

DUST MITIGATION & AIR QUALITY MANAGEMENT PLAN

Basement Dig-Out Works 271 Alexandra Park Road, London

Site-specific control measures for dust, air quality, spoil and highway/footway cleanliness

1. Purpose and commitment

This document sets out the measures to be implemented during the basement dig-out works to minimise dust emissions, protect local air quality and prevent mud, soil, spoil or other construction material from being deposited on the public highway or footways.

The contractor will apply Best Practicable Means (BPM) throughout the works. Particular attention will be given to excavation, handling and loading of spoil, vehicle movements, dry or windy weather, and the prevention of trackout onto Alexandra Park Road and adjoining footways.

2. Scope of works covered

- Basement excavation and removal of excavated soil/spoil.
- Loading, temporary storage and removal of spoil from site.
- Movement of construction vehicles to and from the site.
- Use of plant and equipment associated with excavation and construction.
- Cleaning and inspection of the site entrance, adjoining highway and footways.

3. Dust and air quality control measures

Control	Requirement
Dust suppression	Excavation, spoil handling and other dusty activities will be damped down with a suitable water supply when required, particularly during dry or windy conditions. Water will be applied sufficiently to suppress dust without creating uncontrolled runoff.
Spoil handling	Drop heights will be kept as low as reasonably practicable. Spoil will be handled and loaded in a controlled manner to avoid unnecessary dust generation.
Site access	The site entrance and internal vehicle route will be kept clean and, where practicable, maintained as hardstanding capable of being effectively cleaned.
Wheel cleaning	Vehicle wheels and visibly contaminated external surfaces will be cleaned before vehicles enter the public highway. A pressure washer, hose or suitable wheel-cleaning arrangement will be used as appropriate to site conditions.
Vehicle movements	Vehicle movements will be planned and kept to the minimum reasonably practicable. Engines will not be left idling when vehicles or plant are not required to be running.

Dusty materials	Excavated spoil and other dusty materials will be contained and handled to minimise windblown dust. Stockpiles, where unavoidable, will be kept to the minimum necessary and damped or covered as appropriate.
Monitoring	The site manager/appointed responsible person will monitor visible dust, mud and trackout and will increase controls immediately if dust or deposited material is observed outside the site.
Complaints/incidents	Any dust, spoil or trackout incident and any complaint relating to dust or air quality will be recorded, investigated and followed by corrective action.

4. Highway and footway inspection regime

The contractor will undertake and record formal inspections of the highway and footways outside and immediately adjacent to the site, including the site entrance/vehicle crossing, to identify dust, mud, soil, spoil, debris or other construction material.

Inspection frequency	Requirement
Before works commence each day	A documented inspection of the site entrance, adjacent footway and highway before the first construction vehicle movement.
At least every 4 hours during active excavation/spoil removal	A visual inspection of the site entrance, adjacent footway and highway while excavation and spoil-export activities are taking place.
At the end of each working day	A documented final inspection and clean-down of the site entrance, footway and highway immediately affected by the works.
After each significant spoil-removal period / abnormal event	An additional inspection following heavy vehicle movements, visible dust, a spill, vehicle contamination, high winds, or any event capable of causing trackout.
Immediately following a complaint or report	The responsible person will inspect without delay and implement corrective cleaning/suppression measures as necessary.

Where high dust potential, prolonged dry weather or strong winds occur, inspection frequency will be increased. The site manager may require continuous or more frequent checks during particularly dusty operations.

5. Absolute commitment – no dust or spoil onto the public highway

The contractor commits that no dust, soil, mud, spoil or other construction material will be intentionally discharged, tipped, swept or otherwise deposited onto the footways or highway by construction vehicles entering or leaving the site.

All vehicles carrying excavated material, spoil or other dusty loads will have their loads properly contained and covered before leaving the site. Covers/sheets will be secured so that material cannot escape during transport. Vehicles will not be permitted to leave the site until the responsible person is satisfied that the load is safely contained and the vehicle and wheels are sufficiently clean to prevent trackout.

If any dust, mud, spoil or debris is found on the footway or highway as a result of the works, the responsible person will arrange immediate cleaning using appropriate wet-cleaning, pressure washing or water-assisted sweeping methods. Dry sweeping of dusty material will be avoided.

6. Vehicle loading and covering procedure

1. Before loading, the vehicle body/container will be checked to ensure it is suitable for the material being carried.
2. Spoil will be loaded without excessive drop heights and without overfilling the vehicle.
3. The load will be levelled where necessary and kept below the sides of the vehicle body.
4. The load will be securely covered before the vehicle leaves the site.
5. The driver will confirm that the cover is properly secured and capable of preventing escape of material during transport.
6. Vehicle wheels and visibly contaminated bodywork will be cleaned before joining the public highway.
7. Any vehicle that is visibly unsafe, uncovered or likely to cause trackout will be held on site until the defect is corrected.

7. Dust response / escalation

Trigger	Action
Visible dust leaving the site	Stop or reduce the dusty activity where necessary; damp down the source; review wind conditions and containment; resume only when effective controls are in place.
Mud/spoil on footway or highway	Stop affected vehicle movements if necessary and clean the affected area immediately. Investigate the source and strengthen wheel/load controls.
Uncovered or insecure load	Do not allow the vehicle to leave until the load is fully covered and securely restrained.
Repeated trackout	Increase inspection frequency, strengthen wheel-cleaning arrangements, review the access route and require additional cleaning before vehicle release.
Dry/windy conditions	Increase damping-down and inspection frequency and consider suspending particularly dusty activities where effective control cannot be maintained.

8. Records and responsibility

The Site Manager or a nominated competent person will be responsible for implementing this plan. Inspection and cleaning records will be maintained in a site log and made available to the Local Planning Authority or other relevant authority upon request.

- Date and time of inspection.
- Name/initials of person carrying out the inspection.
- Condition of footway/highway and site entrance.
- Any dust, mud, spoil or debris identified.
- Cleaning or mitigation action taken.
- Vehicle/load control issues identified.
- Complaints or incidents and corrective action.

9. Reference guidance

This plan has been prepared having regard to London guidance on control of dust and emissions from construction and demolition, including measures addressing trackout, vehicle covering, site inspections, damping down, wheel cleaning and record keeping. The London guidance identifies trackout from vehicles leaving a site as a specific dust-risk stage and recommends measures to prevent escape of materials during transport.

- Greater London Authority – Control of Dust and Emissions during Construction and Demolition / London Plan guidance.
- Greater London Authority – Control of Dust and Emissions from Construction and Demolition Practice Note.
- London Code of Construction Practice – air quality and dust management provisions.
- Relevant Haringey Council planning and environmental management requirements applicable to the development.

10. Site inspection log – template

Date	Time	Inspector	Highway/footway condition	Action taken	Vehicle/load issue	Follow-up

Document status: Site management document for basement dig-out works. To be read alongside any approved planning conditions, Construction Environmental Management Plan, Dust Risk Assessment, Construction Logistics Plan and relevant statutory requirements.