DUST CONTROL PLAN

This Dust Control Plan will protect surface water features as well as flora and fauna during construction of the Proposed Development. It will ensure that monitoring, control and protection measures associated with dust are designed to incorporate current industry guidance and discussions with the relevant statutory authorities. The effective implementation of this document will also ensure that odour and/or airborne emissions form the works have no adverse effects on members of the public and demonstrate that no exceedances against Workplace Exposure Limits occur based on Time Weighted Averages. If such exceedances do occur, the Contractor shall notify the Project Manager.

Construction dust may be generated as a consequence of demolition and/or ground excavation works in preparation of the foundations for the plots within the Proposed Development, and if the weather is dry during the construction period, then dust may be generated by the movement of vehicles on the Site, remediation works, site clearance, cut and fill operations and grading works.

The potential for unacceptable impacts resulting from the deposition of construction dust is primarily dependent on the duration of exposure (i.e. construction duration) and separation distance from the source to receptor. It is common practice to use a distance of between 100 to 200m from major sources as the radius within which there is the potential for significant air quality impacts from deposition of dust.

Quinn Estates and its contractors will apply the principles of the industry best practice to ensure that the potential for fugitive dust emissions is minimised and is not a cause for nuisance complaints from neighbouring properties.

To prevent unacceptable impact from dust re-suspended by construction vehicles, mitigation measures could be employed if necessary (on the road network, for example). These would be selected with regard to best practice guidance, and may include as appropriate:

- Damping down dusty surfaces;
- Controlling the speed of mobile plant crossing un-surfaced areas;
- Mechanical road sweepers on public road; and
- Covering HGVs carrying dusty materials.

Should any activity associated with the construction phase cause or appear likely to cause visible dust to be carried towards any sensitive boundary, particularly towards nearby residential properties, the activity giving rise to the emissions will be modified or suspended until the conditions giving rise to the emissions have been resolved.

The following specific mitigation measures may be appropriate for the control of fugitive dust emissions during construction:

- To prevent dust nuisance to adjoining premises during dry weather, there should be adequate screening and damping down during all clearance works and other site preparations
- Haulage routes to and from the construction site should be watered as necessary to minimise dust nuisance, and should be stabilised/compacted to reduce off-site transfer of soil and other materials
- Paved roads near to exits should be kept clean and vehicles transporting dusty materials onto and off site should be covered
- During earthworks all vehicles leaving the Site via the main entrance, should be inspected and cleaned as necessary, and suitable wheel wash equipment should be provided at site entrance and exit
- Storage locations for potentially dusty materials must be located away from the Site boundary;
- As far as possible, site vehicles should have vertically mounted exhausts to avoid re-entrainment of surface dust
- All site traffic should keep to designated haul routes to reduce the break down and subsequent entrainment of fine material into the atmosphere
- Vehicles carrying loose aggregate and workings should be sheeted at all times

Accordingly, fugitive dust emissions during the construction are expected to be minimal.