

Construction Emissions Management Plan

Proposed Multi-purpose Industrial Units – Colwick

Client: Meller Limited

Reference: 22.121.2.R1

Issue Date: 2 December 2022



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Project: Proposed Multi-purpose Industrial Units – Colwick

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EXECUTIVE SUMMARY

The Development will comprise of the demolition of the existing single storey office and two industrial buildings and their replacement with 5 No. multi-purpose industrial units at Park House.

The Site comprises of a single-storey office building and two industrial buildings on the north and eastern boundaries accordingly.

The Site is located in a mixed residential and commercial setting in the Colwick area of Nottingham. The closest residential dwellings lie to the west and north of the Site off Colwick Manor Farm.

The purpose of the CEMP is to assess the Site's 'dust risk status' according to the methodology prescribed in the technical planning guidance document '*Air Quality & Emissions Mitigation – Guidance for Developers 2019*' which has been jointly prepared by Gedling Borough Council and the East Midlands Air Quality Network (EMAQN). Once the Site's dust risk status is determined, appropriate mitigation measures can be recommended and implemented in order to minimise dust impacts at local sensitive receptors.

This CEMP has also considered noise emissions from the Site and has detailed a number of best-practice measures for reducing noise impacts at adjacent noise-sensitive uses and has provided advice should noise complaints be received.

This CEMP has determined an overall risk level of 'medium' based on the operations which will take place on Site and the level of sensitivity of the surrounding dust-sensitive receptors. Accordingly, attention should be paid to the dust mitigation measures identified in this CEMP for a medium risk Site.

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1 INTRODUCTION

1.1 Appointment

1.1.1 Professional Consult Limited was instructed by Meller Limited (Meller) to prepare a Construction Emissions Management Plan (CEMP) for the demolition of the existing single storey office and two industrial buildings and their replacement with 5 No. multi-purpose industrial units at Park House, Mile End Road, Colwick NG4 2DW to be referred to hereafter as ‘the Site’.

1.1.2 A pre-application enquiry (Ref.2022/0929PRE) has been made to Gedling Borough Council (the Council) to ‘demolish the existing single storey office (approx 608msq), and two industrial buildings (approx 400msq) and replace with 5 No multi-purpose industrial units with a total area of 1826msq.’ The Council provided a response on 26th September 2022 and the following was requested, with regards to a CEMP:

‘Unless already provided it would be standard practice for the Council to condition that a Construction and Emissions Management Plan (CEMP) is submitted to and approved in writing prior to the commencement of development.

1.2 The Development

1.2.1 The Development will comprise of the demolition of the existing single storey office and two industrial buildings and their replacement with 5 No. multi-purpose industrial units at Park House.

1.3 The Site & Locality

1.3.1 The Site comprises of a single-storey office building and two industrial buildings on the north and eastern boundaries accordingly.

1.3.2 The Site is located in a mixed residential and commercial setting in the Colwick area of Nottingham. The closest residential dwellings lie to the west and north of the Site off Colwick Manor Farm.

1.4 Purpose of the CEMP

1.4.1 The purpose of the CEMP is to assess the Site’s ‘dust risk status’ according to the methodology prescribed in the technical planning guidance document ‘Air Quality & Emissions Mitigation – Guidance for Developers 2019’ which has been jointly prepared by Gedling Borough Council and the East Midlands Air Quality Network (EMAQN). Once the Site’s dust risk status is determined, appropriate mitigation measures can be recommended and implemented in order to minimise dust impacts at local sensitive receptors.

1.4.2 This CEMP has also considered noise emissions from the Site and has detailed a number of best-practice measures for reducing noise impacts at adjacent noise-sensitive uses and has provided advice should noise complaints be received.

1.5 Confidentiality

1.5.1 Professional Consult has prepared this report solely for the use of the Client. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Professional Consult; a charge may be levied against such approval.

2 POLICY & LEGISLATIVE FRAMEWORK

2.1 Planning Policy Statement (PPS) 23

2.1.1 Planning Policy Statement 23 - (PP 23) which was published by the 'Office of the Deputy Prime Minister' sets out Government policy on pollution control and planning and states "planning conditions will be used in respect of impacts such as noise, vibrations, odour, air pollutants and dust from certain phases of developments such as "demolition and construction". It is therefore appropriate to use this best practice guide to inform planning conditions.

2.2 Building Act 1984

2.2.1 This Act and subsequent Building Regulations 2000 aim to ensure the safety of those within and close to a building during works. They are the main mechanism for a local planning authority to control the impact of demolition. Section 82 (J) can be used to place conditions on the demolition notice to ensure effective dust management options are undertaken.

2.3 Environmental Protection Act 1990

2.3.1 Under the provisions of the Environmental Protection Act 1990, noise, such as a dog barking from premises or land, may be considered a statutory nuisance. The Environmental Protection Act 1990 requires the council to take reasonably practicable steps to investigate a complaint of a statutory nuisance made by a person living in its area. This is the law the council uses to take action where noise is found to be excessive and causing a disturbance.

2.3.2 For the noise to count as a statutory nuisance it must do one of the following:

- ② unreasonably and substantially interfere with the use or enjoyment of a home or other premises; and
- ② injure health or be likely to injure health.

2.3.3 If they agree that a statutory nuisance is happening or will happen in the future, councils must serve an abatement notice. This requires whoever's responsible to stop or restrict the noise. The notice will usually be served on the person responsible but can also be served on the owner or occupier of the premises.

2.3.4 The abatement notice can be delayed for up to 7 days while the council tries to get the person responsible to stop or restrict the noise.

2.3.5 Councils are responsible for looking into complaints about noise from:

- ② premises including land like gardens and certain vessels (for example, loud music or barking dogs); and
- ② vehicles, machinery or equipment in the street (for example, music from car stereos)

2.3.6 Statutory noise nuisance laws don't apply to noise from:

- ② traffic or planes (they do apply to model planes);
- ② political demonstrations and demonstrations about a cause; and
- ② premises occupied by the armed forces or visiting forces

2.3.7 Councils can decide what level of service they provide to deal with noise complaints, for example, whether to have officers on call at night.

2.4 GLA Non-Road Mobile Mechanisms (NRMM) Practical Guide 2017

2.4.1 All NRMM must comply with Stage IIIB of EU Directive 97/68/EC as a minimum and records uploaded to GLA website if applicable.

2.5 Air Quality & Emissions Mitigation – Guidance for Developers 2019

2.5.1 This technical planning guidance for Gedling Borough Council has been prepared in conjunction with the East Midlands Air Quality Network (EMAQN) and has been developed to supplement the National Planning Policy Framework (NPPF).

2.5.2 This document aims to improve air quality across the East Midlands and thus improve the environment and health of the population. This will be achieved where possible through either preventing new emission sources or encouraging emission reductions, physical activity and health lifestyle choices. It aims to provide a consistent approach to air quality in the planning regime across the East Midlands. In producing this document the Council aims to provide developers with clear information as to what is required

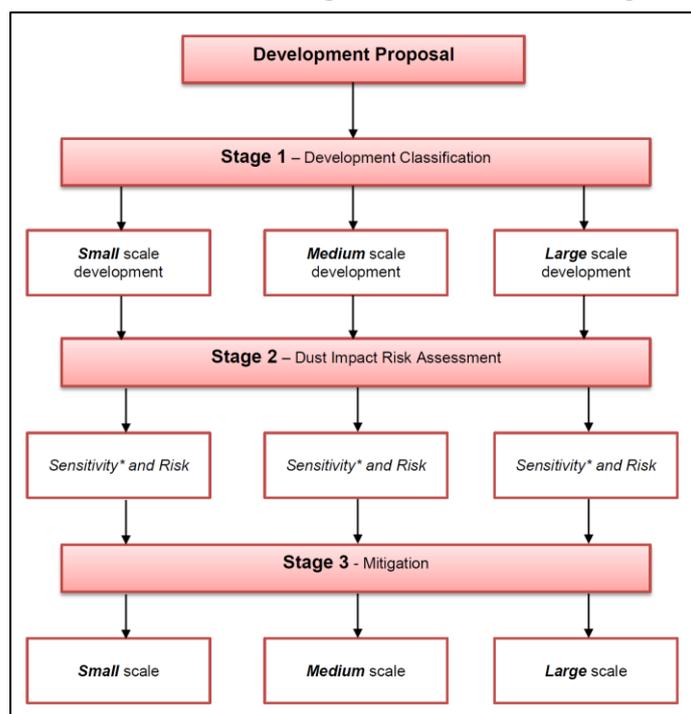
2.5.3 The document deals primarily with the air quality impacts from traffic emissions (the main contributor to ambient air pollution), however, point source emissions e.g. generators, incinerators, power plants and other potentially significant industrial/commercial sources of air pollution including the increasing use of biomass boilers are important local planning issues. The assessment and control of dust impacts during demolition and construction is also considered, as dusts contribute to airborne particulate matter.

2.5.4 Technical Appendix 3 of the document ‘*Demolition and Construction Dust Management Guidance*’ states:

‘Dust arising from development is additional to background dust concentrations. If not adequately controlled dust emissions from developments will lead to increases in dust concentrations beyond the site boundary, which may affect local amenity and influence local air quality.’

2.5.5 The Technical Appendix presents the following flow chart, as detailed in Extract 1, for the dust management assessment and mitigation.

Extract 1. Dust Management Assessment & Mitigation Flowchart



Stage 1 – Development Classification

2.5.6 The size of any proposal will determine the level of potential dust emission. Using the site activities, Extract 2 determines the scale of a proposal as Small, Medium and Large.

Extract 2. Determination of Scale of Proposal

Activity	Criteria	Scale
Demolition	<20,000m ³ total volume of structure working at <10m above ground.	Small
	20,000m ³ -50,000m ³ total volume of structure working at 10m-20m above ground.	Medium
	>50,000m ³ total volume of structure working >20m above ground.	Large
Earthworks	<2,500m ² total site area using <5 heavy moving vehicles.	Small
	2,500m ² -10,000m ² total site area, 5-10 heavy moving vehicles.	Medium
	>10,000m ² total site area >10 heavy moving vehicles.	Large
Construction	<25,000m ³ construction material. <10 dwellings.	Small
	25,000m ³ -100,000m ³ construction material. 10-50 dwellings.	Medium
	>100,000m ³ construction material. >50 dwellings.	Large
Trackout	<10 HDV (>3.5t) outward movements off-site in any one day.	Small
	10-50 HDV (>3.5t) outward movements in any one day.	Medium
	>50 HDV (>3.5t) outward movements in any one day.	Large

Whichever is the largest will be the overall scale.

Stage 2 – Dust Impact Risk Assessment

2.5.7 The potential risk of dust impacting on receptors requires assessing to enable to gauge the level of required mitigation. The level of dust impact is associated with:

- ② The number, location and sensitivity of receptors;
- ② The type, location and frequency of site activity;
- ② The scale of the development.

2.5.8 For small and medium proposals, the sensitivity of the receptor must be determined followed by an assessment of the dust impact risk, according to the following:

Extract 3. Determination of Sensitivity of Receptors & Assessment of Dust Impact Risk

Sensitive Receptors for SMALL and MEDIUM Proposals

High Sensitivity	Medium Sensitivity	Low Sensitivity
Hospitals and clinics	Schools	Farms
Hi-Tech industries	Residential Areas	Light & Heavy Industry
Painting & furnishing	Food Retailers	Outdoor Storage
Food Processing	Greenhouses & Nurseries	
	Horticultural Land	
	Offices	

Assessment of the dust impact risk for SMALL and MEDIUM proposals:

Sensitive Receptors	Number of Total Receptors	Distance from Source (m)		
		<20	<50	<100
High	>50	Large	Large	Medium
	10-50	Large	Medium	Small
	1-10	Medium	Small	Small
Medium	>1	Medium	Small	Small
Low	>1	Small	Small	Small

The highest outcome will be the overall level of risk Assessment of the dust impact risk for designated **LARGE** proposals should follow the IAQM [Guidance](#)

Stage 3 – Required Mitigation Measures, by Level of Risk

2.5.9 The outcome of the scaling and risk assessment will identify the level of likely impact on the local amenity and air quality and the required level of mitigation. The mitigation is listed in any dust management plan or dust minimisation scheme together with responsibility for each measure implementation and control.

2.5.10 Depending on the outcome of the risk assessment, the appropriate mitigation measures are applicable:

Extract 4. Appropriate Dust Mitigation Measures, by Risk Outcome

Measure	Scale and Risk		
	Small	Medium	Large
Develop and implement a stakeholder communications plan that includes community engagement before work commences on-site.		✓	✓
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.	✓	✓	✓
Display the head or regional office contact information		✓	✓
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. Make the log available to LPA if required.		✓	✓
Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book.		✓	✓
Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.			✓
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 window sills within 100m of site boundary, with cleaning to be provided if necessary.		✓	✓
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.		✓	✓
Agree dust deposition, dust flux, or real-time PM10 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. Further guidance is provided by IAQM on monitoring during demolition, earthworks and construction.			✓
Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.	✓	✓	✓
Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.		✓	✓
Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period		✓	✓
Avoid site runoff of water or mud.	✓	✓	✓
Keep site fencing, barriers and scaffolding clean using wet methods.	✓	✓	✓
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.	✓	✓	✓
Cover, seed or fence stockpiles to prevent wind whipping.		✓	✓
Ensure all NRMM meet the required emission standards.		✓	✓
Ensure all vehicles switch off engines when stationary - no idling vehicles.	✓	✓	✓
Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.	✓	✓	✓
Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).			✓
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.	✓	✓	✓

Extract 4. Appropriate Dust Mitigation Measures, by Risk Outcome

Measure	Scale and Risk		
	Small	Medium	Large
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	✓	✓	✓
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	✓	✓	✓
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.	✓	✓	✓
Avoid bonfires and burning of waste materials.	✓	✓	✓
DEMOLITION SPECIFIC			
Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	✓	✓	✓
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.	✓	✓	✓
Avoid explosive blasting, using appropriate manual or mechanical alternatives.		✓	✓
Bag and remove any biological debris or damp down such material before demolition.	✓	✓	✓
EARTHWORKS SPECIFIC			
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.			✓
Only remove the cover in small areas during work and not all at once			✓
CONSTRUCTION SPECIFIC			
All contractors and sub-contractors to be made aware of and sign-up to the dust management scheme.	✓	✓	✓
Ensure sand and other aggregates are stored in bunded 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.		✓	✓
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.		✓	✓
For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust.		✓	✓
TRACKOUT SPECIFIC			
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.		✓	✓
Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	✓	✓	✓
Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.		✓	✓
Record all inspections of haul routes and any subsequent action in a site log book.		✓	✓
Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.		✓	✓
Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).		✓	✓
Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.			✓

2.6 British Standard BS5228: Noise and Vibration Control on Construction and Open Sites – Part 1: Noise 2009+A1 2014 (BS 5228-1)

2.6.1 BS 5228-1: 2009 sets out techniques required to predict and assess the likely noise effects from construction works, based on detailed information on the type and number of plant being used, their location, and the length

of time they are in operation. The noise prediction method is used to establish likely noise levels in terms of the $L_{Aeq,T}$ over the core working day.

2.6.2 BS 5228-1: 2009 also documents a database of information, comprising previously measured sound power levels for a variety of different construction plant undertaking various common activities. Example criteria are presented for the assessment of the significance of noise effects. Such criteria may be concerned with fixed noise limits and/or ambient noise level changes. With respect to fixed noise limits, BS 5228-1 presents the following noise limits which are taken as an average over a 10-hour working day:

- ② Significant 70.0dB(A) in rural, suburban and urban areas away from main road traffic and industrial noise; and
- ② 75.0dB(A) in urban areas near main roads and heavy industrial areas.

3 DEMOLITION & CONSTRUCTION DUST ASSESSMENT

3.1 Development Classification

3.1.1 Table 1 determines the scale of the development following input from the client.

Table 1. Determination of Scale of Development

Activity	Criteria	Scale	Determined Scale	Overall Scale of Development
Demolition	<20,000m ³ total volume of structure working at <10m above ground	Small	Small	Medium
	20,000m ³ – 50,000m ³ total volume of structure working at 10m – 20m above ground	Medium		
	>50,000m ³ total volume of structure working >20m above ground	Large		
Earthworks	<2,500m ² total Site area using <5 heavy moving vehicles	Small	Medium	
	2,500m ² – 10,000m ² total Site area, 5 – 10 heavy moving vehicles	Medium		
	>10,000m ² total Site area, >10 heavy moving vehicles	Large		
Construction	<25,000m ³ construction material, <10 dwellings	Small	Small	
	25,000m ³ – 100,000m ³ construction material, 10 – 50 dwellings	Medium		
	>100,000m ³ construction material, >50 dwellings	Large		
Trackout	<10 HDV (3.5t) outward movements off-Site in any one day	Small	Medium	
	10 - 50 HDV (3.5t) outward movements in any one day	Medium		
	>50 HDV (3.5t) outward movements in any one day	Large		

3.1.2 Table 1 has determined that the overall scale of the Development is classed as medium.

3.2 Dust Impact Risk Assessment

3.2.1 Table 2 determines the sensitivity of the surrounding Receptors for a medium scale Development. In determining the sensitivity of the Receptors, observations were made during the site visit when the Noise Survey to inform the associated Noise Impact Assessment was completed and use of available aerial satellite imagery.

Table 2. Determination of Receptor Sensitivity

Sensitivity	Receptor Type	Applicable?	Commentary	Determined Overall Receptor Sensitivity
Low	Farms	No	Not observed	Medium
	Light & Heavy Industry	Yes	Light industry observed beyond the eastern Site boundary	
	Outdoor Storage	No	Not observed	
Medium	Schools	No	Not observed	
	Residential Areas	Yes	Residential amenity observed beyond north and western boundaries	
	Food Retailers	No	Not observed	
	Greenhouses & Nurseries	No	Not observed	
	Horticultural Land	No	Not observed	
	Offices	Yes	Potentially offices associated with light industrial use beyond eastern site boundary	
High	Hospitals & Clinics	No	Not observed	
	Hi-tech Industries	No	Not observed	
	Painting & Furnishing	No	Not observed	
	Food Processing	No	Not observed	

3.2.2 Table 3 completes the assessment of dust impact risk.

Table 3. Determination of Receptor Sensitivity

Determined Sensitivity of Receptor	Total No. of Receptors	Distance from Source (m)		
		<20	<50	<100
High	>50	Large	Large	Medium
	10 - 50	Large	Medium	Small
	<10	Medium	Small	Small
Medium	>1	Medium	Small	Small
Low	>1	Small	Small	Small

3.2.3 Table 3 has determined that the overall level of risk is medium and accordingly, the following section considers appropriate dust mitigation measures.

4 DUST MITIGATION

4.1 Specific Dust Control Mitigation Based on Risk Assessment

4.1.1 The previous section has indicated that the overall risk rating for the Site is medium and so the dust mitigation measures are detail in Extract 5.

Extract 5. Appropriate Dust Mitigation Measures – Medium Risk

Measure	Scale and Risk	
	Medium	
Develop and implement a stakeholder communications plan that includes community engagement before work commences on-site.	✓	
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.	✓	
Display the head or regional office contact information	✓	
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. Make the log available to LPA if required.	✓	
Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book.	✓	
Hold regular liaison meetings with other high risk construction sites within 500m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.		
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 window sills within 100m of site boundary, with cleaning to be provided if necessary.	✓	
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.	✓	
Agree dust deposition, dust flux, or real-time PM10 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. Further guidance is provided by IAQM on monitoring during demolition, earthworks and construction.		
Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.	✓	
Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.	✓	
Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period	✓	
Avoid site runoff of water or mud.	✓	
Keep site fencing, barriers and scaffolding clean using wet methods.	✓	
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.	✓	
Cover, seed or fence stockpiles to prevent wind whipping.	✓	
Ensure all NRMM meet the required emission standards.	✓	
Ensure all vehicles switch off engines when stationary - no idling vehicles.	✓	
Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.	✓	
Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).		
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.	✓	

Extract 5. Appropriate Dust Mitigation Measures – Medium Risk

Measure	Scale and Risk	
	Medium	
Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	✓	
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	✓	
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.	✓	
Avoid bonfires and burning of waste materials.	✓	
DEMOLITION SPECIFIC		
Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	✓	
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.	✓	
Avoid explosive blasting, using appropriate manual or mechanical alternatives.	✓	
Bag and remove any biological debris or damp down such material before demolition.	✓	
EARTHWORKS SPECIFIC		
Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.		
Only remove the cover in small areas during work and not all at once		
CONSTRUCTION SPECIFIC		
All contractors and sub-contractors to be made aware of and sign-up to the dust management scheme.	✓	
Ensure sand and other aggregates are stored in bunded 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.	✓	
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	✓	
For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.	✓	
TRACKOUT SPECIFIC		
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.	✓	
Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	✓	
Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.	✓	
Record all inspections of haul routes and any subsequent action in a site log book.	✓	
Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.	✓	
Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	✓	
Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.		

4.2 General Dust and Emissions Control Measures

Vehicles

4.2.1 The following will apply to vehicles on Site:

- ② There will be minimal vehicles on-Site but the vehicles that are on site shall be regularly maintained to minimise exhaust emissions;
- ② The site will have an appropriate speed limit;
- ② Materials entering or leaving site by lorry shall be covered to avoid dust release;
- ② All vehicles will not be routed through residential areas, if practicable; and
- ② Washing of vehicle wheels will be implemented prior to entering roads and highways when necessary.

Site Entrances

4.2.2 Site entrances, and on-site hard standing areas shall be regularly inspected and swept/cleaned whenever any significant soiling is detected.

Excavated Contaminated Materials

4.2.3 Excavated Contaminated Materials will be disposed from site in a timely manner, once condemned by the environmental consultant. Any temporarily stored materials shall be sheeted down to prevent windblown dust generation. Storage for contaminated materials shall be regularly inspected for signs of fugitive emissions such as dust or odour.

Deliveries

4.2.4 The following will apply to deliveries on Site:

- ② Deliveries will be timed as to be when roads are at their quietest i.e. between 7.30 and 8am where possible;
- ② Loading and unloading of vehicles will be carried out off the main road where possible; and
- ② Lorries will be reversed off road and onto side of site wherever possible.

Skips

4.2.5 Skips containing dusty wastes shall be securely covered where possible.

Asbestos

4.2.6 Asbestos handling shall be undertaken in strict accordance with currently accepted methods and by suitably trained / qualified staff.

Waste Disposal / Burning

4.2.7 Burning of any material shall not be permitted on site. All wastes shall be recycled or disposed of in accordance with relevant legislation.

Training

- 4.2.8 In addition to training for specific plant, training of staff to raise awareness and promote individual responsibility regarding dust control shall be undertaken where appropriate.

5 NOISE EMISSIONS & CONTROL

5.1.1 Construction activities will generally be stipulated as part of a planning consent, normally limited between 07.00 and 19.00 hours Mondays to Fridays, and 07.00 to 13.00 hours on Saturdays, with no working activities on Sundays. In the event of work being required outside of these hours, e.g. abnormal load deliveries, commissioning works or emergency mitigation works, the Planning Authority will be notified prior to these works taking place, wherever possible.

5.1.2 The following general noise control measures shall be adhered to on Site at all times:

- ② All vehicles, compressors and plant will be equipped with effective silencers and noise reducing insulation in accordance with BS5228:2009-1+A1:2014, where necessary;
- ② Plant not in continual operational use will be switched off and noise suppression covers will be used;
- ② Vehicle noise will be kept to a minimum. (e.g. excessive revving of vehicles will not be permitted);
- ② Where possible noisy plant and equipment will be sited away from sensitive noise boundaries. Where this is not possible, noise emission will be controlled accordingly by effective shielding;
- ② Loading and unloading of vehicles, dismantling of site equipment, such as scaffolding, will be conducted in such a manner that noise generation is kept to a minimum;
- ② Reversing alarms will be set to the minimum required setting by the HSE;
- ② Deviation from approved method statements will only be permitted with prior approval from the Local Authority; and
- ② Any noise complaints, breaches of Section 60 Notices or exceedances of action levels will be investigated by the Client immediately.

5.2 Noise Complaints

5.2.1 If a complaint is received from a local resident, an investigation shall be instigated within one working day to identify the cause of the non-compliance/complaint and appropriate action will be taken to remedy the problem should the complaint be validated.

6 CONCLUSION

- 6.1.1 Professional Consult Limited was instructed by Meller Limited to prepare a Construction Emissions Management Plan for the demolition of the existing single storey office and two industrial buildings and their replacement with 5 No. multi-purpose industrial units at Park House, Mile End Road, Colwick NG4 2DW.
- 6.1.2 A pre-application enquiry (Ref.2022/0929PRE) has been made to Gedling Borough Council (the Council) to *'demolish the existing single storey office (approx 608msq), and two industrial buildings (approx 400msq) and replace with 5 No multi-purpose industrial units with a total area of 1826msq.'* The Council provided a response on 26th September 2022 and the following was requested, with regards to a CEMP:
- 'Unless already provided it would be standard practice for the Council to condition that a Construction and Emissions Management Plan (CEMP) is submitted to and approved in writing prior to the commencement of development.'*
- 6.1.3 The Development will comprise of the demolition of the existing single storey office and two industrial buildings and their replacement with 5 No. multi-purpose industrial units at Park House.
- 6.1.4 The Site comprises of a single-storey office building and two industrial buildings on the north and eastern boundaries accordingly.
- 6.1.5 The Site is located in a mixed residential and commercial setting in the Colwick area of Nottingham. The closest residential dwellings lie to the west and north of the Site off Colwick Manor Farm.
- 6.1.6 The purpose of the CEMP is to assess the Site's 'dust risk status' according to the methodology prescribed in the technical planning guidance document *'Air Quality & Emissions Mitigation – Guidance for Developers 2019'* which has been jointly prepared by Gedling Borough Council and the East Midlands Air Quality Network. Once the Site's dust risk status is determined, appropriate mitigation measures can be recommended and implemented in order to minimise dust impacts at local sensitive receptors.
- 6.1.7 This CEMP has also considered noise emissions from the Site and has detailed a number of best-practice measures for reducing noise impacts at adjacent noise-sensitive uses and has provided advice should noise complaints be received.
- 6.1.8 This CEMP has determined an overall risk level of 'medium' based on the operations which will take place on Site and the level of sensitivity of the surrounding dust-sensitive receptors. Accordingly, attention should be paid to the dust mitigation measures identified in this CEMP for a medium risk Site.

APPENDIX 1: LIMITATIONS

This report and its findings should be considered in relation to the terms of reference and objectives agreed between Professional Consult Limited and the Client.

The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.

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