

Air Quality and Dust Management Plan

Client:	TA Palace Road Ltd.	Date:	06/03/2026
Site:	22 Palace Road	Reference Number:	BHL3024
Work Area:	New Build	Work covered	Air Quality and Dust Management
Revision	Rev 0 (24/02/2026): Dust Management Plan Rev 1 (06/03/2026): Amendment of Report Title, Amendment to Section 4, 5 and 8, Addition of Inventory and timetable of all dust and NOx air pollutant generating activities, Addition of Appendix A and B		

Method Statement Prepared By:

Name:	Tamisrahan Chakraborty	Signature:	Tamisrahan Chakraborty
Contact Address:	Unit 2 Archgate Business Centre, 825 High Road, London, United Kingdom, N12 8UB		
Telephone:	07706316732	Landline:	020 8004 2001
Email(s):	tamis@bealehalai.co.uk		

Distribution:

1. Copy to Client
2. Copies to Job File in Site Office.

Management/Supervision:

Contracts Manager:	Nitesh Khetani	Contact No:	07706316732
Site Manager:	Ramesh Varsani	Contact No:	07807 054448
Emergency Contact:	Jonathan Beale	Emergency No:	07583 604670
Other Contacts:	TA Palace Road Office Ph: 020 8004 2001		

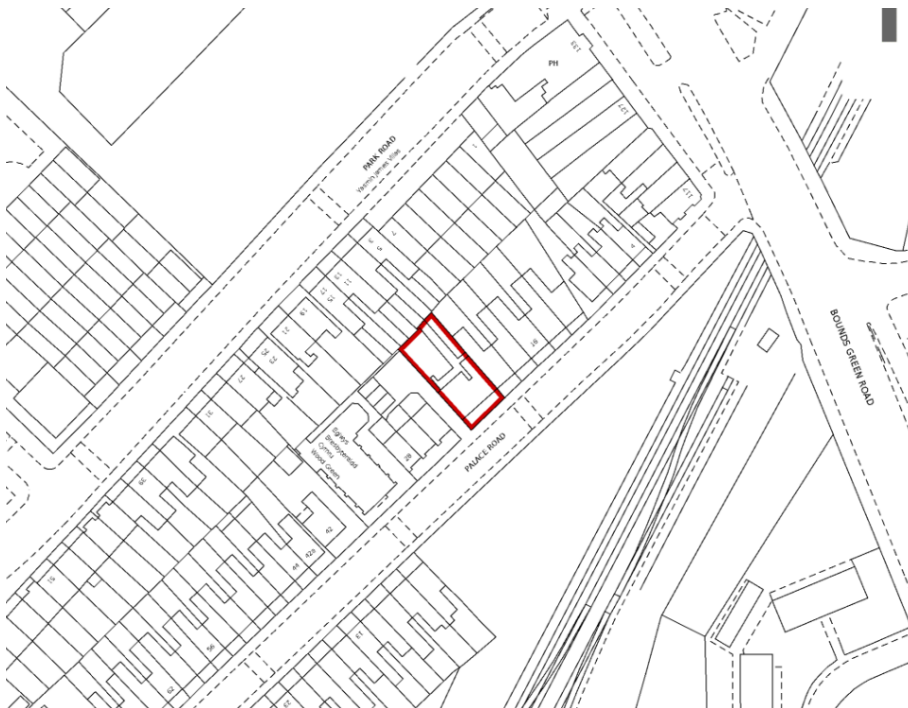
Air Quality and Dust Management Plan

Summary of Works

The development comprises the refurbishment and extension of a two-storey office building into a three-storey residential building containing four refurbished and one new-built flats, as well as the creation of communal and private gardens.

- The site is located on Palace Road, to the south of Bounds Green Road, and extends to 0.02 hectares. The site comprises a two-storey end-of-terrace building together with a single storey building to the rear which was used formerly for commercial purposes – the site was last occupied in February 2024. Whilst the site accommodates a commercial property the surrounding properties are predominantly residential in character.
- The site is within proximity to the shops and services found on Bounds Green Road, including bus stops. Bounds Green Station is also located 350 meters from the site reflecting the site's PTAL level 5 (very good).
- The site is not within a Conservation Area or the setting of any listed buildings. The site falls within Flood Zone 1, meaning it has a low probability of flooding.
- The proposal will comprise of 5no. apartments in a mix of 2 one-bedroom, 2no. two-bedroom, and 1no three-bedroom apartments. The dwelling mix and floor plans are set out fully in the submitted plans.

22 Palace Road, Bounds Green, London, N11 2PS

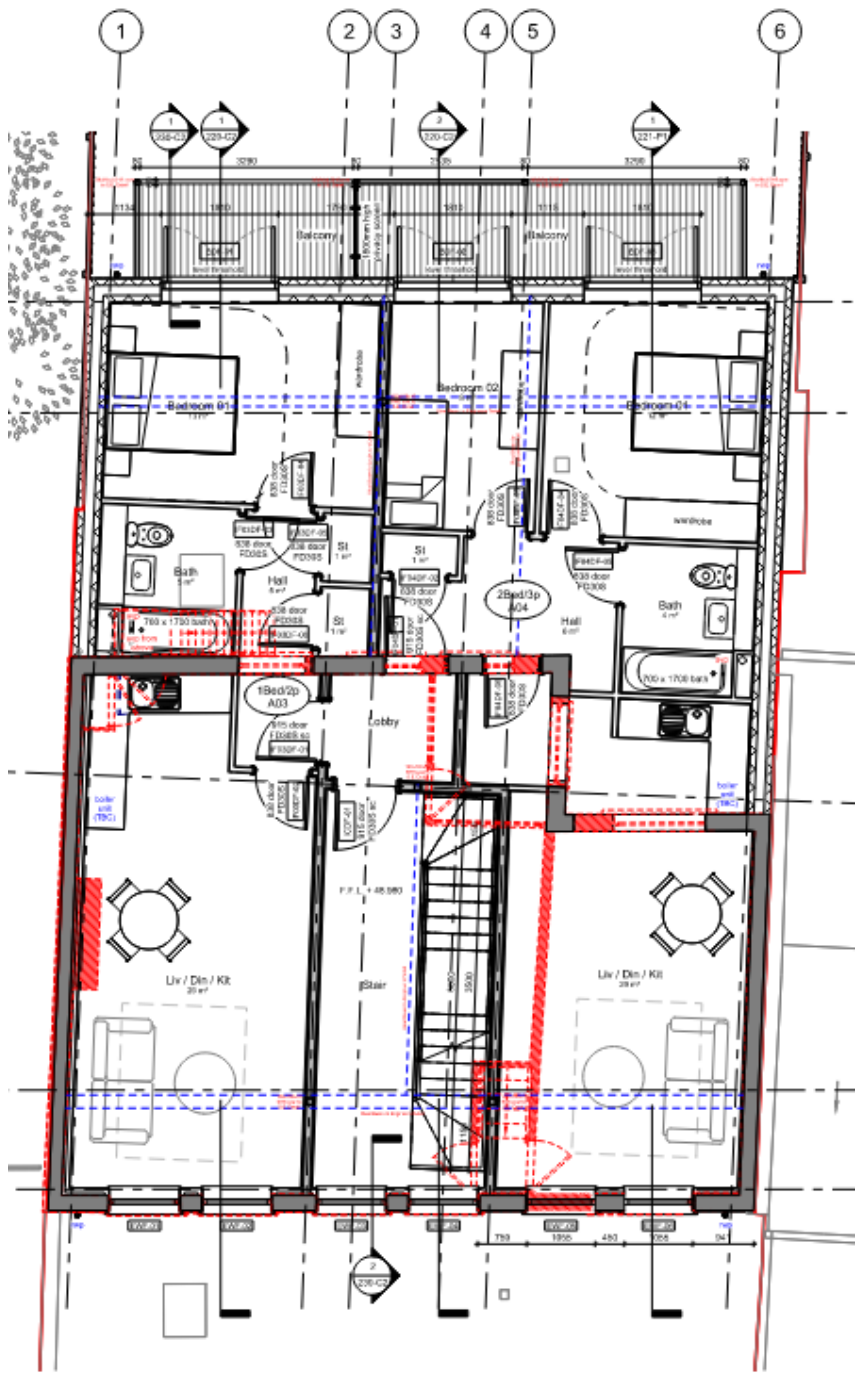


Entire site area highlighted in red.

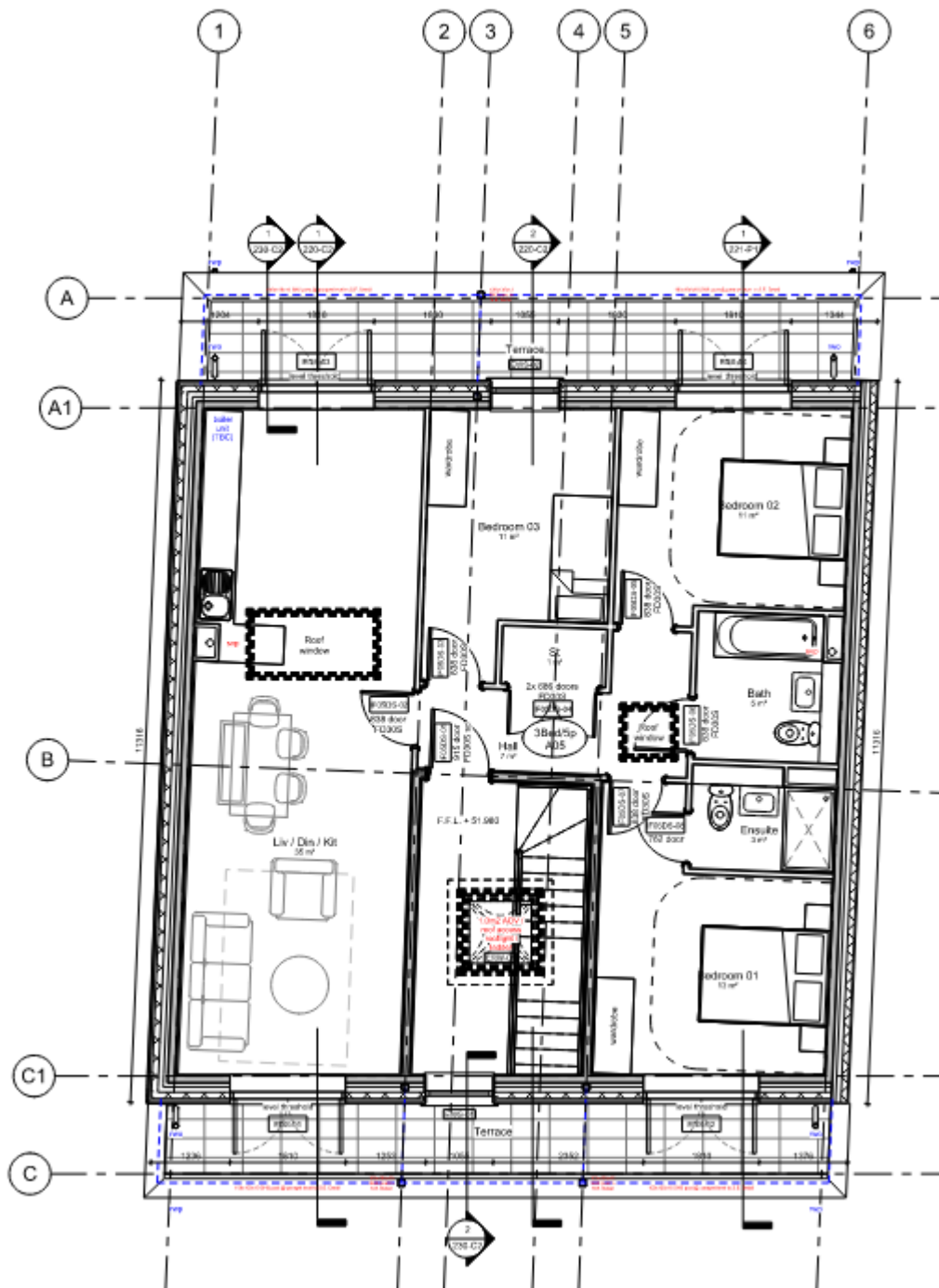
Proposed Ground Floor Plan
1:50

TA PALACE ROAD LTD

First Floor Plan



Second Floor Plan



1. Objectives

- Minimise airborne dust and particulate emissions during all construction phases.
- Protect workers, the public, and local environmental receptors (e.g. homes, schools).
- Ensure compliance with legal and regulatory requirements:
 - - Control of Substances Hazardous to Health (COSHH)
 - - Construction (Design and Management) Regulations (CDM)
 - - Local authority planning conditions and air quality standards
 - - GLA Dust & Emissions SPG (2014)

2. Sources of Dust

- Earthworks, site stripping, excavation, piling.
- Cutting, grinding, drilling concrete, masonry, steel.
- On-site vehicle movement (especially on unpaved routes).
- Storage and handling of dry bulk materials.
- Demolition of structures or hard standings.
- Waste handling, loading and haulage.

3. Risk Assessment

- **Site Risk Level:** Medium (based on proximity to residential receptors and scale of works)
- Risk management Matrix incorporates GLA's 2014 Control of Dust and Emissions During Construction and Demolition SPG

4. Dust Control Measures

A. Engineering Controls

- Water suppression: Use misting cannons, handheld water jets or hoses at all cutting, crushing or demolition points. (Ref Appendix A for water source and discharge location)
- Dust extraction/collection systems: Apply on-tool LEV (local exhaust ventilation) during grinding/drilling.
- Enclosures and barriers: Install debris netting or geotextile sheeting on scaffolds, hoardings at boundaries, or acoustic barriers where appropriate.
- Hard surfacing: Apply temporary surfacing or stabilisers to high-traffic routes. Cover or seed exposed surfaces if left inactive more than 24 hours.
- On-tool extraction and water suppression.
- Covered skips, sealed chutes, and enclosed conveyors.
- Dampened and covered; height <2m where possible.
- Demolition control measures:
 - **Soft strip:** Manual methods preferred.
 - **Structure removal:** Water sprays and exclusion zones.
 - **Debris:** Covered during transport and storage.

B. Administrative Controls

- Vehicle speed limits: Enforce a 5 mph limit on-site. (Ref. Appendix B for Haulage Routes)
- Work scheduling: Avoid high-dust tasks during dry, windy periods.
- Training and toolbox talks: Induct all workers on dust risks, controls, and use of PPE.
- Housekeeping: Sweep and dampen surfaces daily. Ensure skips are covered.
- No bulk fuel will be stored on site other than plant fuel.

C. Personal Protective Equipment (PPE)

- Respiratory Protective Equipment (RPE): Issue FFP3 respirators or equivalent to operatives exposed to residual dust risk.
- Compliance with HSE RPE fit testing and maintenance protocols.

4. Dust Monitoring

A. Types of Monitors

- Real-time particulate monitors- **1 unit** recommended
- Visual inspections: Daily boundary and surface soiling checks.
- Photographic records: Taken pre- and post-high-risk activities.

B. Monitoring Locations

- Site boundaries: Especially adjacent to sensitive receptors (e.g., residential properties, schools).
- Dust-generating activity zones: Cutting zones, loading areas, demolition fronts.
- Operator breathing zones: Where cutting, mixing or other high-dust tasks occur.

C. Monitoring Frequency

- Continuous monitoring during all demolition, earthworks and structural operations.
- Visual inspections: Daily AM/PM and during adverse weather.
- Passive sampling: Collected weekly.

D. Action Levels and Responses

Action levels and response protocols for dust thresholds are as follows:

Metric	Alert Level	Action
PM10	190 µg/m ³ (1-hour mean)	Immediate investigation, enhance suppression, notify Council if sustained
Dust Deposition	>200 mg/m ² /day	Review controls, adjust work practices
Visible Dust Off-site	Any observation	Stop works, apply controls, investigate source

5. Record Keeping and Reporting

- Maintain a Dust Monitoring Log with:
 - - Real-time monitor readings
 - - Visual inspection notes
 - - Weather conditions
 - - Works undertaken
 - - Mitigation actions
- Monthly Dust Reports including:
 - - Summary of monitoring results
 - - Details of exceedances and corrective measures

6. Review and Improvement

- Weekly internal reviews of DMP effectiveness.
- Monthly management reviews using monitoring reports.
- Update DMP upon:
 - - Trigger exceedances
 - - Council feedback
 - - Method, plant, or phasing changes
 - - Annually or at construction milestones

7. Roles and Responsibilities

- Site Manager: Ensures implementation and enforcement of dust control measures.
- Environmental Lead: Maintains monitoring equipment and records; liaises with Council.
- All Site Staff: Trained in dust awareness and responsible for day-to-day compliance.

8. Summary Commitments

- Monitoring starts 1 week prior to work to establish a baseline.
- Real-time PM10 monitors active throughout high-risk phases.
- Access to dust monitor data is shared with London Borough of Haringey.
- Live monitoring dashboard to be made publicly available if required.
- Compliance with GLA SPG

9. Compliance Checklist

A summary of key requirements from the **GLA 2014 Dust and Emissions SPG**, mapped to the relevant sections of the redrafted DMP:

Requirement	Mapped Section
Define dust risk level	Section 2: Risk Assessment
Implement site-specific mitigation measures for medium/high risk	Section 3: Mitigation Measures
Use of water suppression and on-tool extraction	Section 3A: Site Preparation & Earthworks
Install wheel washing and hard surfacing for vehicle routes	Section 3A: Site Preparation & Earthworks
Enforce vehicle speed limits and schedule dusty works appropriately	Section 3B: Construction Activities
Provide dust awareness training and PPE including RPE	Section 3B & 3C: Construction & PPE
Continuous real-time PM10 monitoring with upwind/downwind units	Section 4A: Monitoring Equipment
Daily visual inspections and photographic records	Section 4A: Monitoring Equipment
Define action levels for PM10 and dust deposition	Section 4D: Action Levels
Maintain dust monitoring logs and submit monthly reports	Section 5: Reporting & Record Keeping
Review and update DMP based on exceedances or feedback	Section 6: Review & Updates
Assign roles for DMP enforcement and monitoring	Section 7: Roles & Responsibilities
Commit to baseline monitoring and public data access if required	Section 8: Summary Commitments

10. Risk Management Matrix – All Risk Levels

Category	Mitigation Measure	Low	Medium	High	Risk if Not Implemented	Mitigation / Control Action	Monitoring Method	Responsible Person
Site Management	Stakeholder communications plan before works	XX	XX		Complaints, reputational damage	Develop and implement engagement plan	Review plan & log feedback	Project Manager
	Dust Management Plan in place	XX	XX		Non-compliance with planning	Keep updated DMP on-site	Regular review	Site Manager
	Display site dust/air quality contact	XX	XX	XX	Delayed complaint handling	Install signage at site boundary	Weekly inspection	Site Manager
	Display head/regional office contact	XX	XX	XX	Poor communication channels	Install signage	Weekly check	Site Manager
	Record/respond to complaints	XX	XX	XX	Complaints, enforcement action	Maintain complaints log	Monthly review	Site Manager
	Complaints log available to LA	XX	XX	XX	Loss of transparency	Keep log in site file	Monthly review	Site Manager
	Regular inspections	XX	XX	XX	Excess dust emissions	Daily/weekly site checks	Inspection log	Environmental Lead
	Increase inspection frequency in dry/windy	XX	XX	XX	High dust escape risk	Weather monitoring + adjust schedule	Inspection log	Environmental Lead

TA PALACE ROAD LTD

Category	Mitigation Measure	Low	Medium	High	Risk if Not Implemented	Mitigation / Control Action	Monitoring Method	Responsible Person
	Record exceptional dust events	XX	XX	XX	Repeat incidents	Log events & remedials	Monthly review	Environmental Lead
	Liaison with nearby high-risk sites		XX		Cumulative impacts	Hold coordination meetings	Meeting records	Project Manager
Site Preparation	Layout away from receptors	XX	XX	XX	Dust to sensitive areas	Plan layout accordingly	Pre-start check	Site Manager
	Solid barriers/screens	XX	XX	XX	Dust migration offsite	Install barriers	Visual inspection	Site Manager
	Fully enclose high-dust works	X	XX	XX	Excess dust release	Use sheeting/enclosures	Daily checks	Site Manager
	Avoid site runoff	XX	XX	XX	Pollution, slip hazards	Install drainage controls	Weekly inspection	Site Manager
	Wet clean fences/barriers	X	XX	XX	Visible dust	Wet cleaning regime	Weekly	Site Operatives
	Remove materials promptly	X	XX	XX	Stockpile dust	Schedule collections	Stockpile log	Site Manager
	Cover/seed/fence stockpiles	XX	XX		Windblown dust	Cover or vegetate	Weekly check	Site Manager
	Dust soiling checks within 100m	X	XX		Complaints, claims	Schedule checks	Inspection log	Environmental Lead
	Showers/change of clothes	X			Dust carried offsite	Provide welfare facilities	Spot checks	Site Manager
	Agree monitoring locations	XX	XX		Dispute over	Confirm pre-start	Signed	Environmental

TA PALACE ROAD LTD

Category	Mitigation Measure	Low	Medium	High	Risk if Not Implemented	Mitigation / Control Action	Monitoring Method	Responsible Person
	with LA				monitoring		agreement	Lead
	Baseline monitoring 3 months before	XX	XX		No reference data	Install early	Data logs	Environmental Lead
	Real-time dust monitors	XX	XX		Late detection of exceedances	Install monitors	Daily data check	Environmental Lead
Vehicles/Machinery	LEZ-compliant vehicles	XX	XX	XX	High emissions	Verify compliance	Vehicle records	Logistics Lead
	NRMM compliance	XX	XX	XX	Non-compliance fines	Check certification	Plant register	Site Manager
	No-idling policy	XX	XX	XX	Excess emissions	Signage + supervision	Spot checks	Site Supervisor
	Avoid diesel/petrol generators	XX	XX	XX	High emissions	Use mains/battery	Equipment logs	Site Manager
	10 mph speed limit	X	X	XX	Dust from vehicle movement	Signage/enforcement	Speed checks	Site Supervisor
	Construction Logistics Plan	XX	XX		Inefficient deliveries	Implement CLP	Delivery logs	Project Manager
	Travel Plan for sustainable travel	XX	XX	XX	Excess vehicle use	Promote alternatives	Staff feedback	Project Manager
Operations	Suppression on cutting/grinding	XX	XX	XX	High dust generation	Water spray/LEV	Spot checks	Site Supervisor

TA PALACE ROAD LTD

Category	Mitigation Measure	Low	Medium	High	Risk if Not Implemented	Mitigation / Control Action	Monitoring Method	Responsible Person
	Adequate water supply	XX	XX	XX	Ineffective suppression	Confirm supply	Weekly check	Site Manager
	Enclosed chutes/skips/conveyors	XX	XX	XX	Dust in transit	Install covers	Visual check	Site Operatives
	Minimise drop heights + sprays	XX	XX	XX	Dust clouds	Adjust plant	Operator checks	Site Manager
	Wet clean dry spillages	XX	XX		Airborne dust	Wet cleaning	Incident log	Site Operatives
Waste	Reuse/recycle waste	XX	XX	XX	Dust from waste	Segregate waste	Waste log	Waste Lead
	No bonfires/burning	XX	XX	XX	Smoke/dust	Policy enforcement	Spot checks	Site Manager
Demolition	Soft strip inside buildings	X	X	XX	High dust from structure	Strip before demo	Method statements	Site Manager
	Water suppression in demolition	XX	XX	XX	High dust release	Apply during works	Spot checks	Site Supervisor
	Avoid explosive blasting	XX	XX	XX	Large dust plume	Manual/mechanical methods	Method check	Site Manager
	Bag/remove/dampen biological debris	XX	XX	XX	Biohazard dust	Dampen or bag	Pre-demo check	Site Manager
Earthworks	Re-vegetate soil stockpiles	X	XX		Windblown dust	Seeding	Weekly check	Site Manager
	Use mulches/hessian	X	XX		Dust	Cover with fabric	Weekly check	Site Manager

TA PALACE ROAD LTD

Category	Mitigation Measure	Low	Medium	High	Risk if Not Implemented	Mitigation / Control Action	Monitoring Method	Responsible Person
	Remove covers in small sections	X	XX		Large dust release	Stagger uncovering	Method check	Site Supervisor
Construction	Avoid scabbling if possible	X	X	XX	High dust	Alternative methods	Method statement	Site Manager
	Store aggregates in bunded areas	X	X	XX	Dust from drying	Covered storage	Weekly check	Site Manager
	Bulk cement in tankers/silos with emission control	X	XX		Cement dust	Supplier compliance	Delivery records	Logistics Lead
	Seal/store powder bags	X	X		Dust from fines	Seal & store inside	Weekly check	Storekeeper
Trackout	Water-assisted sweeper on roads	X	XX	XX	Dust on public roads	Sweeping regime	Sweeper logs	Logistics Lead
	No dry sweeping large areas	X	XX	XX	Dust dispersal	Wet methods	Spot checks	Site Supervisor
	Vehicles covered in transport	X	XX	XX	Dust loss	Check tarps	Gate log	Gatekeeper
	Record haul route inspections	XX	XX		Route deterioration	Inspection log	Site Manager	
	Hard-surfaced haul routes, damped & cleaned	XX	XX		Dust from movement	Maintenance log	Site Supervisor	
	Repair haul routes promptly	XX	XX		Dust, vehicle damage	Repair quickly	Inspection log	Site Manager

TA PALACE ROAD LTD

Category	Mitigation Measure	Low	Medium	High	Risk if Not Implemented	Mitigation / Control Action	Monitoring Method	Responsible Person
	Wheel washing with rumble grids	X	XX	XX	Mud/dust track out	Wash records	Gatekeeper	
	Hard surface between wheel wash & exit	XX	XX		Reduced mud	Layout check	Site Manager	
	Gates 10m from receptors	XX	XX		Direct dust impact	Layout check	Site Manager	

11. Dust & NOx Emission Activity Inventory and Timetable

Phase (Duration)	Activity (What / Where)	Frequency / Period	Primary Plant / Vehicles	Main Emission Type(s)	Reason for Emissions (Dust / NOx)	Key Controls (Committed)
Site Establishment & Set-Up (~ 2 days)	Hoarding erection, site compound setup, welfare install (site frontage/compound)	Continuous over 2 days	Transit vans / LGVs; occasional rigid Hiab lorry	Minor dust; NOx (vehicles)	Handling sheet materials; kerbside unloading; engine emissions	Marshal-supervised unloading; engines off; no articulated vehicles; deliveries 09:30–15:00; damp down if cutting; visual dust checks
Excavation & Foundations (~ 26 days)	Localised site strip, spoil excavation, trenching, muck-away	Intermittent across weeks 1–4	1.5 t mini excavator; 1 t mini dumper; rigid tipper/skip lorry	Dust (earthworks); NOx (NRMM + HGVs)	Soil disturbance; truck movements; idling	Water suppression; damped access; wheel-wash/rumble strip; covered loads; 5–10 mph site speed; no idling; delivery booking; PM10 monitoring with action levels
	Concrete pours for foundations	2–4 pour days	Ready-mix truck; line pump	Dust (cement fines); NOx (vehicle)	Cement transfer; truck movements	Sealed/bulk delivery preferred; minimise drop heights; engines off during pump set-up; timed delivery slots; wet-clean spillages
Sub-Structure (~ 30 days)	Block/RC works; backfill & compaction	Intermittent across weeks 1–	Mini excavator; compaction tools	Dust (handling/backfill); NOx (NRMM)	Movement of aggregates & soils	Damp stockpiles; keep heights <2 m;

TA PALACE ROAD LTD

		5				cover inactive stockpiles; on-tool extraction; speed control; daily housekeeping
	Material deliveries (blocks, rebar, aggregates)	2–3 deliveries/week	Rigid Hiab flatbed; vans/LGVs	Minor dust; NOx (vehicles)	Kerbside offloading	One vehicle at a time; marshal supervision; engines off; pre-booked slots; follow routing plan
Superstructure (≈ 40 days)	Steel/timber frame erection; floor/roof decks	Frequent during weeks 1–4	Hiab rigid deliveries; light mobile plant	Dust (cutting/drilling); NOx (vehicles)	Cutting/drilling; deliveries	On-tool LEV; water suppression; enclosed skips; damp down; supervised Hiab lifts; no articulated vehicles
	Masonry, chasing, fixings	Intermittent across 3–5 weeks	Small tools with extraction; mixers	Dust (cutting/grinding/mixing)	Cutting blocks; mixing mortar	Water-assisted cutting; sealed mixing areas; PPE/RPE (FFP3); daily visual checks & logs
	Roofing works (sawing, drilling, insulation cutting)	1–2 weeks	Hand tools; insulation cutters	Dust (cutting); minor NOx deliveries	Cutting composite/insulation panels	Local suppression; minimise drop heights; cover materials; wet-clean only
Services, Fit-Out,	Internal chasing, board	Intermittent	Hand tools w/ LEV;	Dust (gypsum/wood	Cutting/sanding	On-tool extraction; local enclosures;

TA PALACE ROAD LTD

Testing & Commissioning (≈ 40 days)	cutting, sanding	first 3–4 weeks	M/H-class vacuums	finer)	boards	housekeeping; RPE where needed; visual inspections
	External landscaping (topsoil, paving cuts)	Final 1–2 weeks	Mini excavator; disc cutters (water-fed)	Dust (earthworks/cutting); NOx (NRMM)	Soil placement, slab cutting	Water-fed cutting; damp down; cover stockpiles; speed control; wheel-wash
All Phases	Delivery & waste collections (kerbside only)	Low volume; typically <1 vehicle/day	Rigid Hiab; skip lorries; vans	NOx (vehicles); minor dust	Engine emissions; loading/unloading	Single-vehicle policy; booking system; engines off; ULEZ/LEZ compliance; FORS; monitoring & corrective actions
	Cutting/grinding/drilling (any trade)	Task-based; intermittent	Tools with LEV; water suppression	Dust (PM10/PM2.5)	Abrasive processes	Mandatory LEV & water suppression; RPE (FFP3); screening; action/stop-work triggers
	Site traffic on unpaved routes	Ad-hoc	Mini dumper; pedestrian-operated plant	Dust (re-suspension); minor NOx	Movement over dry ground	Hard surfacing; damping; 5–10 mph limit; track-out controls; sweeper if needed

Appendix A: Water Source and Drainage Location



TA PALACE ROAD LTD

Appendix B: Haulage Route

Route from North Circular to Site



TA PALACE ROAD LTD

Access and Egress to Site- Via Park Road



TA PALACE ROAD LTD

Access and Egress to Site- Via Palace Road

