DUST MANAGEMENT SCHEME

Date: 25th July 2025
FI REM Project: 'The Oaks', Oak Road, Wrexham Industrial Estate
Client: FI REM
Main Contractor: FI Construction
Civils Contractor: FI Construction

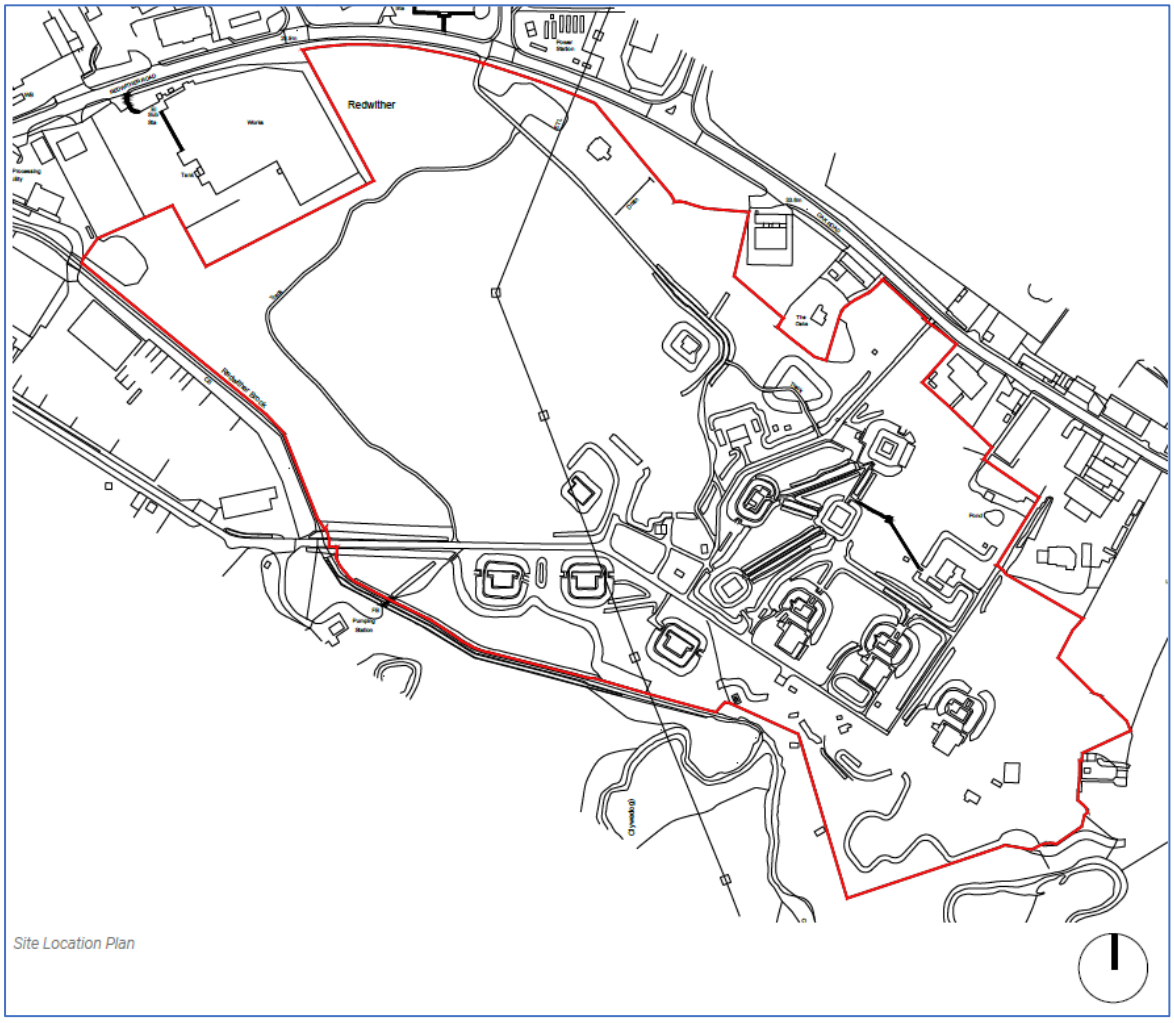
Development Proposal: Proposed Green Eco-Heritage Zone and a single 77,276sqft B8 warehouse unit with integral offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development on land at "The Oaks Site," Oak Road, Wrexham Industrial Estate, Wrexham LL13 9RG for end user, HIAB.

Prepared by: SMc
Key FI REM Personnel: Mark Adams, Head of Development& Construction
Key FI Construction Personnel: John Lohan, Operations Manager
Sholto McDonald, Project Manager



1. Introduction

This Dust Management Plan (DMP) has been prepared to support FI REM's planning application for 'The Oaks' development site on Oak Roak for a new Head Quarters for end user, HIAB in Wrexham Industrial Estate. The plan outlines measures to control and mitigate dust emissions during the works on site to ensure compliance with UK Government Regulations, Health and Safety Executive (HSE) Guidance and Environmental Agency approved practices.



Site Location Plan

2. Site Description

The site measures 53.5 acres (21.6 hectares) and is currently unoccupied and densely overgrown. Situated on the Southern edge of the Wrexham Industrial Estate, the site is surrounded by industrial development to the north and east, farmland to the south and industrial units and HMP Berwyn to the west.
The development aims to extend the existing Wrexham Industrial Estate to provide much needed jobs in the area whilst also providing enhanced ecology and landscaping areas for public use.

3. Regulatory Framework

This plan aligns with the following regulations and guidance:

- **Environmental Protection Act 1990** – Duty to prevent pollution and statutory nuisance.
- **Control of Substances Hazardous to Health (COSHH) Regulations 2002** – Management of hazardous substances.
- **The Air Quality Standards Regulations 2010** – Compliance with national air quality objectives.
- **HSE Guidance on Construction Dust (CIS36)** – Workplace dust control.
- **IAQM Guidance on the Assessment of Dust from Demolition and Construction (2024 V2.2)**.

'The Oaks'
Site Context



4. Dust Management Objectives

This Dust Management Plan seeks to control fugitive emissions, which include dust generation, from site activities to prevent pollution, nuisance and annoyance that may be caused beyond the site boundary. In order to carry this out the sources of dust, the pathway and what receptors might be affected by it have been examined. The Dust Management Plan's objectives are:

- Minimise dust emissions at the source.
- Implement best practices to prevent nuisance to local receptors.
- Ensure compliance with legal and planning requirements.
- Maintain site monitoring and control measures.

5. Sources of Dust Emissions

The Project's Environmental Management System ensures site conditions are monitored to assure on-going compliance with health, safety and environmental legislation. The management system is supported by a Risk Assessment and this identifies the following operations as having potential to give rise to dust emissions:

Potential Dust Sources & Mitigation Measures

Activity	Potential Dust Sources	Mitigation Measures
Site Clearance	Vegetation removal, soil disturbance, demolition debris	Use water suppression, phase clearance to limit exposure, minimize disturbance on dry/windy days
Earthworks & Excavation	Soil stripping, stockpiling, vehicle movement	Dampen stockpiles, cover materials, limit drop heights, implement wheel-wash facilities
Material Handling	Loading/unloading soil, aggregates, cement dust	Use covered conveyors, wet down materials, store fine materials in silos
Construction Traffic	HGVs and plant movements, unpaved road dust	Implement wheel washes, enforce low-speed limits, use hard-standing access roads
Concrete & Cement Works	Mixing, cutting, grinding, and pouring concrete	Use dust extractors, wet cutting techniques, enclosed mixing stations
Cutting & Grinding	Dust from cutting bricks, blocks, and steelwork	Use on-tool extraction, water suppression, designated work zones away from sensitive receptors
Stockpiling & Storage	Wind-blown dust from soil, sand, and aggregates	Cover or dampen materials, position stockpiles to reduce wind exposure
Waste Handling	Spoil removal, handling demolition waste	Cover skips and waste piles, remove waste regularly, avoid overloading containers
Landscaping & Finishing	Soil disturbance, planting, paving, fencing	Re-vegetate exposed areas quickly, use mulching, limit work during dry, windy conditions

6. Dust Risk Assessment

A risk assessment has been undertaken considering:

- Proximity of sensitive receptors – Nearby industrial units, public roads, and local businesses.
- Prevailing wind direction and weather conditions – To assess potential dust dispersal.
- Scale and nature of construction activities – Identifying high-risk activities requiring specific mitigation.

7. Dust Mitigation Measures

7.1 Site Management and Monitoring

- Appoint a Site Manager responsible for dust control.
- Daily site inspections to assess dust levels.
- Implement a complaints log and reporting system.
- Inspect haul roads, including crossing points on the existing highway, for integrity and instigate any necessary repairs to the surface as soon as reasonably practicable.
- Install hard surfaced haul roads, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permit.
- Access gates to be located at least 10m from receptors where practicable.
- Install dust monitoring equipment where necessary.

7.2 Dust Suppression Techniques

- Use of water suppression (e.g., misting and spraying) on dust-generating activities.
- Enclosure of material stockpiles and use of covers/tarpaulins.
- Wheel washing facilities at site exits to prevent off-site dust transfer.
- Use of dust extraction and collection systems in cutting/grinding operations.
- Avoid dry sweeping of large areas.
- Use water-assisted dust sweeper/s on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.



- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.

7.3 Vehicle and Plant

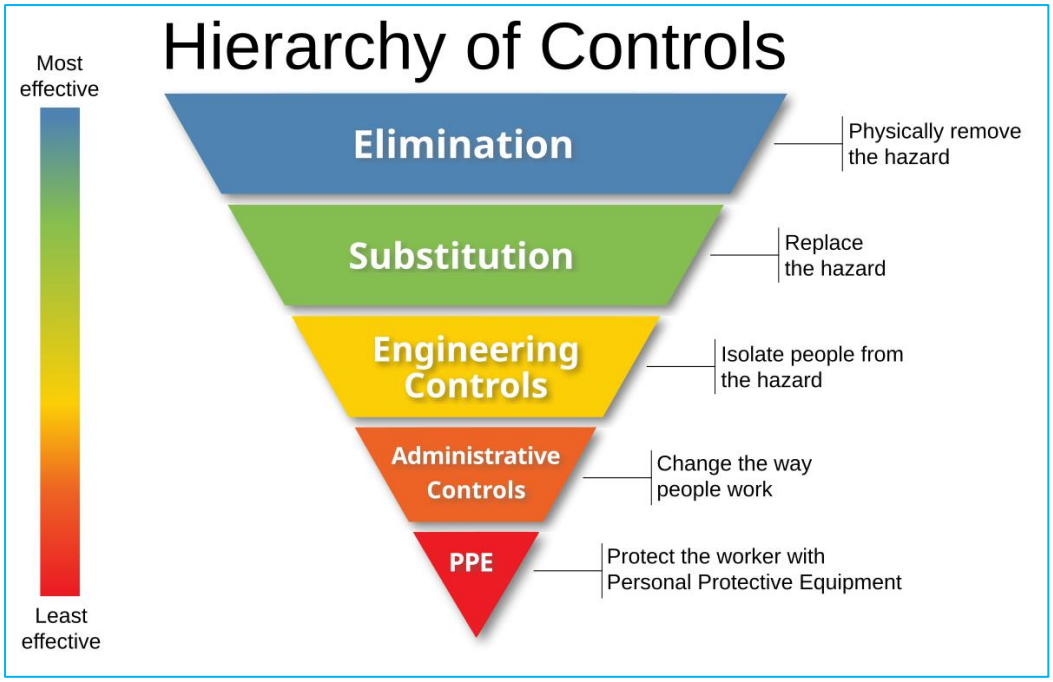


- Restrict vehicle speeds on unpaved surfaces.
- All non-road mobile machinery (NRMM) emissions (i.e. mobile machines, transportable industrial equipment or vehicles which are fitted with an internal combustion engine and not intended for transporting goods or passengers on roads) will comply with NRMM regulations
- Use of hard-surfaced haul routes and regular road sweeping.
- Ensuring all vehicles transporting loose material are sheeted.
- Construction plant, vehicles and equipment would be operated in accordance with manufacturer's guidance and would Be regularly maintained and checked.
- Minimise drop heights from loading shovels, and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate
- Engines would be switched off when not in use.
- Vehicle and construction plant exhausts should be directed away from the ground and be positioned at a height to facilitate appropriate dispersal of exhaust emissions.



7.4 Workforce Awareness and Training

- Site H&S Inductions before any work commences
- Toolbox talks and training on dust management best practices.
- Enforce the use of appropriate PPE (e.g. FFP3 dust masks, goggles) where necessary.



8. Monitoring and Reporting

- Weekly dust monitoring to be undertaken by site management.
- Records of dust suppression activities maintained and available for inspection.
- Implementation of additional measures if monitoring indicates high dust levels.

Complaints

In order that the veracity of any dust complaints can be substantiated it is imperative that the site is immediately informed either by the complainant themselves or by Wrexham Council or Natural Resources Wales. The Project Managers contact details will be displayed on a Site Notice on the boundary for public viewing and complainants are encouraged to immediately contact the site in the event of any off-site dust that might be attributable to site operations being detected; Out of Hours contact details will also be displayed.

• On receipt of a dust complaint, the responsible person will visit the location of the reported event to determine dust presence/absence, dust characteristics and intensity. The time of the complaint will be correlated with on-site activities – the Site Diary will be checked for 'abnormal' site operations/conditions at the time of the complaint.

The details will be recorded on the Considerate Constructors Scheme's *Compliments, Comments and Complaints Record* Form as below:

Compliments/Comments/Complaints Record

Date	Name & Phone Number	Compliments/Comments /Complaints	Action Taken	Date Actioned
	Name: Number:			
	Name: Number:			
	Name: Number: Name: Number:			
	Name: Number:			
	Name: Number:			
	Name: Number: Name: Number:			

This record should be kept carefully on site and made available to the CCS Monitor for inspection as requested

04/13

Site management will be advised of indirectly reported complaints and details of the dust complaint recorded on the above, in addition to complaint validation results and any corrective and preventative actions taken in response to the complaint to demonstrate appropriate handling of the incident. Once reactive measures have been implemented site management will undertake a 'Lesson's Learnt' Workshop with site staff to avoid reoccurrence of incident or similar ones.

In the event of continued substantiated dust complaints or continued excess dust being detected beyond the site boundary, long-term contingency measures will be employed to assess what action is required to remediate the problem. This may include the exclusion of certain sources of material or installation of appropriate control measures.

9. Emergency Response

- Immediate action to mitigate excessive dust emissions.
- Investigation and resolution of dust complaints from local businesses or authorities.
- Liaison with the Local Planning Authority if additional control measures are required.

10. Dust Management Plan Review

This plan will be reviewed on a regular (annual or as frequently as required) basis as part of the operation of the Project's Environmental Management System. This will include:

- Review of any complaints received and remedial action taken
- Review of reported incidents of dust release to establish effectiveness of mitigation measures
- Recommendation on additional measures to be implemented as appropriate

In the event of any substantive changes being made, the relevant authorities e.g. LPA, NRW will be advised.

In the event of the site operation being modified that may impact on dust generation potential, this plan will also be reviewed and appropriate measures taken. Additionally, in the event of any change in operations the LPA will be provided with a revised copy of this Dust Management Plan.

11. Conclusion

This Dust Management Plan ensures that robust measures are in place to prevent and mitigate dust emissions throughout the site activities. Full compliance with all regulatory requirements will be maintained and proactive monitoring will be undertaken to minimise environmental impact.

Prepared by: *Sholto McDonald*
Date: *25/07/25*
Project Reference: *The Oaks*