Bouygues UK

Project:	Rosedale College
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Issued for Bouygues Review	A	26 March 2025	GE	SG, CEnv,CSci	SG, CEnv,CSci
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Revision Description	**Rev**	**Date**	**Originator**	**Checker**	**Approver**

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1.0 INTRODUCTION

This document describes the measures that will be implemented during the project to ensure compliance with the requirements of Condition 24 (with respect to air quality) which states:

“No development shall commence until a plan has been submitted to, and approved in writing, by the LPA. This must demonstrate compliance (drawn up in accordance with) the GLA control of dust and emissions from construction and demolition SPG. REASON- To ensure compliance with London Plan (2021) Policy SI 1 and the Mayor of London “ The Non-Road mobile machinery (standard condition recommended by Mayor of London , London Local Air Quality Management Guidance 2019)”.

The condition has been included “In the interests of safeguarding the amenities and receptors in the area”.

Information provided in this management is based on that used in the successful demolition and construction of the initial phase of the project. Works associated with any phases to follow will follow the same principles and guidance provided in this document. If there were to be any material change to the information provided herein this will be submitted for review. Currently the nature of construction works covered as part of the management plan entails demolition and groundworks, demolition and new build teaching blocks, demo, hard and soft landscaping. Detailed plans and plant schedule along with dust monitoring regime is provided at end of this document.

2.0 SCOPE AND PURPOSE OF THE PROCEDURE

This procedure defines the requirements for controlling gaseous and dust emissions to the air during the construction works in order to minimise air pollution and prevent nuisance. These measures will be applied by all personnel of the Responsible Contractor and its sub-contractors.

This procedure also describes control measures to ensure that the public roads(wood end green road and Cromwell road) adjacent to the site access is kept clean of mud and debris.

3.0 KEY LEGISLATION

GLA- Control of Dust and Emissions

Air Quality (England) Regulations 2000

Ambient Air Quality Directive (2008/50/EC)

Clean Air Act 1993

Environment Act 1995

Environmental Protection Act 1990

Environmental Protection (Prescribed Processes and Substances) Regulations 1991

Pollution Prevention & Control Act 1999

Pollution Prevention & Control (England & Wales) Regulations 2000

The Air Quality Standards (England) Regs, Defra 2010.

The Town and Country Planning (Environmental Impact Assessment)

Regulations 2017 Section 9

The Control of Asbestos at Work Regulations 2006

4.0 DEFINITIONS

Best Practicable Means (BPM):	As defined in the Environmental Protection Act 1990 Section 79: "where 'practicable' means reasonably practicable having regard among other things to local conditions and circumstances, to the current state of technical knowledge and to the financial implications"
Dust	Airborne solid matter up to about 2mm in size.
Statutory nuisance	As defined under Section 79 of the Environmental Protection Act 1990: "dust, steam, smell or other effluvia arising on industrial, trade or business premises and being prejudicial to health or a nuisance"

5.0 KEY PERSONNEL AND RESPONSIBILITIES

Environmental Advisor	Responsible for maintaining this procedure and carrying out regular inspections to ensure compliance. Advising the construction manager and civils superintendent on best practice for control of dusty and air quality.
Construction Manager	Responsible for implementation of this procedure on site and ensuring that Best Practicable Means is employed.

6.0 CONTROL OF EMISSIONS TO AIR

6.1 General

Atmospheric emissions arising from construction activities consist of combustion gases and nuisance dust. Combustion gases can result in the degradation of air quality, which can impact human health, flora

and fauna. The site is relatively remote with few sensitive receptors to dust nuisance; however, the coastal location means that sea breezes have the potential to carry any dust generated a considerable distance.

The main receptors are:

- Residential receptors on Leven Way;
- Residential receptors on Barra Wood Close;
- Hayes FM (Radio Broadcaster);
- Little Marvels Nursery Services -Rosedale; and
- Residential receptors near Wood End Green road.

Emissions from demolition and construction projects are temporary but unavoidable. The combustion gases and dust emissions will be mitigated and with these controls set in place it is anticipated that the residual impact will be minor and short-term.

6.2 Sources of Combustion Gases

Gaseous emissions will consist primarily of combustion gases from traffic and transport during construction and typical construction vehicles and equipment (e.g. crushers, wagon lorries). Due to the nature of the construction process, emissions during this period will not be constant and will fluctuate according to the operating periods for each plant and the combination of machinery being used. Bouygues UK will ensure that no plant or machinery is left idling when not in use to minimise dust and emissions from demolition and construction works.

The following mitigation and control techniques will be employed to manage and minimise combustion emissions:

- Regular maintenance will be undertaken for construction vehicles and equipment.
- Construction Travel and Transport plan will be set in place to manage the movements of vehicles to and from the site.

Monitoring of combustion emissions will be carried out by inspections of the service records of all vehicles, non-road mobile machinery and vessels working on site. The Environmental Advisor will be responsible for implementing and monitoring these mitigation procedures.

6.3 Dust Generating Activities

The Environmental Advisor will be responsible for identifying any dust generating activities and writing mitigation procedures and the Construction Manager will be responsible for implementing control measures as appropriate.

Sub-contractors will be responsible for identifying any dust generating activities within their scope of work. The subcontractor must ensure that all potential dust generating activities are monitored, controlled and mitigation incorporated into the works method statements.

It is anticipated that the main dust generating activities will be:

- Storage and handling of loose granular materials and aggregates
- Demolition and groundworks
- Use of haul routes.

Dust will be controlled using Best Practicable Means, which will vary depending upon the activity and the weather conditions. Control measures for specific activities will be written into works method statements.

Where a prescribed process (e.g., crushing and screening) is used, a copy of the relevant authorisation will be held on site. All conditions will be adhered to and regular checks carried out.

6.4 Storage and Handling of Loose Granular Materials and Aggregates

Granular material will be stored or handled in a number of operations:

- Cement stabilisation activities (if utilised).
- Gravel used for finishing off surfaces.
- Drilling spoils will be stockpiled for testing prior to reuse on site or disposal.
- Perlite will be used for insulation between the inner and outer tank walls.
- Grit for blasting.

6.4.1 Batching Plant (if applicable)

If a batching plant is to be utilised on site, materials will be imported as required and will be placed in silos or bays for loading into hoppers, using chutes as appropriate. If required, dust will be controlled during these operations using water sprays or water bowsers. For some materials water suppression, may not be appropriate due to the engineering properties of the material. In this case the work will be monitored and restricted where wind speed has the potential to carry dust beyond the site boundary and cause nuisance.

6.4.2 Concrete and Cement Stabilisation

Areas to be used for road bases, if required, be stabilised using concrete and cement stabilisation. These activities would be carried out using a cement rotavator with dust from the machine being contained within skirts. Gravel will be imported, rolled and compacted to provide a suitably sealed final surface. Dust from this operation would be minimal.

6.4.3 Drilling Spoils

Material excavated during piling activities and groundworks will be stockpiled to enable tests to be carried out for contaminants before reuse or disposal. These stockpiles will be located as far as reasonably practicable from sensitive receptors and drainage channels and be provided with dust control if required (e.g. covering).

6.4.4 Perlite Insulation (if applicable)

Perlite will be expanded on site from perlite ore and conveyed via pipes and/or hoses directly from the expander unit into the cavity between the tank walls. Dust from this operation will be minimal as the equipment utilises a fully enclosed system.

6.5 Demolition and Site Clearance

Demolition and site clearance required for the works will be minimal and will consist of the breaking out of any concrete foundation slabs associated with previous operations that took place on the site. A method statement for this work will be developed and this will include provision of dust control measures. Typically dust control will be by damping the works before and during demolition using a water spray.

6.6 Haul Routes and Site Roads

Control measures will be implemented to prevent nuisance being caused by dust created by vehicle movements along haul routes within the site. Measures will include the following as appropriate:

- Vehicle movements through the site will be kept to a minimum.
- Speed limits of 15 mph will be enforced on all site haul routes and 5 mph limit on unmade roads.
- Traffic will be routed along existing or new all-weather surfaces where possible.
- Haul routes will be as narrow as safely possible to minimise the surface area over which dust can be produced.
- Unpaved haul routes will be compacted and maintained.
- Water will be applied to site roads using bowsers at an appropriate rate to effectively suppress dust during dry weather.

6.7 The Public Highway and Surrounding Roads

The public highway and surrounding roads for access will be kept clean at all times during the works. Controls will be implemented within the site so that vehicles leaving the site do not deposit material onto the highway. Controls will include the following:

- Deliveries of materials to site will be kept to all weather surfaces where practicable.

- Segregated parking areas will be designated for 'clean' vehicles and site vehicles. Vehicles which are driven to and from site on Public roads will park in gravelled parking areas or on other improved surfaces.
- Lorries carrying potentially dusty materials will be sheeted and loads will be level when travelling on the public highway.
- Wheel washing facilities will be provided at the site entrance/exit Additional facilities will be providing should the need arise.
- A mechanical road sweeper will be used as necessary to maintain the condition of the public highway or roads within the sites.

7.0 MONITORING AND INSPECTION

The Environmental Advisor is responsible for carrying out regular inspections to ensure that Best Practicable Means is employed, that method statements are being complied with and to ensure that no statutory nuisance is caused. In addition Bouygues will also deploy air quality monitoring for duration of their works.

8.0 TRAINING

Training will be provided as necessary to ensure that Best Practicable Means is employed at all times on site. 'Toolbox' talks will be provided to operatives involved with potentially dust generating activities before work begins.

Appendix- List of Documents

- Site Plan/Layout
- Air Quality Monitoring Locations
- Plant and Machinery Schedule

North

Scale 1:750 at A1

10 | 20 | 30 | 40 | 50 | 60 | 70

KEY

- Rosedale College Boundary — 6.1253 Hectares
- Rosedale Primary School Boundary — 0.5678 Hectares
- Parkside Studio College Boundary — 0.5673 Hectares
- Land within Applicant's Control (Other land owned by Academy Trust)
- New Teaching Blocks
- New Central Plant Building "Energy Centre"
- Refurbished Teaching Blocks
- Existing Building — No Works
- Existing Buildings — Off-Site
- Playing Field — Soft Outdoor PE - Grass
- Playing Field — Soft Outdoor PE - All-Weather/ Astro/ 2G
- Multi-Use Games Areas (MUGA) — Hard Outdoor PE - Fenced Asphalt Court
- Hard Surfaces — Hard Informal & Social
- Soft Landscape — Habitat
- Soft Landscape — Soft Informal & Social Planting/ Trees/ Lawn
- Soft Landscape — Rain Garden
- Hard Surfaces — Parking & Access
- Rain Garden Fence — 1.2m high timber palisade fence
- Safeguarding Fence — 2.4m high weldmesh fence with gates to suit
- Sports Fencing — 3m high twin wire weldmesh fence with 5m high fencing for goal recess
- Vehicle Entrance — Existing vehicle gate and fencing to be relocated
- Canopies with PV Roofs
- Illustrative Benches and Picnic Tables
- Existing Trees to be retained — Root Protection Area shown in red circle

Grass Football Adult/ Under 17/18
Playing Area 64m x 100m
Run-off: 3m to sides and ends
Overall Pitch Size: 70m x 106m

Grass Football Under 9/10
Playing Area 54.86m x 36.58m
Run-off: 3m to sides and ends
Overall Pitch Size: 60.86m x 42.58m

Relocated Cricket Wicket

Grass Football Under 7/8
Playing Area: 36.58m x 27.43m
Run-off: 3m to sides and ends
Overall Pitch Size: 42.58m x 33.43m

Grass Playing Field Area

Proposed 2-Lane All-Weather Cricket Practice Net Facility (7.2m x 38m)

Existing All-Weather Pitch with Lights

Bund/ Mound

Spectator PV Canopy with hard-standing underneath

Parkside Studio
Sports Hall

Rosedale Primary

School House

EFAD

EFAA

EFAC

Social Canopy

Primary Canopy

Existing gate for primary school access retained.

Existing Gate retained for primary school access

Students' Cycle Store
120 Cycles (12m x 17m)

Entrance Courtyard

Courtyard

NTB 1

NTB 2

Multi-Use Games Areas (MUGA) 1 & 2
36.55m x 20.7m for Basketball, Netball, Tennis & Football to match existing MUGAs

MUGA 3
36.55m x 20.7m for Basketball, Netball, Tennis & Football to match existing MUGAs

Dining Canopy
Glazed PV Roof

Memorial Trees

Existing Gate retained for student entrance

Existing Gate retained for visitor entrance

Relocated Visitor Cycle Store
24 Cycles (6m x 6m)

Existing gate and fencing for vehicle entrance relocated to sub-station enclosure.

Existing Brick Enclosure for Electricity Sub-Station & Switchroom.

Existing Refuse Enclosure for 4no. 1100L "Biffa Bins"

Road markings for give-way/ priority for oncoming vehicles.

Loading bays for Primary School & Secondary School servicing. (circa 13m x 3m each)

Refuse Enclosure
9no. 1100L "Biffa Bins"
13.5m x 1.8m

Staff Cycle Stores
24 Cycles (12m x 3m)

2no Minibus spaces with no parking hatching for access to 4m wide Emergency and Maintenance access gate.

Carpark Total: 70
Standard Cars: 63
Accessible: 7
EV Charging: 5 + 3 Passive
Motorcycles: 5
Minibus: 2

PV Canopy Over Parking Spaces
Subject to final calculations

Air Source Heat Pump Fenced Enclosure and retaining wall

Central Plant Building "Energy Centre" with PV mounted on roof

New Tree Planting

Allotment Gardens

Wood End Green Road

Cromwell Road

Carodene

Varcoe Gardens

Aqua House

Spa House

Play Area

Sherfield Mews

Botwell Crescent

Barra Wood Close

Albion Road

Wood End Green Road

Rising Bollard

Posts

El Sub Sta

40.1m

41.1m

40.8m

40.5m

39.9m

KEY PLAN	LINKED MODEL SCHEDULE
NVB Project Ref. - 2320	

STATUS	REVISION	DATE	DESCRIPTION	DRW - CHK - APP
S3	P10	17/01/2024	Cricket practice nets added for planning.	JG | AP | PB
S3	P09	27/11/2023	Pitch run-off dimensions updated for planning.	JG | AP | PB
S3	P08	24/11/2023	Pitch run-off dimensions updated for planning.	JG | AP | PB
S3	P07	04/08/2023	Issued for Planning Application	AC | AP | PB

ORIGINATOR: NVB Landscape ROOK LANE

CLIENT: Department for Education

MAIN CONTRACTOR: BOUYGUES UK
bouygues uk
Becket House
1 Lambeth Palace Rd
Lambeth, London SE1 7EU
Tel: 020 7401 0020

ORIGINATOR REFERENCE	NVB
MODEL FILE NAME - REVISION	SRP1077-NVB-00-XX-M-L-1900-S1-P09
DESIGN PACKAGE	Refer to TIDP grouping
SCALE @A1	1:750 N.T.S.
PROJECT STAGE	Stage 3
STATUS	S3 - For Planning Application
PROJECT NAME	Rosedale College
DRAWING TITLE	Proposed Site Plan
REVISION	P10
DRAWING NUMBER	SRP1077-NVB-00-XX-D-L-1100

Sheet Template: BYG-TitleBlock-A1L_Horizontal Rev: P09

SECTION 2 DEMOLITION AND GROUNDWORKS – 26 WEEKS					
	Plant Data			On time (%)	No of plant items.
Plant	Plant Ref	Type			
Hand Tools					
Doosan DX 380	--	Large Excavator (40t)	--	40	2
Kobelco SK 55	--	Small Excavator (5t)	--	10	1
Hitachi ZK 225	--	Medium excavator (25t)	--		
Concrete Crusher 74742	--	Concrete Crusher	--	2	1
JCB 7-T-1	--	Dumper (7t)	--	15	3
Hi-Ab Lorry	--		--	5	2
Wagon Lorry	--		--	--	10
--	--	--	--	--	--

SECTION 3: DEMO AND NEW BUILD TEACHING BLOCKS – 76 WEEKS					
	Plant Data			On time (%)	No of plant items.
Plant	Plant Ref	Type	--		
JCB TM320	--	Forklift	--	60	1
Hand tools	--		--		
Kobelco SK 55	--	Small Excavator (5t)	--	15	2
Hitachi ZK 225	--	Medium excavator (25t)	--	15	2
Concrete Crusher 74742	--	Concrete Crusher	--	2	1
JCB 7-T-1	--	Dumper (7t)	--	15	3
Hi-Ab Lorry	--		--	5	10
Wagon Lorry	--	4 axle wagon	--	20	10
Self erecting crane	--	Potain HUP40-30	--	10	2

SECTION 4: DEMO , HARD AND SOFT LANDSCAPING. 50 WEEKS					
	Plant Data				
Plant	Plant Ref	Type	--	On time (%)	No of plant items.
	--		--		
JCB TM320	--	Forklift	--	20	1
Hand tools	--		--	--	--
Kobelco SK 55	--	Small Excavator (5t)	--	40	1
Hitachi ZK 225	--	Medium excavator (25t)	--	40	1
Concrete Crusher 74742	--	Concrete Crusher	--	2	1
JCB 7-T-1	--	Dumper (7t)	--	40	2
Hi-Ab Lorry	--	--	--	5	10
Wagon Lorry	--	4 axle wagon	--	40	10

SECTION 5: – HARD LANDSCAPING 12 WEEKS					
	Plant Data				
Plant	Plant Ref	Type	--	On time (%)	No of plant items.
JCB TM320	--	Forklift	--	50	1
Hand tools	--	--	--	--	--
Kobelco SK 55	--	Small Excavator (5t)	--	80	2
Hitachi ZK 225	--	Medium excavator (25t)	--	15	2
JCB 7-T-1	--	Dumper (7t)	--	75	1
Hi-Ab Lorry	--		--	5	10
Wagon Lorry	--	4 axle wagon	--	20	2
--	--	--	--	--	--

NOTES (09-11-2023)

Project:	Rosedale College, Hayes
Location:	London
Contractor:	Bouygues UK
Scheme Value:	tbc
Subject:	*Environmental monitoring & reporting*

Rosedale College, Hayes

Indicative sensor positions for discussion only