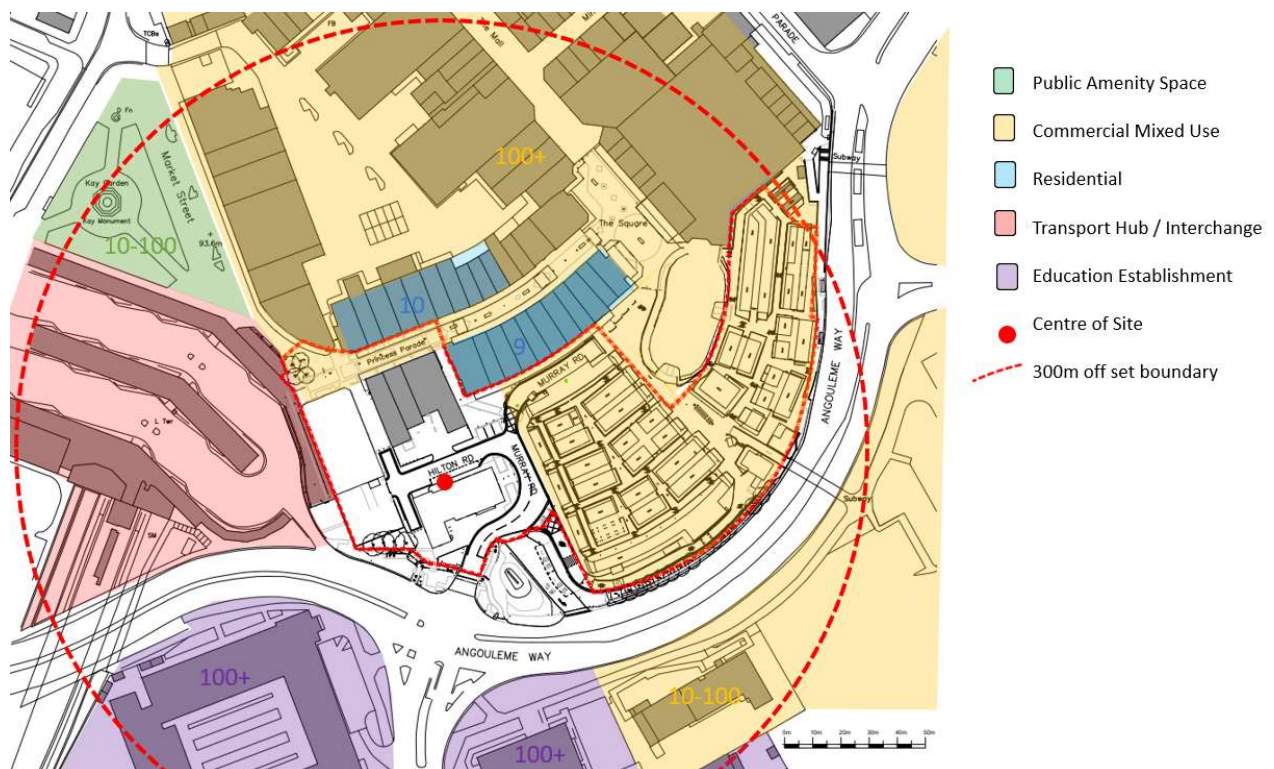


Image 3 Site Receptor Plan

1.6 Wind Direction

A review of historical wind data for the Bury area, indicates that the prevailing wind direction is from the West / South West

This indicates that any fugitive dust particles are most likely to be blown from the site towards the Millgate Shopping Centre, Bury Market and the Social Housing flats.

This information will be used to determine monitoring station locations, and where to target mitigation measures.

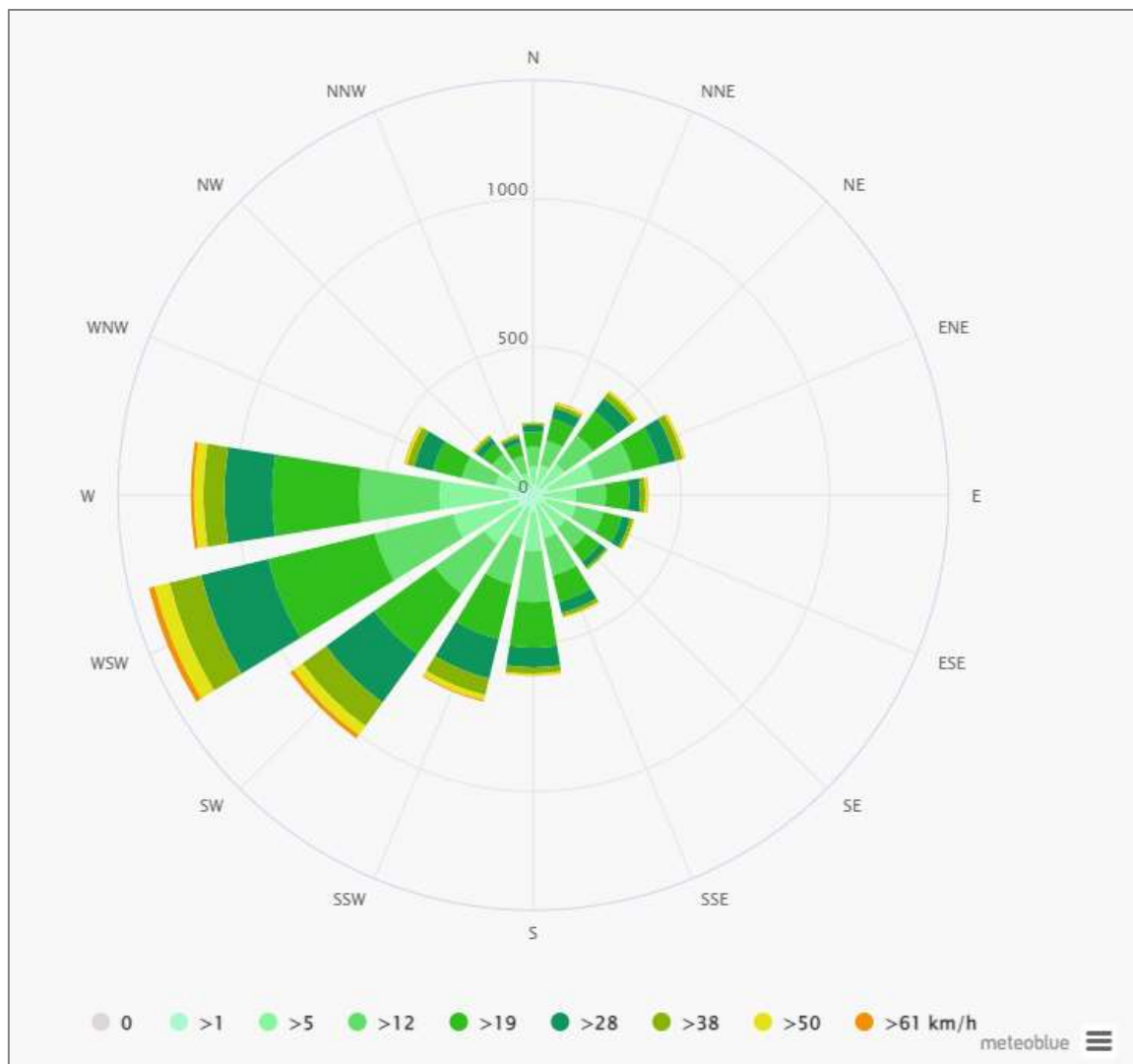


Image 4 Wind Rose

2. Assessment Procedure

Using IAQM guidance ^[1], we have followed a set framework for the assessment of dust risk.

Our planned activities have been divided into four areas. The potential for dust emissions is assessed for each activity;

1. Demolition
2. Earthworks
3. Construction
4. Trackout

The assessment methodology considers three separate dust impacts;

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

The assessment steps are (i) assess the risk of dust impacts, (ii) determine the site-specific mitigation measures, (iii) examine the residual effects to determine whether they are significant, and (iv) prepare the dust assessment report.

2.1 Assess the risk of dust impacts

2.1.1 Define the Potential Dust Emission Magnitude

The dust emission magnitude is based on the scale of the anticipated works and should be classified as small, medium or large.

The IAQM guidance ^[1] provides example definitions for Demolition, Earthworks, Construction and Trackout to enable definitions to be selected.

For this project the definitions are as follows;

Activity	Dust Emission Magnitude	Definition
Demolition	Small / Medium	Total Building volume <12000m ³ [small] but potentially dusty construction materials [medium]
Earthworks	Small	Total Site area <18000m ² with large grain material, <5 heavy earth moving vehicles, stockpiles <4m in height
Construction	Small	Total building volume <12000m ³ , construction material with low potential for dust release (steel, cladding, glazing)
Trackout	Small	<20 HDV (>3.5t) outward movements per day, unpaved road length <50m

Table 3 Dust Emission Magnitude

¹ Guidance on the assessment of dust from demolition and construction. August 2023. (V2.1)

2.1.2 Define the Sensitivity of the area

The sensitivity of an area takes account a number of factors;

- the specific sensitivities of receptors in the area
- the proximity and number of those receptors
- site specific factors such as whether there are natural shelters, such as trees, to reduce the risk of wind blown dust

The IAQM guidance ^[1] provides example sensitivity definitions for different types of receptor, to dust soiling, health effects and ecological effects.

Using this guidance, and local knowledge of the site and surrounding area we have classified sensitivities of the receptors as follows;

Sensitivities of people to Dust Soiling Effects – **HIGH / MEDIUM**

- 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
- The appearance, aesthetics or value of their property could be diminished by soiling; or
- The people or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land
- Indicative examples include parks and places of work, or dwellings for High sensitivity.

Sensitivities of People to the Health Effects of PM₁₀ – **MEDIUM / LOW**

- Locations where the people exposed are workers, and exposure is over a time period relevant to the air quality objective for PM₁₀
- Locations where human exposure is transient
- Indicative examples include office and shop workers, and include public footpaths, playing fields, parks and shopping streets

Sensitivities of Receptors to Ecological Effects – **LOW**

- No Special Areas of Conservation (SAC) or Sites of Special Scientific Interest (SSSI)
- No locations with a national designation
- No locations where there is a particularly important plant species

By using the receptor sensitivities, and then assessing the number of receptors in the area, we can understand the overall sensitivity of the area, to each of the dust effects. Tables within the IAQM guidance^[1] document provide a framework for this;

Worked examples follow overleaf/...

Sensitivity of the area to Dust Soiling Effects on People & Property

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

Receptor Sensitivity MEDIUM, >1 Receptor, Distance <50m = LOW (commercial retail areas)

Receptor Sensitivity HIGH, 10-100, Distance <20m = HIGH (residential properties)

Therefore, the overall sensitivity of the area to Dust Soiling Effects on People & Property is HIGH

Sensitivity of the area to Human Health Impacts

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

Receptor Sensitivity LOW, >1 Receptor, Distance <20m = LOW (commercial retail areas)

Receptor Sensitivity MEDIUM, >10 Receptors, Distance <20m = HIGH (public footpaths)

Therefore, the overall sensitivity of the area to Human Health Impacts is HIGH

Sensitivity of the area to Ecological Impacts

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

Receptor Sensitivity LOW, Distance <50m = LOW (public gardens)

Therefore, the overall sensitivity of the area to Ecological Impacts is LOW

3. Define the Risks of the Impacts

The dust emission magnitude determined in Section 1 can be combined with the sensitivity of the area determined in Section 2 to determine the risk of impacts with no mitigation measures applied.

IAQM guidance ^[1] provides matrices that provide a method of assigning the level of risk for each activity. Once the risk is understood, then the level of mitigation required can be determined.

Table 6: Risk of Dust Impacts - Demolition

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

Example:

The risk of dust impacts during demolition can be calculated using IAQM table 6 above;

Sensitivity HIGH (Dust Soiling) x Dust Emissions Magnitude MEDIUM = Medium Risk

Sensitivity HIGH (Human Health) x Dust Emission Magnitude MEDIUM = Medium Risk

Sensitivity LOW (Ecological) x Dust Emission Magnitude MEDIUM = Low RISK

Table 7: Risk of Dust Impacts - Earthworks

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

Example:

The risk of dust impacts during earthworks can be calculated using IAQM table 7 above;

Sensitivity HIGH (Dust Soiling) x Dust Emissions Magnitude SMALL = Low Risk

Sensitivity HIGH (Human Health) x Dust Emission Magnitude SMALL = Low Risk

Sensitivity LOW (Ecological) x Dust Emission Magnitude SMALL = Negligible RISK

Table 8: Risk of Dust Impacts - Construction

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

Example:

The risk of dust impacts during construction can be calculated using IAQM table 8 above;

Sensitivity HIGH (Dust Soiling) x Dust Emissions Magnitude SMALL = Low Risk

Sensitivity HIGH (Human Health) x Dust Emission Magnitude SMALL = Low Risk

Sensitivity LOW (Ecological) x Dust Emission Magnitude SMALL = Negligible RISK

Table 9: Risk of Dust Impacts - Trackout

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

Example:

The risk of dust impacts during trackout can be calculated using IAQM table 9 above;

Sensitivity HIGH (Dust Soiling) x Dust Emissions Magnitude SMALL = Low Risk

Sensitivity HIGH (Human Health) x Dust Emission Magnitude SMALL = Low Risk

Sensitivity LOW (Ecological) x Dust Emission Magnitude SMALL = Negligible RISK

The risk levels for all four activities can therefore be summarised in the following table;

Potential Impact	Sensitivity of the Surrounding Area			
	DEMOLITION	EARTHWORKS	CONSTRUCTION	TRACKOUT
Dust Soiling	Medium	Low	Low	Low
Human Health	Medium	Low	Low	Low
Ecological	Low	Negligible	Negligible	Negligible

Table 4 Risk of Dust Impacts Summary

4. Dust Mitigation Measures

The mitigation measures have been divided into general measures applicable to all site and measures applicable specifically to demolition, earthworks, construction and trackout, for consistency with the assessment methodology.

Mitigation measures are in line with IAQM guidance^[1] but are specific to this site;

4.1 General Mitigation

4.1.1 Identify and communicate with relevant stakeholders prior to commencement.

We will do this through targeted meetings, and general consultation and engagement sessions with identified stakeholders. For this project stakeholder groups will include, TfGM, Millgate Shopping Centre, Six Town Housing, Bury Market Management Team and Bury Market Traders Association.

4.1.2 Display the name and contact details of the responsible person for air quality

We will do this by registering the site with Considerate Constructors Scheme, and displaying their point of contact poster on the site hoarding.

4.1.3 Develop a Dust Management Plan

This document will serve as the Dust Management Plan for the project, and the detail of management procedures and mitigations will be explained in detail herein.

4.1.4 Record all dust and air quality complaints.

- The SSR will appoint an environmental champion to record and assess all dust and air quality complaints. The Environmental Champion will be responsible for reviewing monitoring data, and ensuring the mitigation measures identified herein are applied on the project, during each phase of the works.
- The complaints log will be available for review by the LPA, EHO and client team upon request.
- An environmental CCPI may also be raised on our Fieldview system with corrective tasks allocated.

4.1.5 Site Inspections

The SSR will nominate persons from the site management team to undertake weekly inspections to monitor dust (and other environmental nuisance risks). All the site team will be briefed on this DMP, and be expected to be vigilant at all times to dust creation from site – especially during the demolition and earthworks phase.

4.1.6 Monitoring

Provide monitoring stations, and agree locations with the LPA prior to commencement. We will utilise Cassella Guardian 2 (or similar) multi agent environmental monitors.

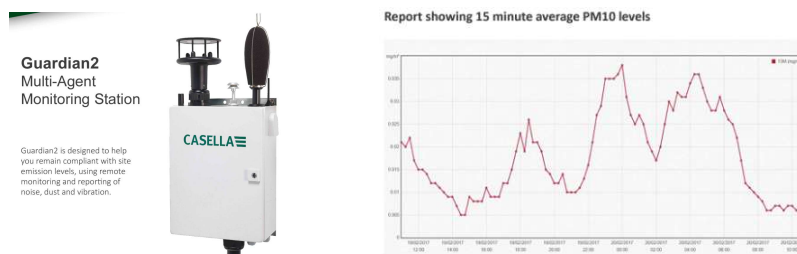


Image 5 Multi Agent Monitoring

Monitors will be placed within the site boundary, as shown on the plan below. These locations have been determined following a review of prevailing wind conditions, and location and proximity of sensitive receptors.

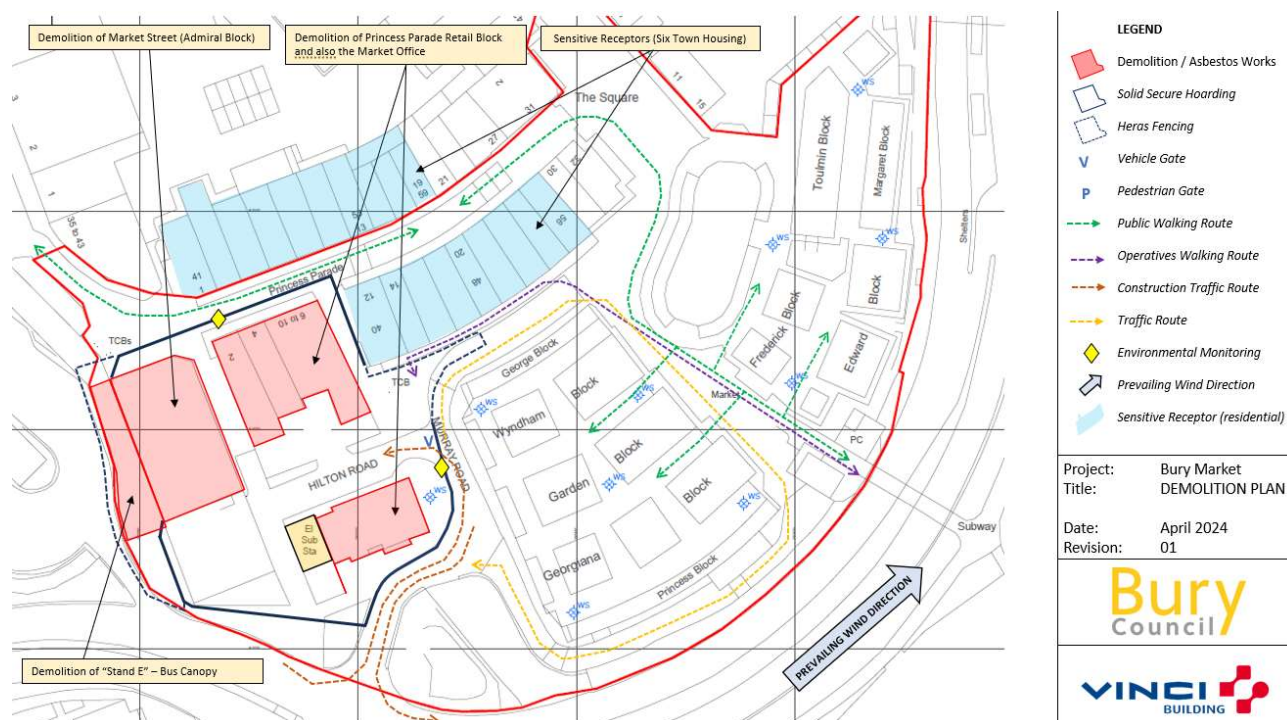


Image 6 Multi Agent Monitoring locations on the site plan

4.1.7 Site Layout

Ideally, we would plan the site such that high potential dust creating activities are kept away from sensitive receptors. As can be seen from Image 6 above, we will be demolishing buildings in close proximity to the residential flats. This cannot be avoided, so other mitigation measures will need to be implemented during the demolition phase (machinery selection, control dust at source with misting, location of stockpiles).

4.1.8 Site Boundary

- We will install solid hoarding panels (2.4m high) as early as is reasonably practicable to do. Solid hoarding panels provide an effective barrier against windborne dust particles. Solid hoarding locations during the demolition phase can be seen in Image 6 above.
- Hoardings will be regularly inspected and kept in a clean condition throughout the project.

4.1.9 Stockpiles

We will carefully position stockpiles, and limit stockpile heights to avoid wind whipping

4.1.10 Vehicles & Plant

- We will ensure that vehicles switch off their engines when stationary. A site speed limit of 10mph will be imposed also to prevent whipping up ground dust.
- Further we will carefully consider the use of diesel generators on the site, and ensure that we have a permanent mains connected power supply available at the earliest time possible. Notwithstanding that we will need to run the site from generators for a period of time, until the mains supply is available. During this time we will carefully consider the generator location, and make sure they are located away from the most sensitive receptors. Ideally these will be located towards the south west of the site.
- Plant used for cutting or grinding will be fitted with on tool, Class M vacuum extraction to prevent creation of dust or particulate matter.

4.1.11 Site Operations

- We will ensure an adequate water supply is made available from the start of on site operations, which can be used for on site dust suppression. Water misting cannons will be in use throughout the demolition phases to actively control dust release at source.
- Spillages will be controlled using wet cleaning methods, and supplies will be maintained on site for this use. Furthermore, dry sweeping will not be permitted. All ground dust to be controlled with Class M vacuum cleaners.
- Drop heights will be minimised from loading shovels and such like
- Burning of waste will not be permitted on the site at any time.
-

4.2 Demolition Specific Mitigation

4.2.1 Soft Strip

Soft stripping of building internals will take place ahead of demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust)

4.2.2 Water Supression

We shall ensure effective water suppression is used throughout the demolition phase. This may be through machine attachments that direct water specifically to the work area, and supplemented with more general water misting cannons which spread a fine mist of water over the work area to prevent dust matter becoming airborne.



Image 7 Misting Cannon

4.2.3 Method

Blasting or high energy demolition techniques will not be permitted. All demolition is to be carefully controlled. Hydraulic pulverisers or shear jaws will be utilised as these are very effective in limiting dust release.



Image 8 Pulverising Jaw

4.3 Earthwork Specific Mitigation

4.3.1 Crushing

Water suppression to be used when processing hard materials on site

4.3.2 Stockpiles

We will carefully position stockpiles, and limit stockpile heights to avoid wind whipping

4.3.3 Capping

As soon as is practicable, cap the earthworks area with a site won 6F2 capping material. Monitor capping during dry spells and deploy water suppression if required to prevent wind whipping.

4.4 Construction Specific Mitigation

4.4.1 Sweeping

Dry sweeping with brushes is not permitted. Any ground dust in the building to be controlled with Class M vacuums

4.4.2 Cutting/Grinding

- Consider tool selection and use a less powerful tool if practical (ie block splitter instead of a stihl saw)
- Plant used for cutting or grinding will either be fitted with on tool, Class M vacuum extraction to prevent creation of dust or particulate matter, or with on tool water suppression.
- Operatives engaged in any operation with potential to generate dust must wear Respiratory Protective Equipment (RPE) - This must be a face fitted mask with P3 filter. Face fit certificates to be available on site.

4.4.3 Coring

Limit the number of core holes required during design/planning phase. If coring is required, the operative is to use RPE and on tool extraction (min Class M) is to be used.

4.4.4 Drilling

- Limit the number of drill holes required during design/planning phase. If drilling is required, the operative is to use RPE and on tool extraction (min Class M) is to be used.
- Consider alternative fixing methods

4.4.5 Scabbling

- Reduce scabbling requirements by specifying finishes that do not require scabbling.
- Utilise ultra-high pressure water jetting if scabbling required
- Design in proprietary joint formers to avoid scabbling if appropriate.
- If scabbling is required, the operative is to use RPE and on tool extraction (min Class M) is to be used.

4.4.6 Chasing

- Limit requirement for chasing in the design stage
- Use an alternative method that does not require chasing (over-covering a cable for example)
- If scabbling is required, the operative is to use RPE and on tool extraction (min Class M) is to be used.

4.4.7 Sanding

- Utilise pre finished materials where possible
- Use less toxic wood / materials if possible
- If scabbling is required, the operative is to use RPE and on tool extraction (min Class M) is to be used.

4.4.8 Training

Ensure workforce have received training, and have been briefed on control measures relevant to any operation with potential to create dust. Particularly;

- About dust risks and how this can harm their health (and others nearby)
- About how to use the dust control measures specified
- About how to clean and maintain their equipment
- About how to use and look after their RPE
- About what to do if something goes wrong

4.5 Trackout Specific Mitigation

4.5.1 Plant

- Ensure vehicles entering and leaving site are covered to prevent escape of materials during transport
- Utilise wheel wash system – likely to be jet washer on this site due to small scale nature of the project (there is insufficient space for a proprietary wheel wash system)

4.5.2 Haul Routes

- Regularly monitor haul roads for ground dust – deploy on site water suppression during dry spells
- Locate vehicle gates away from sensitive receptors if possible. Gates to be located on to Murray Road, >10m away from nearest residential receptor.

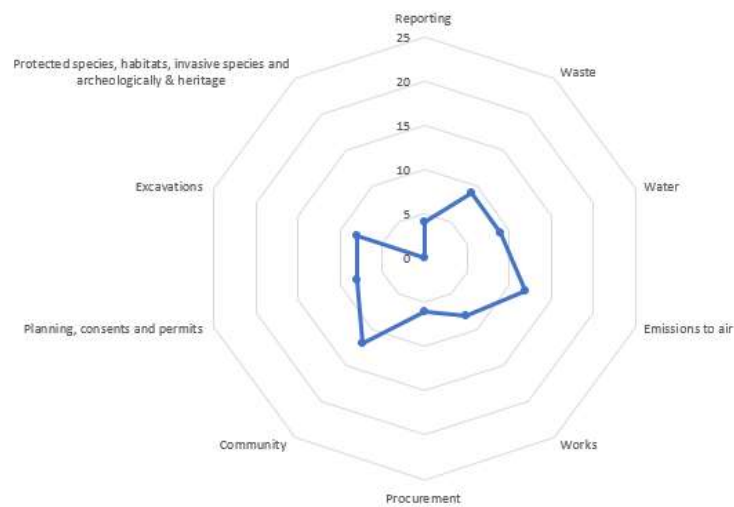
5. Determine Significant Effects

The previous chapters have assessed the risk of dust impacts and considered appropriate mitigation measures to be implemented during the duration of the project.

It is considered that if the mitigations contained herein are followed then there are no residual significant effects.

Our Environmental Impact Assessment scores “Emissions to Air” at [12] which indicates it is an aspect to be monitored and managed but does not pose a significant risk to the environment.

Key Environmental Aspects



Emissions to air								
Yes	Emissions to air including dust, smoke, fumes, gases, vapours etc. Damage to air quality Use of finite natural resources Carbon emissions contributing to global warming etc.	Normal	4	2	6	- Identify and communicate restrictions relating to deliveries, e.g. restricted delivery hours, designated haulage routes to site - For long term projects consider laying stone / tarmac haul route surfaces to prevent dust / mud - Dust suppression on haul roads - Damping down on particularly dry days - Covering skips and piles of aggregate - Inspect public roads regularly for mud / debris - Make sure you don't let mud onto road - wheel wash, street sweeper, rumble strips/mud gates identified in RAMS - Ensure vehicles are maintained correctly to reduce exhaust emissions - Turn off vehicles when not in use - No burning of waste on any site - Store products in accordance with COSHH Regulations - Consider a 50mph speed limit on site and damp down haul roads or place a hard surface on roads - Consider use of solar power / Photo Voltaics, Other renewables such as ground source heat pumps, combined heat and power plants and hybrid power sources, Hybrid / electric plant and generators via plant department, Low energy tools, equipment or fittings, rainwater harvesting and/or water recycling, insulated cabins / Eco cabins, Multiple site circuits (e.g. one for security, other for works things), Push stop taps, Water saving devices in showers and toilets, Food waste composting, Office waste recycling, Re use of materials, Early provision of mains power (removal of generators)	Clean Air Act 1993 Environmental Protection Act 1990 (part 3) Ozone Depleting Substances Regulations 2015 Fluorinated Greenhouse Gas Regulations 2015 Control of Pollution Act 1974 COSHH Regulations 2002	
Yes	Energy use Use finite natural resources e.g. oil, coal, gas Carbon emissions from energy generation and use	Normal	2	2	6	- Monitor all non-renewable energy use including electricity, gas, diesel etc. and record as part of EPR monthly data - Audit / reduce use of diesel generators - Maintain generators, heating systems etc. for efficiency - Implement energy saving techniques available e.g. turn off vehicles / plant when not in use, reduction measures in office spaces	Climate Change Levy Regulations 2002 Carbon Reduction Commitment Energy Efficiency Scheme Energy Performance of Buildings Directive 2007 Building Regulations 2010	
No	F-Gas: Operation and maintenance of refrigeration and air conditioning systems Potential release of damaging ozone depleting substances (ODS) to the atmosphere e.g. HFCs, HCFCs	Normal	0	0	0	- Ensure persons working on dismantling or operation of refrigeration or air conditioning equipment are suitably qualified and hold an in-date certificate issued by an accredited organisation at the appropriate category level for the type of work they will be undertaking - Ensure ozone depleting substances are captured and disposed of appropriately e.g. via method statement review - Display VINCI F-Gas certificate - F-Gas asset register to be compliant with F-Gas regulations and to include the Global Warming Potential (GWP) of the volume and type of gas contained - Document procedure for remedials - Document procedure for what to do in the event of a leak	Ozone Depleting Substances Regulations 2015 Fluorinated Greenhouse Gas Regulations 2015	
Yes	F-Gas: Operation and maintenance of refrigeration and air conditioning systems Accidental release or leak of damaging ozone depleting substances (ODS) to the atmosphere e.g. HFCs, HCFCs	Emergency / abnormal	2	3	6	- Training records - How method statements been completed and followed - Does F-Gas asset register calculate Global Warming Potential (GWP) of the volume and type of gas contained - has leak detection testing been carried out in accordance with requirements and/or contract requirements - Was procedure for remedials followed? - Was procedure for what to do in the event of a leak followed?	Ozone Depleting Substances Regulations 2015 Fluorinated Greenhouse Gas Regulations 2015	
Yes	Spray applications including paints, coatings and pesticides Potential release of damaging / polluting substances to the atmosphere / watercourses / foul drains	Normal	4	3	12	- Spray applications near watercourses to have appropriate buffer zone - Protect drains - Ensure works follow method statement - Consider extraction / ventilation requirements - COSHH assessment - Only use sprays in suitable conditions - Use products in accordance with manufacturers guidelines - Operatives to have appropriate training which must be available to view on inspection e.g. PPE and PPE for pesticides	Solvent Emissions (England and Wales) Regulations 2004	
No	Spray applications including paints, coatings and pesticides Release of damaging / polluting substances to the atmosphere / watercourses / foul drains	Emergency	0	0	0	- Training records - Evidence of emergency response training - COSHH assessment - Only use sprays in suitable conditions - Evidence that products were being used in accordance with manufacturers guidelines and in the correct conditions with appropriate controls	Solvent Emissions (England and Wales) Regulations 2004	
Yes	Transport / Fleet Emissions and dust to the atmosphere Congestion Production of carbon dioxide leading to climate change Depletion of finite natural resources Reduction in local air quality due to emissions of volatile organic carbon, sulphur oxides, and nitrogen oxides	Normal	4	2	6	- Identify and communicate restrictions relating to deliveries, e.g. restricted delivery hours, designated haulage routes to site - Identify and communicate site parking measures - Record compliance / responses on Communication Log and feedback to suppliers where relevant - Use local contractors and suppliers where feasible - Use contractors / suppliers with low emission fleet vehicles - Ensure delivery vehicles turned off when not in use - Plan delivery logistics to reduce delivery frequency - Increased use of conference calling to reduce travelling - FORs (where applicable) - Inform staff about alternative forms of transport e.g. car sharing, cycling, public transport	Environmental Protection Act 1990 (Part 3) London Low Emission Zone requirements (See air quality add) Planning Policy Guidance Note 13 (Section 106 Agreement)	

Image 9 Environmental Impact Assessment

6. Dust Assessment Report

The report has carefully considered the proposed works, and the local environment to understand the magnitude of the works, and the sensitivity of the receptors.

The proposed works are relatively small scale and the magnitude assessment reflects this.

There are a variety of receptors in the immediate and wider vicinity to be considered. These range from high sensitivity receptors such as residential flats located immediately adjacent the site, through adjacent commercial retail premises, to primary and secondary education establishments.

As the site is small, and positioned in close proximity to these receptors, there is little than can be done to arrange the site operations in a different way. The key to successful delivery with minimum dust impact on the local community is through effective management and deployment of the various mitigation control measures.

In summary we consider the following to be key:

- ❖ Early engagement with local stakeholders.
- ❖ Exercise care during all stages of the project, but particularly during the demolition works, through effective deployment of the selected mitigation measures.
- ❖ Maintaining good communication with stakeholders at all stages.
- ❖ Effective monitoring of controls throughout all phases.