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Breck

**ENVIRONMENTAL, DUST & SURFACE
WATER MANAGEMENT PLAN**

LAND AT ROSEMOUNT AVENUE, PREESALL

BRECK HOMES LIMITED
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REPORT ISSUE

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1.0 INTRODUCTION

1.1 Background

This report has been produced by Breck Homes Limited in relation to the proposed residential development at Rosemount Avenue, Preesall

A DMP has been produced in order to address concerns raised due to possible impacts created by dust during the construction phase of the development.

1.2 Site Location and Context

The site is located at land east of Rosemount Avenue, Preesall

The proposals comprise the development of 53No dwellings and associated infrastructure.

The site is located nearby existing residential dwellings and as such potential dust impacts at sensitive receptors during the construction phase of the development are likely to be a particular concern. This DMP identifies where impacts are likely to occur and presents mitigation measures to control fugitive dust releases beyond the site boundary as a result of on-site activities.

2.0 DUST MANAGEMENT PLAN

Activities undertaken during the construction phase of a development have the potential to generate fugitive dust emissions. The site is located adjacent residential properties and mitigation measures will therefore be needed to reduce dust effects beyond the site boundary. These are intended to be stringent but achievable and in line with the Best Practical Means (BPM).

Suitable mitigation measures have been identified through a review of The Greater London Authority 'Best Practice Guidance: The Control of Dust and Emissions from Construction and Demolition'. Breck Homes will ensure that all on-site contractors follow BPM at all times to minimise dust emissions. These are set out in the following Sections.

It should be noted that there will be no demolition or construction works outside the following hours:

- Monday – Friday 08.00 – 18:00
- Saturday 09:00 – 14:00.

In addition no demolition or construction work will take place on a Sunday, Bank or Public Holidays without express permission of the LPA.

2.1 Preparation

2.1.1 Site preparation

Machinery, fuel storage and dust generating will be located away from the site boundaries which lie adjacent to the existing residential properties and sensitive receptor locations as far as practicable.

2.1.2 Training, Awareness and Competency

All site personnel will receive training on health and safety, BPM, site housekeeping and pollution policy. Inclusion of these items as part of site induction training should be considered. Additionally, all staff will be aware of reporting procedures and a trained and responsible manager will be on site during working hours to maintain the logbook and carry out inspections.

2.2 Site Planning

2.2.1 Site Layout

Careful consideration will be given to site construction and, where possible, dust generating activities are to be located away from the dust sensitive boundary and sensitive receptor locations. However, it should be noted that due to the nature of construction this may not always be possible. Due to the meteorological conditions of the area, wind-blown dust effects are most likely to occur towards the north of the site. This will be considered when verifying impacts during routine inspections.

2.2.2 Haul Roads

Un-paved haul roads can account for a significant proportion of fugitive dust emissions. The road is to be constructed up to base layer and provide hard surfacing including the wheel wash area and the associated exit from the wheel wash area on site. This may be reviewed if complaints are received and the most significant source of dust is identified as on site vehicle movements.

2.2.3 Dust Suppression

All routes within the site are to be water sprayed and swept clean as necessary. The use of recycled or 'grey' water for the purposes of the dust suppression will be considered and utilised whenever practicable

It is necessary to continuously monitor for dust throughout the day. This will be in the form of visual inspections undertaken by the site manager. Records of any significant emissions or impacts will be maintained within a log book.

Haulage routes will too be regularly inspected and any necessary repairs carried out as soon as required.

2.3 Construction Traffic

2.3.1 Site Entrance

The entrance to the site is to be located on Rosemount Avenue. The number of vehicles entering and leaving the site will be limited as far as possible to reduce dust impacts at this location.

2.3.2 Vehicle Speed Limits

An appropriate speed limit of **10 miles per hour** will be implemented on site to reduce dust re-suspension from road vehicles.

2.3.3 Prevention of Dust from Vehicle Movements

Vehicles leaving the site have the potential to transport dust beyond the boundary through trackout. The use of hand held jet wheel washing upon leaving the site will be implemented, as well as procedures for effective cleaning and inspection of vehicles.

As with haul roads, the entrance and exit to the site is to be cleaned as necessary. The use of recycled or 'grey' water will be considered.

Vehicles carrying dusty materials are to be securely covered and information about vehicles entering and leaving the site, and their loads, will be recorded by the site manager.

2.3.4 Reduction of Vehicle Emissions

Vehicles will avoid leaving engines idling and queuing of vehicles entering the site will be controlled.

2.4 Site Activities

All site activities will consider potential dust emissions where relevant.

2.4.1 Excavation and Earthworks

Excavation and earthworks will be undertaken throughout the site in order to prepare the site and for the foundations for the relevant plots. Significant earth moving works will not take place on dry or windy days if variations to construction programme are possible. Where applicable, water is to be used as a dust suppressant during excavation and earth moving activities. Any exposed areas will be re-vegetated as the development progresses.

2.4.2 Stockpiling

Stockpiles are to be kept for the shortest possible time and the height minimised. The predominant wind direction will be taken into account when sitting stockpiles to reduce the likelihood of effects upon sensitive receptors. Daily checks for dust will be carried out by the site manager to prevent dust build up.

2.4.3 Site Machinery

The use of diesel and petrol powered generators will be minimised by using mains electricity as a power source for site machinery as far as possible.

The use of concrete batchers and crushers are regulated as Part B processes under the Environmental Permitting Regulations (2010). As such, the Local Authority will be notified if a concrete batcher or crusher is to be used on site. A copy of the permit will be kept on site and the operations recorded in the site log-book.

2.4.4 Cutting, Grinding and Sawing

Cutting, grinding and sawing activities will not be conducted on site where possible and prefabricated material will be imported. If cutting, grinding and sawing on site is necessary, all equipment will have either water suppressants or dust extraction systems installed.

2.4.5 Fitting Out

All machinery for activities such as plastering, sanding and rendering are to be fitted with dust suppression and/or collection equipment.

2.4.6 Waste Disposal

Burning of any materials will not be permitted on site. All wastes will be recycled or disposed of in accordance with relevant legislation.

2.5 Summary of Mitigation Measures

Reference should be made to Table 1 for a summary of mitigation measures to be implemented on the site.

Table 1 Summary of Dust Mitigation Measures

Issue	Control Measure
Site Planning	<ul style="list-style-type: none"> • No bonfires • Plan site layout – machinery and dust causing activities will be located away from sensitive receptors • All site personnel to be fully trained • Trained and responsible manager on site during working times to record activities and carry out inspections
Construction Traffic	<ul style="list-style-type: none"> • Vehicles to avoid leaving engines idling • Effective vehicle cleaning and specific fixed wheel washing on leaving site and damping down of haul routes • All loads entering and leaving site to be covered • Avoid site runoff of water or mud • On-road vehicles to comply to set emission standards • Minimise movement of construction traffic around site • Hard surfacing and effective cleaning of haul routes • A site speed limit of 10 miles per hour to be implemented • Minimise drop height when loading and unloading is taking place and dampen down if required
Earthworks	<ul style="list-style-type: none"> • Minimise dust generating activities • Use water as dust suppressant where applicable • Re-vegetate earthworks and exposed areas
Construction Works	<ul style="list-style-type: none"> • Ensuring concrete batcher and crusher has permit to operate • On-site cutting, grinding and sawing activities to use water suppressant or appropriate dust extraction systems • Machinery for plastering, sanding or rendering to be fitted with dust suppression/collection equipment

3.0 SURFACE WATER MANAGEMENT PLAN

Due to the presence of recorded watercourse on the site boundaries, it is important that construction is undertaken with due regard to the water environment. The following mitigation measures are proposed to protect the water environment.

- All site works will be undertaken with suitable temporary drainage measures in place and in accordance with the Environment Agency's Pollution Prevention Guidance (PPGs) Notes in order to minimise the potential risk of increased sediment reaching the nearby watercourse.
- Site compounds and fuel storage will not be located within 10m of a watercourse watercourse.
- Strict control of the site boundaries will be enforced by the Site Manager, including minimal land clearance and restrictions in using machinery near water bodies.
- Road sweepers will be utilised, where necessary.
- The design of SUDS and the use of pollution prevention control measures (bunded tanks, gulley socks etc..) will ensure the development does not pose a risk to the watercourse.
- Consideration will be given to CIRIA 515: Groundwater Control – Design and Practice for any dewatering activities that may be required. The water pumped or abstracted during a groundwater control operation (i.e dewatering a trench) will not be discharged into the nearby watercourse and instead will be tanked offsite or discharged into the local sewer network under license with United Utilities.
- Cleared land will be replanted or vegetation as soon as practicable to minimise the extent of exposed land and the volume of surface water run-off.