

Project Conway, Henley-on-Thames

240832 - Riverside Pavilion

Date of permission - 06.08.24



BEAU BESPOKE

Planning Ref: 240832 - Riverside Pavilion

Condition no: 5

Planning Condition:

Dust - Before development commences the applicant shall submit for written approval to the LPA a scheme of works that sets out the measures that will be taken to minimise dust arising from the development. The dust mitigation measures identified in the scheme shall be carried out and maintained until construction is complete.

Dust and Air Quality

For specific dust and air quality control measures, refer to the relevant sections in the table below. 'Impact assessment, Risk Identification and Control Measures'. These actions are summarised in the management plan below.

Dust Management Plan

Dusts from construction activities:

- Site layout will be designed considering the source- pathway- receptor model. All sensitive receptors i.e.: residential areas, watercourses identified, and higher risk activities are located away from such areas as far as practically possible.
- The drop height when loading vehicles/ plant will be minimised to avoid unnecessary dust emissions.
- Stockpiles/ storage facilities located out of direct wind where possible and damped down if dry to prevent dust issues. Earthworks may require damping down as necessary.
- Regular inspections of waste production areas, storage areas, transport routes to ensure appropriate containment and rapid response in the event of unauthorised emissions.
- Covered stockpiles of loose materials/wastes that have potential to form dusts.
- Regular inspections for unauthorised emissions as standard routine.

Construction Traffic Management

A Construction Site Traffic Management Plan has been drawn up which details the traffic movements, access points, and directional traffic for the construction phases. There are two main points of access to the site; The main entrance to the site is to the North from Culham Lane, via Gate 1, the 'Principal Deliveries Entrance'. HGVs and all other deliveries enter and exit via Gate 1, traffic from here to the Main House and Estate Management Buildings construction sites is two-way.

The second access point is to the South-East, from Kenton's Lane. This access point is referred to as Gate 8 and is for car and van traffic only.

Dusts from Vehicles

To minimise dust generation from vehicular traffic, the following mitigation and controls will be followed during the construction activities:

- A tractor/telehandler with brush attachment will be deployed as required to clean the internal site access roads.
- As and when required, the brush will be deployed to clean the main access roads outside of the site boundary (Culham Lane and Kenton's Lane).
- During dry periods, where there is a lot of potential for site roads to generate dusts, the roads will be dampened down as required.
- HGV deliveries are to be staggered as much as possible to avoid excessive or unmanageable dust generation
- Designated routes are allocated for plant/ vehicles/ pedestrians with speed restrictions to minimise dust generation.
- Delivering vehicles carrying loose materials, aggregates, etc., entering onto the site are to be sheeted at all times except for when unloading.

Impact Assessment	Risk Identification (Possibility / Risk) 1=Low, 3=High	Responsibility	Control Measures
Dust – site layout	3/2	BB	Site layout designed considering the source- pathway- receptor model. All sensitive receptors i.e.: residential areas, watercourses identified, and higher risk activities are located away from such areas as far as practically possible.
	3/2	BB	Stockpiles/ storage facilities located out of direct wind and damped down if dry to prevent dust issues. Earthworks may require damping down as necessary.
Dust – tunnelling activities	3/3	BB / specialist sub-contractor	Filtered dust and air handling to all unventilated areas. Strategic placement of appropriate screens and bunds to reduce dust nuisances. Damp down dust producing activities. Scaffolds to be wrapped during demolition and new construction works. Dust extract to cutting tools. Sound meter readings when required.
Dust - internal works	3/2	BB	Contractor to ensure that there is good ventilation and FFP3 dust masks are available when operations are in progress that produce dust. Power tools or machinery that produce nuisance dusts will be fitted with portable extraction devices.
Dust - external works, traffic generated	3/2	BB	To reduce dusts during hot, dry and windy weather, haul roads will be dampened down using a spray.
Dust - neighbour liaison	2/2	BB	Beau Bespoke to notify Neighbours of high dust levels and its duration.