

17th October 2018

Re: Residential Development of 29 Units, New Road Tankersley.

SCHEME TO MINIMISE THE IMPACT OF NOISE, VIBRATION, DUST AND DIRT ON RESIDENTIAL PROPERTIES IN CLOSE PROXIMITY OF THE SITE.

NOISE

1.0 Noise Management Plan

A number of mitigation measures are recommended to keep construction site noise to a minimum. The following practices are derived from those detailed in BS 5228-1:2009+A1:2014 and those most appropriate to the site are outlined below.

NSP- Noise sensitive Premises. Dwellings immediately adjacent the site boundaries served off Thorncliffe Way and Woodbourne Gardens. Property opposite the site frontage.

1.1 Source Noise Control

Where reasonably practicable, quiet working methods will be employed, including use of the most suitable plant, reasonable hours of working for noisy operations, and economy and speed of operations.

Wherever possible noise will be controlled at source.

- Plant and activities to be employed on that site will be reviewed to ensure they are the quietest available for the required purpose;
- Unnecessary revving of engines will be avoided and equipment switched off when not required;
- Site vehicles will keep to internal haul routes and be well maintained;
- Where appropriate, rubber linings will be used, for example, within chutes and dumpers to reduce impact noise;
- Drop heights of materials will be minimised;
- Handling all of materials will be conducted in a manner which minimises noise;
- Equipment should be shut down when not in use, i.e. maintain a 'no idling policy';
- Positioning of noise generating equipment, such as any generators will be in areas which minimise noise as far as practicable;
- All audible warning systems will be set to the minimum setting required by the Health and Safety Executive; and
- Vehicles and plant will be started-up sequentially rather than all together.

As far as reasonably practicable, sources of significant noise will be enclosed or screened. The extent to which this can be done depends on the nature of the machine or process to be enclosed and their ventilation requirements. For maximum benefit, screens will be close to the source of noise.

Noise from construction should not exceed the level at which conversation in the nearest building would be difficult with the windows shut.

1.2 Scheduling of Works

It is proposed that the scheduling of any noisy demolition works at the site be within daytime hours. The following hours when works are proposed;

- a) Monday to Friday: 08:00 – 18:00
- b) Saturday: 08:00 – 13:00
- c) Sundays and Bank Holidays: No noisy activities (No work or deliveries on site)

1.3 Maintenance

Regular and effective maintenance by trained personnel is essential and will do much to reduce noise from plant and machinery. Increases in plant noise are often indicative of future mechanical failure. Note the majority of machines and plant used on site is provided by Rouse Civil Engineers and maintained and serviced regular and complies with statutory requirements. Any problems encountered are dealt with swiftly by our in house maintenance team.

1.4 Training

Operatives will be trained to employ appropriate techniques to keep site noise to a minimum and will be effectively supervised to ensure that best working practice in respect of noise reduction is followed. All employees will be advised regularly of the following, as part of their training:

- The proper use and maintenance of tools and equipment;
- The positioning of machinery on site to reduce the emission of noise to the neighbourhood and to site personnel;
- The avoidance of unnecessary noise when carrying out manual operations and when operating plant and equipment;
- The protection of persons against noise.

1.5 Community Relations

Good relations with people living and working in the vicinity of site operations are of paramount importance. Early establishment and maintenance of these relations throughout the duration of site operations, will go some way towards allaying people's fears. It is suggested that good relations can be developed by keeping people informed of progress and by treating complaints fairly and expeditiously. The site manager will be the responsible person to liaise with the public. A letter drop to surrounding properties will be carried out stating the site manager name and contact telephone number and e mail. Details will be provided to the head office contact, telephone number and e mail. A sign will also be placed at the site entrance with the same contact information.

In general, the longer the duration of activities on a site, the more likely it is that noise from the site will prove to be an issue. In this context, good public relations and communication are important. The hours of working will be planned in advance and disseminated. There will be a need to adhere strictly to the stated schedule and ensure that the community is informed of their likely durations.

Complaints Handling Procedure

The site Manager will treat complaints expeditiously. Complaints to be recorded in the Noise/Dust/Vibration Action plan, to be retained on site and include information relating to date/time/complainant/nature of complaint and the course of action carried out.

DUST

Development on site to be carried out in line with the INSTITUTE OF AIR QUALITY MANAGEMENT GUIDANCE.

DEMOLITION AND CONSTRUCTION DUST MANAGEMENT GUIDANCE

More effective to address dust emissions at the design stage than to deal with dust problems retrospectively. More effective to deal with potential dust emissions at source than when airborne.

ASSESSMENT AND MITIGATION

A three stage process, described to provide sufficient information to enable the identification of appropriate mitigation measures to ensure the minimisation of dust impact on local receptors and air quality.

- Scale of the proposal for dust generation
- Dust impact Risk assessment
- Appropriate mitigation measures

Five site activities are recognised as potential for dust generation.

- Demolition
- Earthworks

- Construction
- Track out (off site vehicle movements)
- Non road mobile machinery (NRMM)

NRMM emissions are regulated by European Directive (EU97/68/EC) 1999. All machinery/plant used on Rouse Homes Development sites comply with this directive.

SCALE OF PROPOSAL

The size of any proposal will determine the level of potential dust emission for each activity. This development falls into the following scale for each activity. Therefore the overall scale of this development is classified as Medium.

- Demolition – Small
- Earthworks – Medium
- Construction – Medium
- Track out – Medium

DUST IMPACT RISK ASSESMENT

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

- Number, location and sensitivity of receptors
- The type, location and frequency of site activity
- The scale of development

This development is categorised as Medium sensitivity due to the residential nature of the surrounding area on two boundaries. Less sensitive woodland area to the north and west.

MITIGATION MEASURES

Implement a communications plan with community/neighbours – Letter drop, site and office contact details. Site manager to provide verbal updates to closest neighbours notifying them of changes in the standard construction process which may impact on dust/dirt on surrounding roads.

Record all dust and air quality complaints, identify causes, take appropriate measures to reduce emissions in a timely manner and record the measures taken. Information to be made available to LPA if required.

Record any exceptional incidents that cause dust either on or off site and the action taken to resolve in the Noise/Dust/Vibration Action plan.

The site Manager will treat complaints expeditiously. Complaints to be recorded in the Noise/Dust/Vibration Action plan, to be retained on site and include information relating to date/time/complainant/nature of complaint and the course of action carried out.

Undertake daily on and off site inspections (including roads) to monitor dust. To include regular dust soiling checks on surfaces such as street furniture, cars and window cills in the vicinity of the site. Record the results and make available to LPA when requested.

Increase the frequency of checks when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

Plan the site so that machinery and dust causing activities are located away from the receptors as far as 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 the site or specific operation where there is a high potential for dust production and the site is active for an extensive period.

Avoid site run off 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 being re used cover to prevent wind whipping.

All vehicles meet NRMM emission standards and engines to be switched off when stationary, no idling vehicles.

Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.

Only use cutting, grinding or sawing equipment fitted with or in conjunction with suitable dust suppression techniques such as water sprays or local extraction (suitable local exhaust ventilation systems).

Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation.- A mains supply water feed is available on site.

Ensure equipment is readily available on site to clean and dry spillages. Clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.

Minimise drop heights from loading/handling equipment and use fine water sprays on such equipment wherever possible.

No burning of waste material on site.

All contractors and sub-contractors to be made aware and sign up to the dust management scheme through induction and tool box talks.

Ensure sand and other aggregates are stored in bunded areas and 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 such as sheeting/covering.

Ensure bulk cement and other fine powder materials are delivered in enclosed tankers with suitable emissions control to prevent the 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

Use of water assisted dust sweepers on the access and local roads to remove as necessary any material tracked out of the site.

Ensure vehicles entering and leaving the site are covered to prevent escape of materials during transit.

Inspect on site haul routes for integrity and instigate necessary repairs to the surface as reasonably practicable.

Record all inspections of haul routes in the Noise/Dust/Vibration Action plan.

Install hard surfaced haul routes which are regularly damped down with water bowser and regularly cleaned. The main access route through the site to base tarmac as soon as possible.

Implement a wheel cleaning facility to dislodge accumulated dust and mud prior to leaving the site. Wheel cleaning station at site entrance/exit consisting of brush/shovel/water barrel to be provided together with sign stating vehicles/wheels to be cleaned prior to exiting site. An adequate area of hard surface road between the wheel clean station and the site entrance is to be provided. Suppliers and contractors to be made aware through the induction/tool box talks to the importance of cleaning the vehicles.

VIBRATION

The most likely source of adverse impact due to vibration on surrounding residents would be due to demolition and piled foundations. Demolition of existing buildings will be carried out by machines dismantling from the top down. The use of hydraulic breakers/peckers to be minimised where possible. Due to the depth/nature of fill ground piling will be required on site. Specialist advice will be sought to the type and nature of pile required together with the installation process taking into account the adjacent buildings/residents.

The other main source of vibration is the import and export of materials associated with the site strip, welfare set up, compaction of the road formation and installation of drainage.

CONSTRUCTION MANAGEMENT PLAN

At this stage only and indicative management can be provided with approximate timescales.

Following the receipt of Planning permission and the site purchase all boundaries will be secured as required with Herras fencing.

Demolition of existing buildings will be carried out together with the removal of hardstanding tarmac areas.

Site clearance of green waste/trees and topsoil strip.

Water run off management features to be provided as required during construction to prevent run off from site.

Civils work to be carried out including mains drainage with attenuation features and connection to outfalls. Roads up to base course. Foundation commencement together with plot drainage.

Existing entrance to be used for construction traffic, materials delivery and by purchasers.

Show house plot 28 or 29.

Site compound/offices/welfare on plots 1 to 4. Contractor parking to be provided within the site at all stages of construction.

Turning facility to be provided within the site to allow entry and exit in a forward gear.

Build route to be plots either side of the spine road working down the site east to west. Last plots to be constructed 1 to 4 following the removal of the compound.

Duration of construction approx. two years from commencement to completion.