

CONSTRUCTION DUST MANAGEMENT PLAN

on behalf of

O'HALLORAN & O BRIEN LTD

for

**LAND AT DALEFIELD WAY, GRAVESEND
(WEST)**

REPORT DATE: 11TH FEBRUARY 2026

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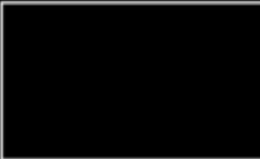
Summary

This Construction Dust Management Plan has been prepared for the preparation works of open storage of construction-related equipment and operations (B8 use) with associated installation of hardstanding/surface treatment at Dalefield Way, Gravesend (West); planning reference 20250596.

This dust management plan forms part of the overall construction management documentation for the construction works programme at the site. This specific document identifies the mitigation measures required to ensure dust generation and transportation are minimised during the groundworks of the development. The appointed construction contractor will adopt this dust management plan document for the entirety of the construction phase.

This document also serves as the necessary documentation to discharge planning condition 3 of the planning application (ref. 20250596).

The dust management plan will be reviewed annually and/or in the event of a complaint raised.

Prepared By	Philip Walton	Reviewed By	Melody Horan
Signed		Signed	
Date	11th February 2026	Date	11th February 2026
Version	Date	Change	Initials
1	11th February 2026	CDMP Issued/Transferred to Principal Contractor	PW
2			
3			
4			
5			

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1 Introduction

1.1 Background

1.1.1 This Construction Dust Management Plan (CDMP) has been prepared for the groundworks of open storage of construction-related equipment and operations (B8 use) with associated installation of hardstanding/surface treatment at Land at Dalefield Way, Gravesend (West); planning reference 20250596.

1.1.2 This CDMP considers the entirety of the site formation works and all dust-generating activities. The document considers day-to-day activities and all foreseeable circumstances which may worsen dust conditions at the site. It will remain active and enforced throughout the groundworks period.

1.1.3 The CDMP includes:

- Identification of dust-generating activities, identification of sensitive receptors and dust generation risk;
- Specification of site, management, roles and responsibilities, and activity-specific mitigation measures; and
- Mitigation measures. The CDMP has been prepared from in-house knowledge and expertise by authors who are registered members of the Institute of Air Quality Management (IAQM), and the selection of mitigation by potential risk from the IAQM document '*Guidance on the Assessment of Dust from Demolition and Construction (2024)*'¹.

1.1.4 This document also serves as the necessary documentation to facilitate the dust-relevant discharge of planning condition 3 of the planning approval. The other parts of condition 3 are addressed in the wider Construction Environmental Management Plan, to which this CDMP will be appended:

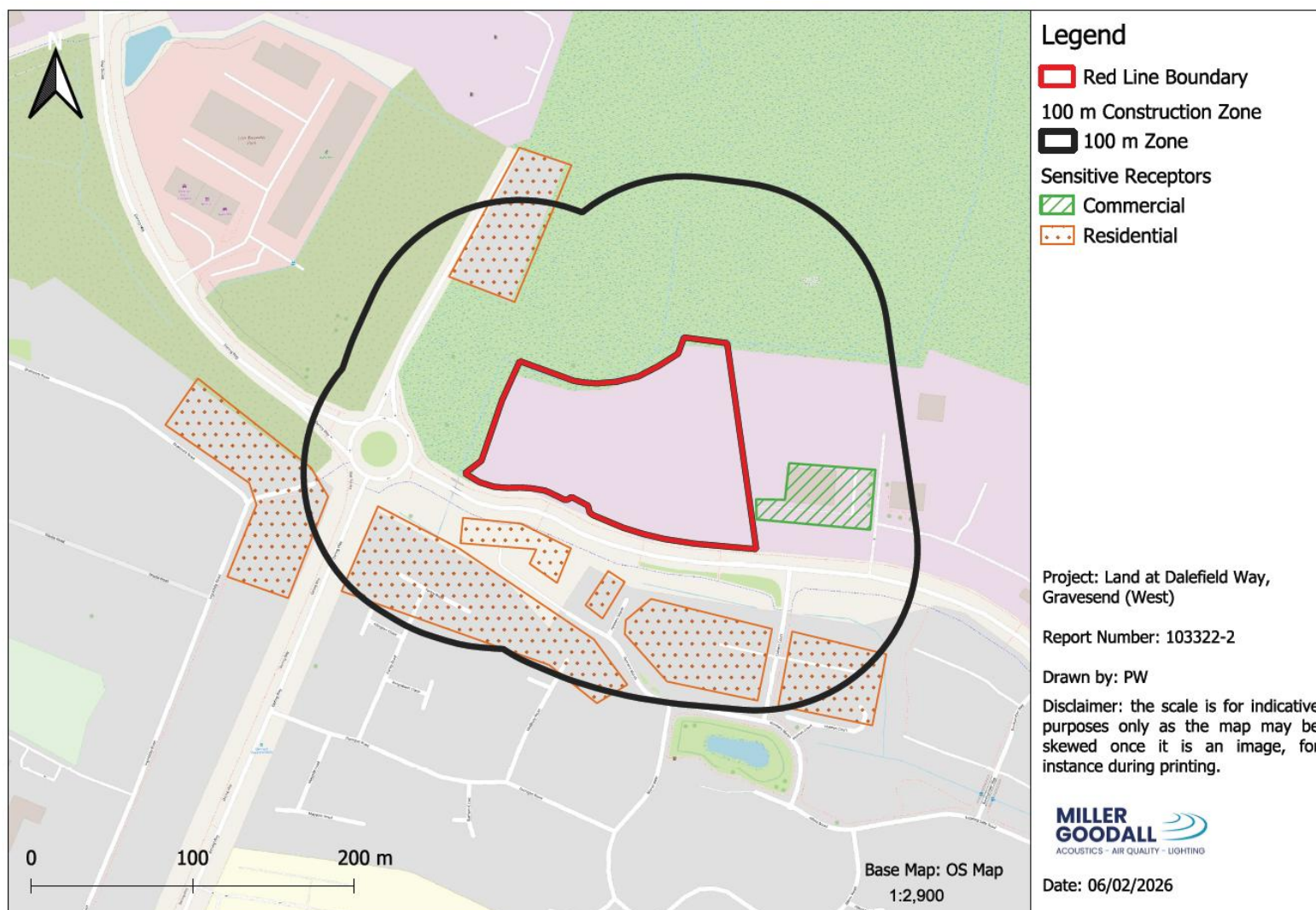
"Within one month of the date of permission and prior to any ground works, site and/or vegetation clearance being undertaken, a Construction Environmental Management Plan (CEMP) shall be submitted to and approval in writing by the Local Planning Authority, together with a timetable of works. This must include a Dust Management Plan in accordance with the details in Appendix D of the Air Quality Assessment (30 May 2025). The construction of the development shall be carried out in accordance with the approved CEMP and timetable of works. Reference should be made to

¹ Institute of Air Quality Management, 2024. Guidance on the Assessment of Dust from Demolition and Construction

guidance including the BS5228 Noise Vibration and Control on Construction and Open Sites, the Control of dust from construction sites (BRE DTi Feb 2003) and Institute of Air Quality Management (IAQM) 'Guidance on the Assessment of Dust from Demolition and Construction Version 2.2 January 2024 (or subsequent updated guidance).'"

1.2 Site Description and Sensitive Receptor Locations

- 1.2.1 The site is located approximately 1.5 km to the southeast of Gravesend town centre. West Court Marshes is located to the north and west of the site. Commercial open store businesses in Dalefield Way Industrial Park are to the east. Dalefield Way runs along the southern boundary, with dwellings beyond. Dwellings are present to the northwest.
- 1.2.2 Dwellings (highly sensitive receptors) are present to the south and northwest, approximately 40 m from the construction area. Commercial (medium sensitivity receptor) is adjacent to the east. **Figure 1** shows the site location and sensitive receptors.

Figure 1: Sensitive Receptor Plan

1.3 Project Description

- 1.3.1 The proposed works consist of creating an open store pad of hardstanding and a permeable tarmac area for the storage of materials and construction machinery only. The site is linked to Dalefield Way Industrial Park; therefore, employee welfare (e.g. cabins, office) is not required, as those exist in the existing site.
- 1.3.2 Activities comprise earthworks and trackout only. There is no demolition or construction required.

2 Timeline and Contractor Details

2.1 Appointed Construction Contractor

- 2.1.1 O'Halloran & O'Brien Ltd is the Principal Contractor and will oversee the implementation of the CEMP. The lead contact details are listed in the CEMP introductory section.

2.2 Construction Timeline

- 2.2.1 The groundwork programme is intended to be completed over **4** weeks.

3 Dust Risk

3.1 Potential Dust Sources

Earthworks

- 3.1.1 Earthworks include the process of soil stripping, ground levelling, excavation, and landscaping. This activity also includes material handling, the general handling of material and surfaces, and stockpiling. Unsealed surfaces and the drying out of materials and/or surfaces have the greatest potential to cause dust generation.

Trackout

- 3.1.2 Trackout is the transport of dust, dirt or mud by vehicles travelling from the construction site and onto the public road network. This may occur when vehicles travel over muddy or dusty road surfaces, exit with dirt attached to the wheels or vehicle bodies, and then deposit onto the public highway. This can be re-suspended as dust.

3.2 Institute of Air Quality Management Dust Risk Assessment

3.2.1 The level of mitigation is dependent on the risk of disamenity dust (the effect of dust deposition to harm amenity) and particulate matter health effects. The dust risks during earthworks and trackout were assessed against the IAQM dust guidance¹. Miller Goodall Ltd prepared a dust risk assessment for the planning application (ref. 103322, May 2025), which is still up to date. **Table 2** summarises the dust impact derived from the IAQM assessment.

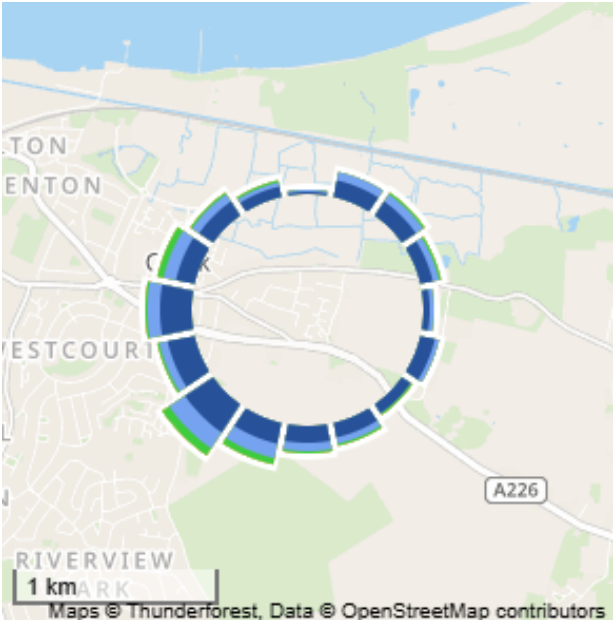
Table 2: Risk of Dust Impacts

Potential Impact	Dust Risk	
	Earthworks	Construction
Dust Soiling	Low	Low
Human Health	Negligible	Negligible

3.3 Prevailing Wind Direction

3.3.1 The prevailing wind direction is southwest and west. Dwellings, see **Figure 1**, are therefore upwind of the construction works. **Figure 2** shows the wind rose².

Figure 2: Chalk Wind Rose



² Windfinder 12/2012 to 10/2022 average, available at: https://www.windfinder.com/windstatistics/gravesend_chalk

- 3.3.2 An awareness of meteorological conditions will be completed each day (i.e. checking the weather forecast in the AM), noting in particular that long dry spells or winds arriving from the north or northeast may be prone to creating dust conditions at nearby dwellings.
- 3.3.3 This CDMP has been designed to minimise the impact on the nearest sensitive uses, which are located within 30 m of the site boundary and thus, potentially, any dust-generating activities. Sensitive receptors beyond 20 m will, by default, also be mitigated from dust deposition.
- 3.3.4 All Staff and subcontractors will:
- Carry out their operations in accordance with the CDMP document requirements and mitigation.
 - Provide support to the Contractor to ensure the effective implementation of the management and mitigation measures.

4 General Dust Mitigation

- 4.1 The following overarching mitigation will be implemented and enforced by the Site Manager during the day-to-day operation of the site:
- Enforce a 10 mph speed limit at the site;
 - plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible;
 - minimise drop heights when unloading material;
 - limiting stockpile heights of dusty material to 2 m only, or to the height of boundary fencing;
 - cleaning of site fencing, barriers and scaffolding using wet methods as necessary;
 - avoidance of runoff of water or mud from the site;
 - removal of materials that have the potential to produce dust from the site as soon as possible, unless being re-used on site;
 - covering, seeding or fencing of stockpiles and unsealed surfaces to prevent wind whipping;
 - switching off engines of all vehicles when stationary – no idling vehicles;
 - avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where practicable;
 - use equipment offering dust extraction fittings if possible; and
 - no bonfires or burning of waste materials.

- 4.2 Due to the low risk and short-term nature of the construction programme, dust monitoring is unnecessary. Monitoring may be required if complaints develop, but a well-managed site and enforcing this CDMP can avoid these arising.

5 Daily Visual Inspection and Record Keeping

- 5.1 The Site Manager, or an appointed employee, will carry out at least one daily visual inspection. The inspection will include the following:

- Inspect current dust-generating activities/areas. Inspections shall be reactive, and if concerns are made (e.g. airborne dust seen visually leaving the site boundaries), details will be relayed back to the Site Manager so further mitigation can be taken as necessary. Dampening is the most effective method.
- Inspect the access and egress route to ensure there is no build-up of debris or mud. The inspection will include tarmacked areas in the site, the site exit, the wheel wash cleaning area and outside the site exit.
- Record all inspections of haul routes and any subsequent action in a site log book.
- Record details of daily activities onsite. This may include timeframes, delivery information or other such useful information on the day.
- Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the logbook.
- Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

- 5.2 The daily inspection results will be recorded in an environmental logbook. Information that will be recorded includes date, time, outcome and meteorological conditions at the time of the visual check and any other pertinent dust or operation-related information.

6 Water Suppression

- 6.1 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.

- 6.2 A water bowser will be maintained on the site and used, as and when necessary, to dampen down dust-generating areas such as stockpiles, access routes and unsealed surfaces. A water bowser will be kept filled when not in use to ensure a timely implementation. Ensure an adequate water supply is available.
- 6.3 Stockpiles and unsealed surfaces will be dampened as and when necessary to reduce dust generation and transportation of dust. This action is required when drying out of surfaces is observed and/or wind whipping is causing dust to become airborne and travel beyond the construction site boundaries. Prolonged dry periods (exceeding 2 days) may require increased dampening.

7 Earthworks

- 7.1 Only remove the cover in small areas during work and not all at once, if practicable. Increase dampening activities to reduce drying out of large surface areas.
- 7.2 Unsealed surfaces will be sealed with the compact surface or concrete as soon as practicable.

8 Trackout

- 8.1 All heavy-duty vehicles entering and leaving the site shall be sheeted to ensure construction material is covered to prevent escape of materials during transport.
- 8.2 A wheel washing system will be installed at the site. Vehicles exiting the site will have the wheels cleaned using a pressurised hose. It is recommended that an area of hard standing beyond the wheel wash, for several wheel rotations, is maintained (to ensure mud, dirt and dirty wheel marks are removed before exiting onto the public highway).
- 8.3 Dry sweeping of large areas will be avoided. The daily visual inspection and reactive observations during day-to-day working will inform the requirement for cleaning road surfaces outside and inside the site. Road sweeping, if needed, will use a water-assisted sweeper on the access and local roads.

9 Complaints

- 9.1 On receipt of a complaint relating to dust, details of the complaint will be recorded in the environmental logbook and potential sources or occurrences will be investigated by the Site Manager or appointed employee(s). Records of all complaints and the mitigation and remedial action taken will be recorded in the environmental logbook.

- 9.2 Complaints will be promptly investigated, and further mitigation taken at the site, as necessary, to remedy any dust emissions found. Details of the action taken will be recorded, and feedback will be provided to the complainant within two working days of receipt of the complaint; unless it is an anonymous complaint, or the Local Authority are leading on it.
- 9.3 The results of the complaint investigation and the mitigation undertaken will be recorded in the environmental logbook and made available to the Regulator upon request. An example complaint form is provided in **Appendix A**.

10 Roles and Responsibilities

10.1 The Principal Contractor will:

- Display the name and contact details of the person(s) accountable for air quality and dust issues on the site boundary fencing. This will be the Contractor/Site Manager or an appointed employee, so that if adverse dust generation is reported by a member of the public, it can be quickly identified and mitigated.
- Retain a copy of this CDMP on the construction site, either physical or digital. This document shall be made available to the Regulator if requested.
- Nominate appropriate members of the construction teams to carry out and enforce this CDMP during the construction period for day-to-day usage. This will, as a minimum, include a Site Manager and a member of staff who will be working on site each day.
- Ensure sufficient training and Personal Protective Equipment are provided for the employees to ensure the procedures, control measures, mitigation and actions of this CDMP can be carried out safely and to the best of their ability.

10.2 The Site Manager will:

- Ensure the CDMP and the mitigation measures in it are communicated to staff, including subcontractors. This may include toolbox talks at periods to be defined by the Contractor.
- Ensure the CDMP is enforced during the construction phase. Failure to do so could lead to complaints and enforcement by the Local Authority.
- Investigate and resolve any dust complaints that arise promptly and implement additional mitigation to avoid re-occurrences.
- Review the CDMP annually or if there is a change in circumstances, updating the date and version history at the front of the document.

Appendix A – Complaint Procedure (Example Form)

Complaint Detail		
<i>Note: The complainant's reporting time may differ from the time period when the issue occurred</i>		
Time and date of complaint (+Internal Ref No.)		
Name, address and telephone number of the complainant		
Details of complaint and Issue (e.g. date, time, duration, nature of issue)		
Any other relevant information		
Potential sources, operations or activities that were active and/or being carried out at the reported time of complaint		
Weather conditions at the time of complaint (wind speed/direction, temperature, atmospheric conditions)		
Are there any other reported complaints relating to this issue		
Follow Up		
Actions taken i.e. details of extra mitigation, inspection, monitoring etc.		
Date of call back to complainant and summary of call back conversation	Is the complaint resolved? Yes / No	
Recommendations		
Does the OMP need updating to ensure the issue does not repeat?		
Date changes implemented		
Form completed by:	<i>Signature:</i>	<i>Date:</i>

