

Pre-Construction Information Relating to

Two New Attached Dwellings at

The Land Adjacent to

Hartland Court

Hartland Road

Reading

RG2 8BP

Introduction

This Pre-Construction Information aims to provide or identify the measures needed to mitigate the effects of the proposed development upon local air quality.

The aim of these measures is to protect air quality and peoples health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during course of building works and during the lifetime of the development.

Dust control

Control of dust will be a high priority during building works. The primary mechanism for dust control will be the use of hose(s) with misting spray bars. Proactive controls will be instituted to reduce the amount of dust generation during Site activities,

Including;

1. Enforcement of low speed limits for vehicular traffic, entering and leaving site.
2. Decontamination of trucks leaving
3. Height limits for debris/waste stock piles and these stock piles to be wetted down (If Site conditions require increased dust suppression, emulsifiers or surfactants may be added to improve the "wet-ability" of water sprays, and paper mulch mixed with a tackifier may be used on waste/debris stockpiles.
4. Sustained wind speeds (the wind speed obtained by averaging the measured values over a one minute period) exceeding 20 miles per hour, all active demolition and debris/waste loading must cease until the sustained wind speed declines to 20 miles per hour or lower. Non-dust producing activities may still be conducted during these periods.
5. Covering stockpiles with plastic sheeting or tarps during high wind periods

Material and Debris Stockpiles

Dust emissions from building works or other debris storage piles will be controlled using temporary covers, water sprays, and/or wind breaks. Controls for dust mitigation during debris or waste stockpiling include a water spray/mist, operation of the airborne dust wet suppression system and covering stockpiles. The height of stockpiles will be minimized, with a maximum height of 7 feet. At the end of each day, or when not in active use, each stockpile will be covered with 6 mil (or thicker) poly sheeting and weighted down.

Material and Debris Loading, On-Site Transportation and Placement

Controls for dust mitigation during material and debris loading will include a water mist/spray during loading and operation of the airborne dust wet suppression system if necessary. Each truck or skip container will be covered with a tarpaulin immediately upon loading prior to transport to the on-site landfill or recycling station.

Prevention of loose material debris from tyres

Prevention of loose materials flicking up by tyres will be controlled by decontaminating vehicles before exiting the demolition work area. The exterior of vehicles will be decontaminated as required to remove any waste materials on the exterior of the vehicle. The vehicle decontamination area will be established in an area where the decontamination can be collected and the vehicles can exit the Site over clean road surfaces. The decontamination area will be located at the egress from the demolition work area.

Any visible track-out on a public road at any location where vehicles exit the Site will be removed. Removal will be accomplished using brooms, wet sweeping, a vacuum device or a combination of these as needed.

All vehicles that are used to transport solid bulk material that may produce visible emissions from the load will be equipped with a tarp cover. These vehicles will be decontaminated as described above and tarpaulin'd prior to exiting the site. A site banks man or personnel will be responsible for inspecting all vehicles exiting the site.

Deliveries

The contractor will be required to make suitable arrangements for delivery of materials.

Material deliveries if it's possible to be with vehicles that comply with current emission standards.

All significant deliveries will take place after 9am and before 4pm.

The Contractor will be required to establish an effective neighbourhood liaison regime to enable vehicle movements and construction activities to be properly pre-planned to minimise as far as is possible inconvenience to neighbours, residents and visitors to surrounding existing residential properties.

Site Hoardings/Site Boundaries

The Contractor will be required to erect site fencing and dismantle / remove on completion of the works.

Heating and energy

All new boilers installed on the new proposed dwellings, will comply with highest BREEAM standard which is emissions of 40mg/kWh or less dry NOx.

Also the new dwellings will meet the current energy requirement for new houses and complying with Approved Document L1A: Conservation of fuel and power in new dwellings. Complying with these requirements will reduce the carbon footprint of the new dwellings, thus improving the air quality.