

Scheme of Dust Minimisation in Respect of Condition 17 of UTT/16/1066/FUL

Site Address: Elsenham Golf and Leisure Limited Hall Road, Henham CM22 6FL

Condition 17

No development shall take place until a scheme to minimise dust emissions has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust suppression measures being retained and maintained in a fully functional condition for the duration of the development hereby permitted.

Reason: To reduce the impacts of dust disturbance from the site on the local environment and to comply with Policies W3A, W8A, W8B, W8C, W10E from the Essex County Council Waste Local Plan and Policy GEN4 of the Uttlesford Local Plan (adopted 2005).

Proposed Measures and Site Management

Operator Responsibilities:

- Regular liaison will take place between the operator and the local community to assess dust suppression and any issues that residents may be encountering;
- An individual responsible for environmental management (environmental manager) on site will be designated by the operator, and be on-site at all times during working hours. The name and contact details for the individual will be displayed at the site boundary;
- A contact name and address for the operator's head office will also be displayed at the site boundary;
- The environmental manager will be responsible for ensuring that the dust management strategy described here is adhered to at all times, and that the workforce is trained appropriately. As a minimum this strategy will be reviewed every six months, to confirm that it is working satisfactorily;
- A complaints log will be used to record any complaints made about dust or air quality-related site activities; this will be completed by the individual who received the complaint and all site staff will be responsible for keeping it up-to-date;
- All complaints received will be discussed with the environmental manager and dealt with as quickly as possible, ideally as soon as they are received. A visual inspection of the site will be undertaken to establish possible causes of dust flux (the horizontal movement of dust), and an inspection of street furniture to monitor the extent of any dust soiling;
- Once the cause is established, dust suppression techniques should be employed to resolve the issue. These techniques include the use of water sprays to dampen down stockpiles or covering the stockpiles;
- All responses to complaints and actions to resolve the cause of the complaints will be recorded in the complaint log. The log will be available for the local planning authority to view at any time;
- Exceptional incidents that cause dust emissions (both on- and off-site) and action taken to resolve the situation will be recorded in the log book, and;
- On-going dust suppression measures will be revised and updated according to site conditions and operations.

With regards to preparing and maintaining the site, the operator will:

- Plan layout and construction of stockpiles, tips and mounds to minimise dust creation and protect exposed material from wind;
- Use windbreaks/ netting/ screens/ semi-permeable fences as considered appropriate
- Erect solid screens or barriers around dusty activities so that are at least as high as any stockpiles on site;
- Fully enclose specific operations where there is a high potential for dust production (for example on a dry, windy summers day) and the site is active for an extended period;
- Avoid site runoff of water or mud through not overwatering stockpiles on site and ensuring sufficient capacity in the sump located at the site entrance;
- Keep site fencing and barriers clean using wet methods;
- Remove materials that have a potential to produce dust from site as soon as possible, unless the materials are being re-used on site. If they are being re-used on-site they must be covered, and;
- Where required, cover, seed or fence stockpiles to prevent wind whipping.

With regards to the operating of machinery, the operator will:

- Ensure all vehicles switch off engines when stationary so there are no idling vehicles.
- Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable;
- Enforce an on-site speed limit of 10mph to minimise resuspension of dust from vehicle movements, and install signage on site to this effect. As the site is only small this is likely to be adhered to;
- Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems;
- Ensure an adequate water supply on the site for effective dust suppression, using non-potable water where possible;
- Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable, after the event using wet cleaning methods;
- Use water-assisted dust sweeper(s) on the access and local roads to remove, as necessary, any material tracked out of the site. This is unlikely to require the sweeper being continuously in use but regular (a minimum of weekly) usage is recommended to prevent visible dust off-site;
- Avoid dry sweeping of large areas;
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport;
- Undertake daily inspections of on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. Record all inspections of haul routes and any subsequent action in a site log book;
- Install hard surfaced haul routes which will be regularly damped down with fixed or mobile sprinkler systems or mobile water bowsers, and;
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever the layout of the site permits.

In the unlikely event that the above is unsuccessful, cessation of the process during adverse weather conditions would reduce the risk of dust emissions. It is therefore considered that the proposal will not result in the causing of any significant dust issues.