CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Date: 13th February 2026
FI REM Project: 'The Oaks', Oak Road, Wrexham Industrial Estate
Client: FI REM
Principal Contractor: FI Construction
Civils Contractor: FI Construction

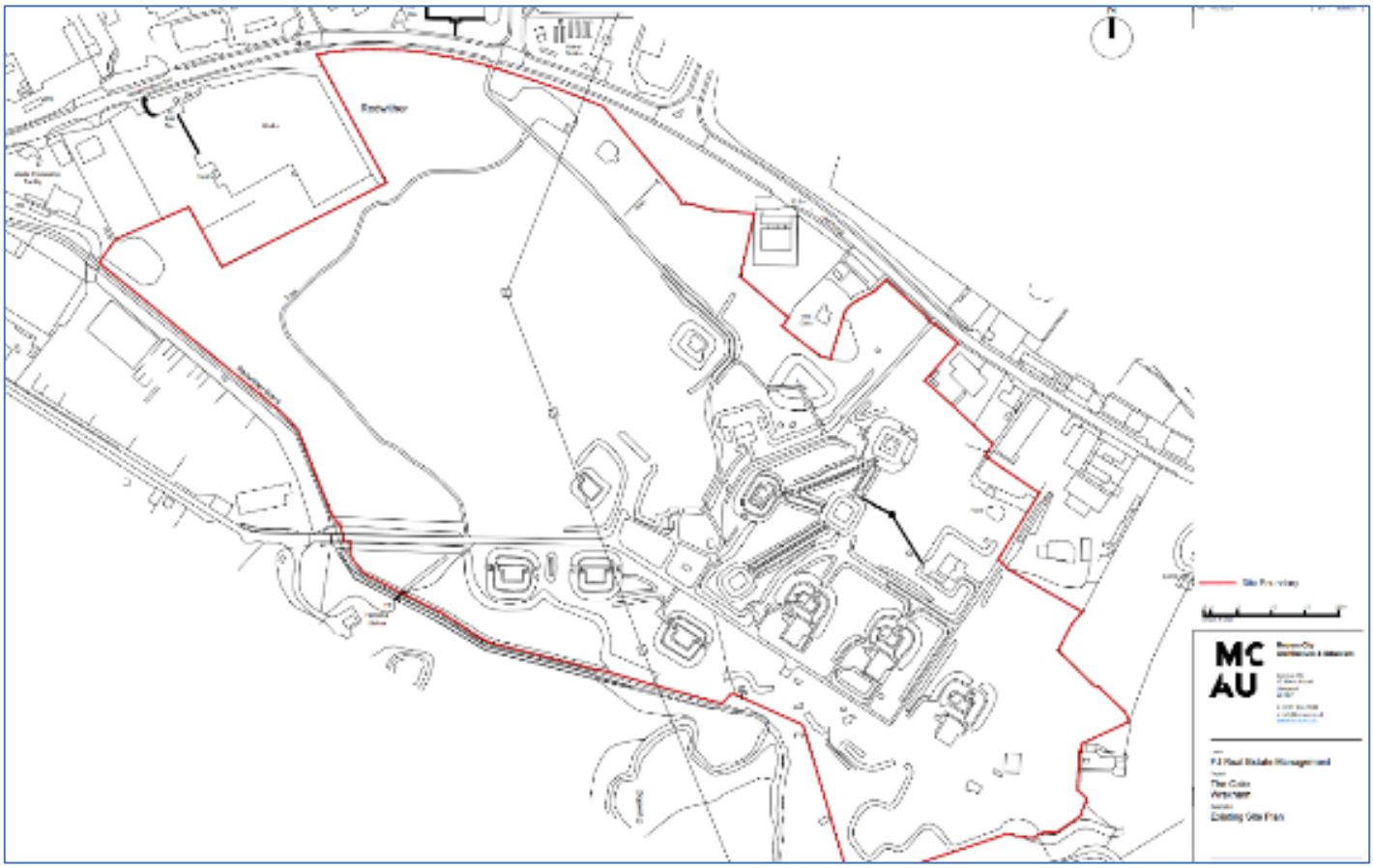
Development Proposal: Proposed Green Eco-Heritage Zone and a single 77,276sqft B8 warehouse unit with integral offices, new vehicular access, car and HGV parking, servicing and storage, landscaping, heritage and ecology mitigation and ancillary development on land at "The Oaks Site," Oak Road, Wrexham 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 Construction Environmental Management Plan (CEMP) 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. It outlines environmental management measures to be implemented during the construction phase and integrates ecological compliance measures from the Ecological Compliance Plan (UES, October 2025) and arboricultural considerations from the Arboricultural Impact Assessment and Method Statement (MDLandscape, May 2025).



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. CEMP Objectives

The primary objectives of this Construction Environmental Management Plan (CEMP) are to:

- **Identify and Mitigate Environmental Impacts**: Proactively recognise potential environmental impacts associated with construction activities and implement effective mitigation strategies to prevent or minimise adverse effects on natural habitats, water resources, air quality and the local community.

- **Ensure Regulatory Compliance**: Adhere to all applicable environmental laws, regulations and standards at local, national and international levels. Promote accountability and transparency with the delivery team on site to ensure the following, volunteered requirements of the LPA are met:

This Construction Environment Management Plan (CEMP) includes the following details:
i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
ii) details of site compound facilities and layout;
iii) wheel washing facilities;
iv) measures to control and mitigate the emission of smoke, other airborne pollutants and dirt during construction;
v) a scheme for recycling/disposing of waste resulting from construction works;
vi) hours of construction;
vii) construction phase site lighting;
viii) odour management and mitigation;
ix) diesel and oil tank storage areas and bunds;
x) how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorsscheme.org.uk) during the course of the construction of the development; and
xi) a system for the management of complaints from local residents which will incorporate a reporting system.
The construction of the development shall be undertaken in accordance with the approved CEMP.

- **Promote Resource Efficiency and Waste Management**: Incorporate strategies for the efficient use of materials and energy, reduce waste generation and implement effective waste management, including recycling and reuse in order to minimise the environmental footprint of the development.

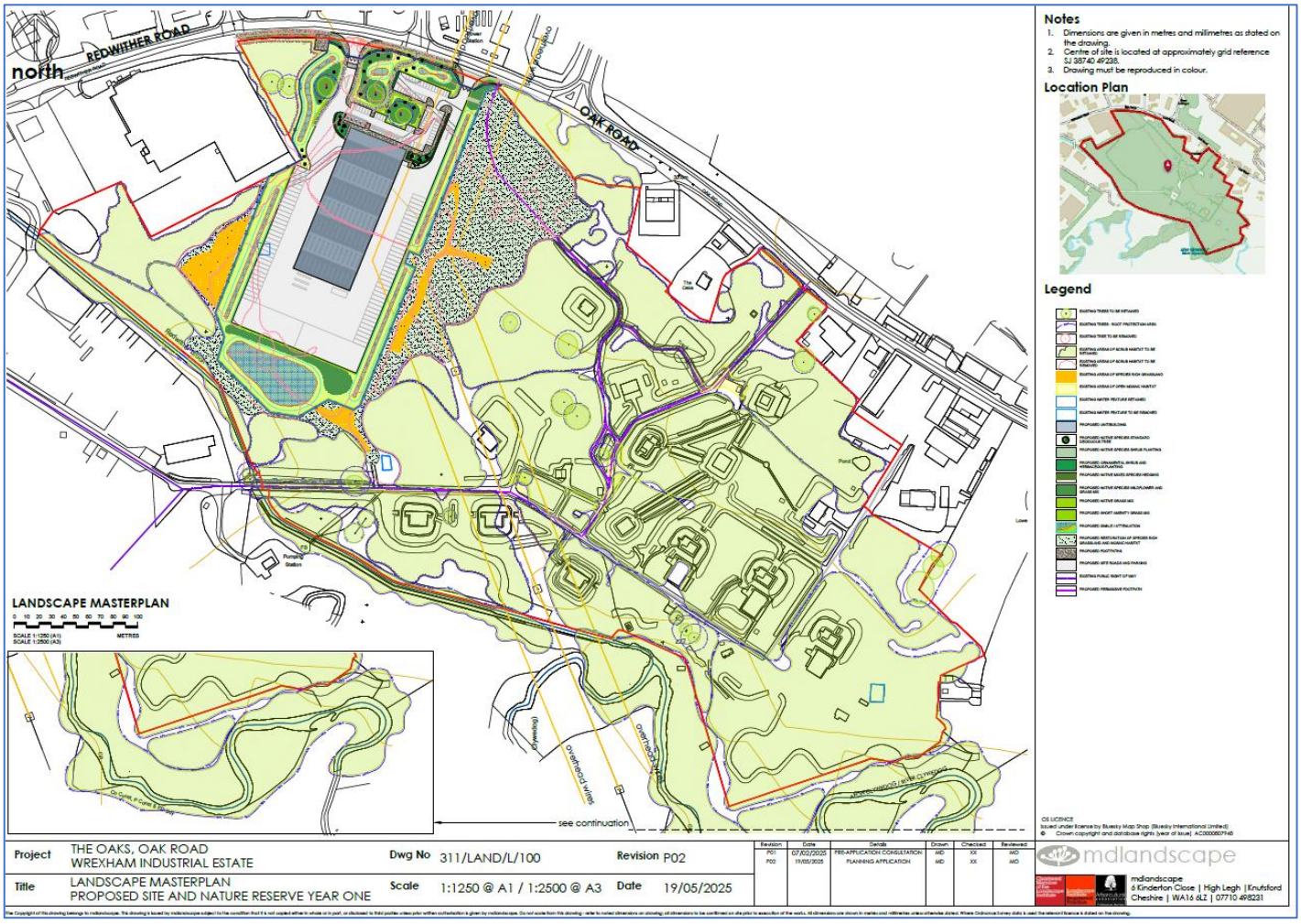
- **Safeguard Occupational Health and Safety**: Implement measures to protect the health and safety of all personnel working on the construction site, ensuring a safe working environment and compliance with occupational health and safety regulations.

- **Monitor, Report,and Continuously Improve**: Develop and implement a structured monitoring and reporting system to evaluate environmental performance, ensure compliance with environmental requirements and facilitate continuous improvement through adaptive management practices.

The objectives of this CEMP align with the Local Planning Authority's requirements to ensure that construction works are managed in a safe, efficient and environmentally responsible manner.

For ease of contact the Construction Environmental Management Plan Manager's details are shown below:

- **FI Construction:** Sholto McDonald, Project Manager
- **Email:** smcdonald@fi-construction.com



4. Regulatory Framework

This CEMP has been compiled with consideration given to the following environmental legislations.

Regulatory Framework	
Environmental Factor	**Status/Legal Protections**
Wildlife Sites, e.g., SSSI's	The Wildlife and Countryside Act 1981 (Amendment) (Wales) Regulations 2004
	Natural Environment and Rural Communities Act 2006 (Commencement) (Wales) Order 2006
	Countryside Rights of Way (CRoW) Act (2000)
European Protected Species: e.g., Bats & Dormice,	Conservation (Natural Habitats, &c.) Regulations 1994
	The Conservation of Habitats and Species Regulations 2017
Other Protected Species: e.g., Nesting Birds, Reptiles & Badgers	The Wildlife and Countryside Act 1981 (Amendment) (Wales) Regulations 2004
	Protection of Badgers Act 1992
Invasive Plant Species	Wildlife and Countryside Act 1981 (Schedule 9) *It is an offence to cause the spread of Japanese Knotweed or Giant Hogweed*
Fuel Storage and Handling	Oil Storage Regulations 2002 *Applicable to storage of fuels outside in containers with a capacity greater than 200 litres.*
Waste	Environmental Protection Act 1990
	Hazardous Waste (England and Wales) Regulations 2005
	The Waste (England and Wales) Regulations 2011 (as amended)
	Waste Management, The Duty of Care Code of Practice (2016 update)
Water	Water Resources Act 1991 *It is an offence to pollute any controlled waters*
Environmental Incidents	Water Resources Act 1991
	Environmental Protection Act 1990

5. Communications

5.1. Meetings

Monthly progress meetings will take place on site between FI REM (Client) and FI Construction (Principal Contractor), environmental concerns will be on the agenda for each of these meetings. Records of these meetings will be recorded and stored.

5.2. Sub-contractors and the Supply Chain

As the Principal Contractor, FI Construction will oversee site subcontractors and the supply chain, ensuring the project maintains the highest standards of environmental safety and compliance.

5.3 Training

Toolbox Talks will be delivered to all site operatives as required by the training provider, while the site supervisor will conduct daily briefings for the site team. Only operatives with the appropriate training and qualifications will be permitted to operate plant and machinery. Environmental awareness and working methods will be regularly reinforced to keep them at the forefront of operatives' minds.

5.4. Environmental Records

All environmental incidents will be recorded in the site file, with immediate notification to FI REM. FI Construction's Operations Manager will oversee follow-ups and record-keeping. Monitoring data, sample results, and records of material movements, including imports and waste exports will be maintained throughout the project.

6. Construction Methods, Materials and Waste Management

6.1 Overview of Construction Methodology

The Oaks development will be delivered using established and robust industrial construction techniques, selected to ensure efficient programme delivery, high build quality and minimised environmental impact throughout the construction phase. All works will be planned and undertaken in accordance with best practice, relevant British Standards and the requirements of this Construction Environmental Management Plan.

The development comprises of a new build industrial building, utilising traditional foundation solutions, a steel portal frame superstructure and a high-performance composite envelope system, together with extensive Sustainable Drainage Systems (SuDS) and landscaping works.

6.2 Substructure

The building will be built on traditional mass-filled concrete foundations, avoiding the need for piling works on site. The foundations are designed in accordance with ground investigation findings and structural engineer's calculations. Foundation works will include:

- Excavation to required formation levels with controlled handling of arisings
- Use of ready-mix concrete sourced from approved local suppliers to minimise transport-related emissions
- Reuse of suitable excavated material on site where technically and environmentally appropriate

Foundation activities will be carefully managed to minimise dust, noise and surface water runoff, with appropriate controls in place to protect adjacent land and existing infrastructure.

6.3 Superstructure

The superstructure will comprise of a steel portal frame, selected for its efficiency, flexibility and durability. The steelwork will be prefabricated off-site and delivered to site for erection, which will:

- Reduce the overall construction period
- Minimise material waste
- Improve health and safety and build quality

All structural steel will be CE/UKCA marked and supplied by certified manufacturers, with full quality assurance and traceability maintained.

6.4 Building Envelope

The building envelope will consist of composite roof and wall cladding panels, providing high thermal performance and rapid installation. These systems will:

- Be factory-manufactured to required dimensions to reduce cutting and waste on site
- Be installed in accordance with manufacturer's guidance and relevant standards
- Contribute to the long-term energy efficiency of the building

Any surplus cladding or roofing material will be segregated and either returned to the supplier or sent for appropriate recycling where feasible.

6.5 Concrete Slabs

Ground-bearing concrete slabs will be constructed internally and externally (service yards), laid on suitably prepared and compacted sub-bases with appropriate damp-proof membranes and finishes suitable for industrial use.
Concrete works will be managed to:

- Optimise pour sequencing and avoid over-ordering
- Prevent washout and uncontrolled discharge of concrete residues
- Ensure correct curing and long-term durability of slab surfaces

6.6 External Works

External works will incorporate extensive SuDS features and landscaping to manage surface water sustainably. These will include:

- Permeable paving and drainage layers
- Swales, infiltration areas and, where required, attenuation features
- Landscape planting using robust, site-appropriate species

These measures will reduce surface water runoff, enhance biodiversity and ensure the development integrates appropriately within the wider industrial estate.

7. Soil Management

7.1 Purpose and Compliance

The Soil Management strategy forms part of the Construction Environmental Management Plan and identifies the proposed protection, handling, storage and re-use of soils during construction of this development.
The strategy confirms that no topsoil or subsoil will be removed from the site, and that all soils will be managed and reused appropriately to support the approved development, including landscaping and Sustainable Drainage Systems (SuDS).

7.2 Soil Stripping

Prior to commencement of development works, areas requiring excavation will be clearly identified and topsoil and subsoil stripped separately.
Soil stripping will be undertaken in accordance with the following principles:

- Topsoil and subsoil will be stripped and stored separately
- Stripping will only take place in suitable weather and ground conditions to prevent compaction and degradation
- Appropriate plant will be used to minimise disturbance and trafficking over exposed soils
- Stripping depths will be appropriate to site conditions and the intended re-use of soils

No soil stripping will take place outside the approved development footprint.

7.3 Soil Storage

All stripped soils will be stored safely on site for re-use. No topsoil or subsoil will be exported from the site.
Storage arrangements will include:

- Separate stockpiles for topsoil and subsoil to prevent cross-contamination
- Stockpiles located away from construction traffic routes, drainage features and watercourses
- Stockpiles formed to stable heights and profiles
- Stockpiles clearly identified and protected

Where soils are stored for extended periods, stockpiles will be seeded or otherwise protected to prevent erosion, dust generation and weed growth.

7.4 Soil Protection

Throughout the construction period, measures will be implemented to protect soils from damage and contamination, including:

- Exclusion of vehicles, plant, materials and chemicals from soil storage areas
- Controls to prevent runoff from construction areas entering soil stockpiles
- Regular inspection of soil storage areas by the Principal Contractor

Should any unexpected contamination be encountered, works will cease in the affected area and appropriate measures will be agreed with the Local Planning Authority where necessary.

7.5 Soil Re-use and Amelioration

All stored soils will be reused on site in accordance with the approved landscaping and drainage proposals.

Prior to re-use:

- Subsoil will be loosened and decompacted as required
- Soils will be checked for debris or construction arisings and remedied where necessary
- Soil placement will be carried out using appropriate methods to avoid compaction

Topsoil will be respread to suitable depths following completion of heavy construction works to ensure appropriate growing conditions.

7.6 Use in Landscaping and SuDS

Reused soils will be utilised to support:

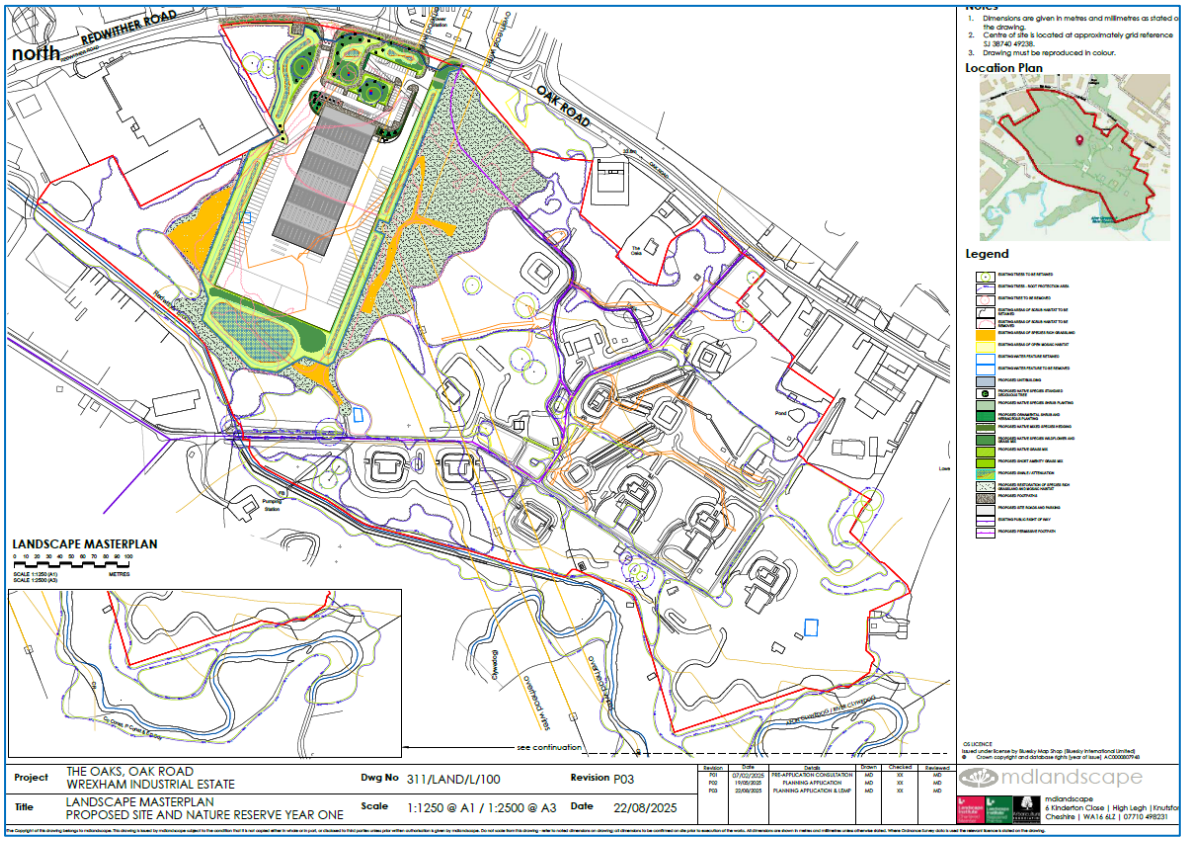
- Soft landscaping areas
- SuDS features including swales, basins and infiltration areas
- Final site profiling and levels

Soil placement within SuDS features will be undertaken carefully to maintain permeability and drainage performance.

7.7 Responsibility and Implementation

The Principal Contractor shall be responsible for implementing this Soil Management Strategy for the duration of the construction phase.
The strategy will be adhered to at all times to ensure:

- Protection of soil resources
- Compliance with planning requirements
- Delivery of the approved landscaping and drainage schemes



8. Construction Management

8.1 Purpose

This section of the Construction Environmental Management Plan (FI REM) sets out the general site management measures that will be implemented during the construction phase of The Oaks development. The measures are intended to ensure that construction activities are undertaken in a controlled manner, minimising the risk of pollution, managing surface water appropriately and ensuring compliance with Wrexham County Borough Council planning requirements.

8.2 Construction Programme and Timetable

The construction works will be undertaken in a planned and phased manner in accordance with the approved programme. The indicative sequence of works is as follows over approx. 12 months:

Enabling Phase- Target Q1/Q2 2026:

1. Vegetation Reduction
2. Establish site compound, welfare and access
3. Install Tree Protection/Root Protection measures
4. Install Wheel Wash and associated Builders Work's
5. Temporary Water and Electric Services for site welfare incl. Builder's Works
6. Utility Diversions
7. Vegetation Clearance
8. Establish development platform hoarding/fence line
9. Install Great Crested Newt One Way Fence line
10. Search development platform with Conservation Search Dog/s
11. Archaeological Watching Brief/Demolition of WW2 Pillar Boxes on Development Platform
12. Invasive Species Management/Control
13. Fill Works
14. Install Construction Surface Water Management measures

Construction Phase- Target Q2 2026:

Q2 2026 (commence)

1. Complete Topsoil and subsoil stripping and storage (as set out in Section 7)
2. Foundation and substructure works
3. Superstructure erection

Q3 2026

4. Building envelope installation

5. Internal and external concrete slab construction
6. External works including SuDS and landscaping
7. Internal Works

Q4 2026

8. Final commissioning and demobilisation

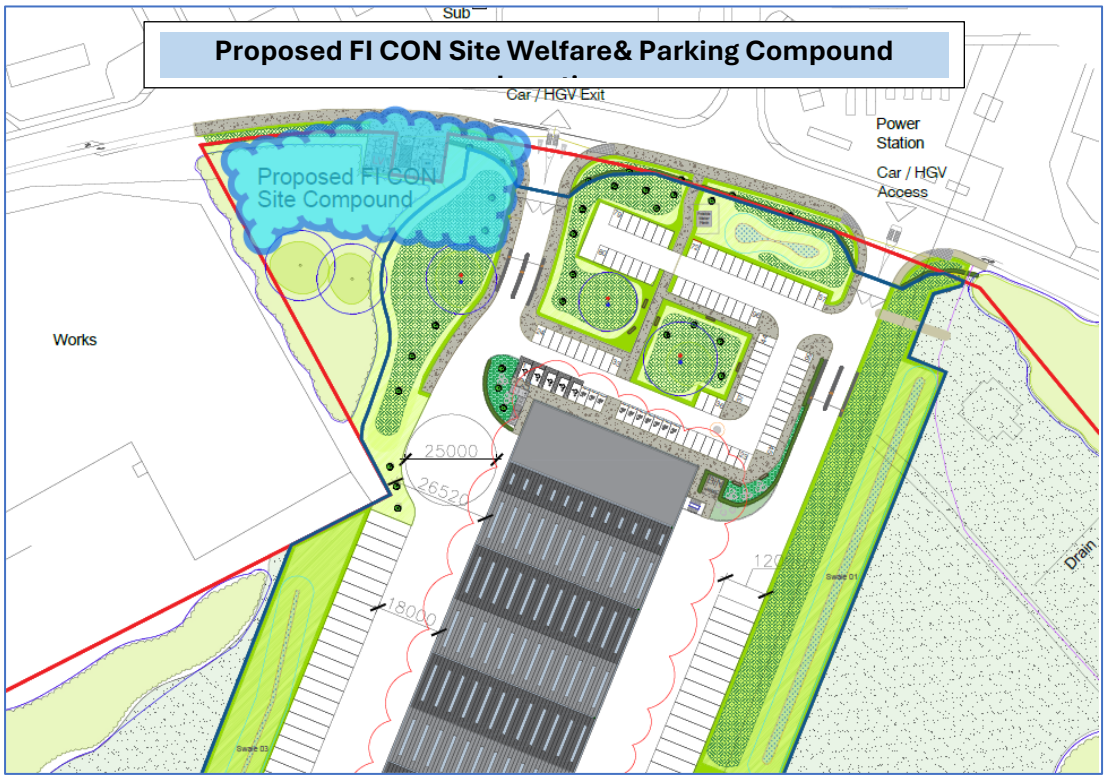
The overall construction duration will be managed to minimise environmental impacts, with noisy or high-impact activities programmed where practicable to reduce disruption to surrounding occupiers.

8.3 Security Hoarding

- Erection of 2m (min.) high hoarding around the site perimeter for security and to prevent unauthorised access.
- Fencing systems will be recorded in Temporary Works Register for the site and rated appropriately
- Regular inspections and maintenance of hoarding to ensure integrity and effectiveness.

8.4 Site Compound Facilities and Layout

- Construction Traffic Management Plan document produced and implemented
- Designated site compound including welfare facilities, storage areas and access roads.
- Separate areas for material storage, vehicle parking and waste segregation.
- Clearly marked pedestrian and vehicle routes to ensure safety.
- Monitored CCTV
- Manned Out of Hours security guards



8.5 Public Highway Housekeeping

The construction works will involve the regular use of the local highways network by construction delivery vehicles entering and exiting the site with FI Construction putting in measures to minimise dust emissions and the deposition of mud and debris on the local road network through the following measures:

- Wheel wash facilities will be provided when required. These will be:



  - Located near to the site access points to ensure that vehicles are appropriately cleaned prior to accessing public highways.
  - However, they will not be located in close proximity to the brook, drainage ditches or surface water drains.
  - The type of wheel wash will be appropriate to the types of vehicles being used on the site and the amount of mud and debris likely to be on the vehicles (e.g. rumble strip)

- Site haul roads will be regularly scraped to assist in the removal of debris and reduction of 'track-out'
- All vehicles leaving the site should be subject to a visual inspection before accessing the public highways to ensure that the level of dust/mud/debris on the vehicles has been minimised insofar as is practical.

- The client will undertake regular inspections of the adjoining highways and deploy road sweepers if mud, debris and dust is likely to be deposited on the main roads
- All road surfaces affected by site works shall be swept clean by mechanical sweeper as and when required.

8.6 Site Clearance

Site clearance will be limited to the minimum area required to facilitate the approved development and utility works.

Clearance works will include:

- Removal of vegetation and obstructions within the development footprint
- Retention of existing features where practicable
- Controlled stripping of soils in accordance with the Soil Management Strategy

All clearance activities will be undertaken in a manner that prevents unnecessary disturbance to surrounding land and avoids the mobilisation of sediments into drainage systems.

9.0 Water & Pollution Management

9.1 Purpose

This section of the Construction Environmental Management Plan (FI REM) sets out the measures that will be implemented to manage water, prevent pollution and control airborne pollutants during the construction phase of the development. The measures are designed to protect surface waters, groundwater, air quality and surrounding receptors and to ensure compliance with Wrexham County Borough Council planning conditions and Natural Resources Wales best practice guidance.

9.2 Containment Areas and Pollution Prevention

Designated containment areas will be established for the storage and handling of potentially polluting materials. These areas will be clearly identified, managed and maintained throughout the construction period.

Measures will include:

- Bunded storage for oils, fuels and chemicals in accordance with best practice
- Designated, impermeable areas for concrete mixing, cutting and washout
- Provision of spill kits adjacent to all high-risk activities and within mobile plant
- Clear site signage and staff briefings relating to pollution prevention procedures

9.3 Control of Airborne Pollutants

Measures to control dust, emissions and other airborne pollutants will be implemented throughout the construction phase, including:

- No on-site burning of waste materials
- Dust suppression as required through water spraying of haul routes, working areas and exposed surfaces
- Covering or protection of stockpiles where there is a risk of dust generation
- Development and implementation of a comprehensive Dust Management Plan identifying sources of airborne pollutants and mitigation measures
- Use of well-maintained, low-emission construction vehicles and plant
- Minimisation of vehicle idling to reduce exhaust emissions

These measures will be monitored by the Site Manager, with additional controls implemented where required.

9.4 Construction Drainage and Water Management

Temporary construction drainage measures will be installed and maintained for the duration of the construction phase to manage surface water runoff and prevent pollution.

Measures will include:

- Diversion of clean surface water away from active construction areas
- Use of temporary swales, cut-off ditches or drainage channels
- Provision of silt control and settlement features
- Controlled discharge in accordance with agreed drainage arrangements

No contaminated water will be permitted to enter surface water drains or watercourses.

A FI CON project specific Construction Surface Water Management Plan produced and to be adhered to.

9.5 Buffer Zones

Clearly demarcated buffer zones of at least 10 metres will be maintained between all construction activities, including spoil storage any surface water drains or watercourses. This includes Redwither Brook and its tributaries.

Within these buffer zones:

- No storage of spoil, fuels, oils, chemicals or construction materials will be permitted
- No refuelling, concrete mixing, cutting or washout activities will take place
- The buffer areas will remain undisturbed for the duration of the construction phase

All site runoff will be directed away from these sensitive areas through controlled drainage channels, temporary swales or attenuation features, ensuring that no direct discharge of untreated water occurs.

9.6 Monitoring, Inspections and Record Keeping

Regular inspections will be undertaken by the Site Manager and the Environmental Clerk of Works (or equivalent environmental representative) to confirm compliance with this CEMP and ensure that all mitigation measures remain effective.

Inspection records, maintenance logs and details of any corrective actions taken will be retained on site and made available to the Local Planning Authority and Natural Resources Wales upon request.

9.7 Monitoring and Responsibility

The Principal Contractor will be responsible for the implementation and monitoring of all general site management measures.

Regular inspections will be carried out to ensure:

- Drainage and containment measures remain effective
- Buffer zones are maintained
- Site practices comply with this CEMP

Any issues identified will be addressed promptly to ensure ongoing compliance with planning conditions and environmental protection objectives.

10. Emergency Contacts

Site address:	Land At, Oak Road, Wrexham Industrial Estate, Wrexham, Ll13 9RG	**Tel No:**	07350392841
CEMP Manager	Sholto McDonald (Project Manager)	**Email:**	smcdonald@fi-construction.com

	Tel No.	**Contact Person**	**Address**
First Response Contacts			
Fire	01745 535 250	6 miles away	Croesnewydd Road, Ll13 7YU
Police	0300 330 0101	4.3 miles away	Former Oriel Gallery, Rhosddu Road Wrexham, LL11 1AU
Ambulance	03001233247	6 miles away	Croesnewydd Road, Ll13 7YU
Hospital A&E Dept.	03000 847847	Wrexham Maelor Hospital	Croesnewydd Road,Wrexham LL13 7TD
STATUTORY AUTHORITIES			
Electricity	SPEN		0330 1010 400

Telecom	BT Openreach		0800 023 2023
Water	Severn Trent Water Ltd		0800 707 6600
Gas	Wales and West Utilities		0800 111 999
Sewage	Welsh Water		0800 085 3968
Other			
ENFORCING AUTHORITIES			
Health & Safety Executive (HSE)	0345 300 9923		Redgrave Court Merton Road Bootle Merseyside L20 7HS
Natural Resource Wales	0300 065 3000		Gwydyr Uchaf Llanrwst Conwy LL26 0PN
Other Out of Hours Contacts			
Position	**Name**		**Tel No.**
Project Manager	Sholto McDonald		07350392841
Site Manager	Colin Memory		07788 381741
HS&E Advisor	Adam Quinn		0333 990 0145
Environmental Manager	Sholto McDonald		07350392841

11. Waste Management

Construction waste will be managed in accordance with the Site Waste Management Plan and the waste hierarchy of reduction, reuse and recycling. A comprehensive project Waste Management strategy will be implemented for the development. The outlined measures aim to minimise environmental impact and promote resource efficiency:

- **Site Waste Management Plan (SWMP)**: Developing an SWMP is essential for systematically managing construction waste. This plan focuses on reducing waste generation, reusing materials where possible, and recycling, thereby minimising the amount sent to landfills.
- **Waste Management Key Performance Indicators (KPIs):** Establishing KPIs allows for the monitoring and evaluation of waste management practices. These metrics help in assessing the effectiveness of waste reduction strategies and ensure continuous improvement throughout the project lifecycle.
- **BREEAM 'Very Good' Rating:** Targeting this certification sets stringent environmental performance standards. Achieving this rating demonstrates a commitment to sustainability and requires adherence to specific criteria, including effective waste management practices.

Note: Fit-out Works to enhance target to 'Excellent'



- **Segregation of Construction Waste:** Implementing on-site segregation involves sorting waste into designated bins or skips for materials like wood, metal and concrete. This practice facilitates recycling processes and reduces contamination, enhancing the efficiency of waste diversion efforts.
- **Licensed Waste Carriers:** Engaging authorised waste carriers ensures that non-recyclable materials are disposed of responsibly and in compliance with legal requirements. This measure helps prevent environmental pollution and aligns with regulatory standards.



12. Construction Phase Site Lighting

Implementing effective temporary site lighting during the construction phase is essential for ensuring safety, minimising environmental impact and maintaining positive relationships with adjacent properties and businesses. The following measures should be considered:

12.1 Directional Lighting

To avoid disturbing neighbouring properties and sensitive habitats, temporary lighting should be carefully directed so that it illuminates only the intended areas. This can be achieved by using shielded fixtures and aiming lights downward, which minimises light trespass and glare. Proper positioning and angling of luminaires are crucial in eliminating the risk of light spill. Additionally, environmental factors like wind and vibrations can cause fixtures to shift, so regular maintenance is necessary to ensure they remain correctly oriented.

12.2 Compliance with Dark Sky Guidelines

Adhering to Dark Sky guidelines is crucial in reducing light pollution and preserving the natural night environment. Key principles include:

- **Useful Lighting:** Ensure all light has a clear purpose and is necessary for the task at hand.
- **Targeted Illumination:** Direct light so it falls only where needed, using shielding and careful aiming to prevent spill beyond intended areas.
- **Low-Level Brightness:** Utilize the lowest light level required for safety and functionality.
- **Controlled Usage:** Implement controls such as timers or motion detectors to ensure lights are used only when necessary.

By following these principles, construction sites can significantly reduce their environmental footprint and contribute to the preservation of dark skies.

12.3 Use of Energy-Efficient LED Lighting

Incorporating energy-efficient LED lighting offers several benefits:

- **Durability:** LED lights are designed to withstand rugged environments, making them suitable for construction sites.
- **Energy Savings:** LEDs consume less power compared to traditional lighting, leading to reduced energy costs.
- **Enhanced Safety:** Properly selected LED fixtures provide adequate illumination, improving visibility and safety on-site.

13. Odour Management

Effective odour management and mitigation are essential during the construction phase to ensure a safe and pleasant environment for workers and neighbouring communities. The following strategies should be implemented:

13.1 Prompt Removal of Waste Materials

Accumulation of waste materials on construction sites can lead to unpleasant odours, attracting pests and creating unsanitary conditions. To prevent these issues:

- Regular Waste Collection: Establish a schedule for frequent waste removal to prevent buildup.
- Proper Waste Segregation: Separate waste into categories (e.g., organic, recyclable, hazardous) to facilitate efficient disposal and minimise odour generation.
- Sealed Containers: Use covered, leak-proof containers for waste storage to contain odours and deter pests.

Implementing these practices helps maintain site hygiene and reduces the risk of odour-related complaints.

13.2 Control Measures for Volatile Organic Compounds (VOCs) from Paints and Solvents

VOCs emitted from paints, solvents, and other construction materials can negatively impact indoor air quality and pose health risks. To mitigate VOC emissions:

- Select Low-VOC Products: Choose paints, adhesives, and sealants labelled as low-VOC or VOC-free to reduce emissions.
- Enhance Ventilation: Increase fresh air circulation in areas where VOC-emitting products are used. This can be achieved by opening windows, using fans, or employing mechanical ventilation systems.
- Proper Storage: Keep containers of VOC-containing materials tightly sealed when not in use to prevent evaporation and accidental spills.
- Safe Handling Practices: Ensure workers are trained in the correct use and disposal of VOC-emitting substances, including the use of personal protective equipment (PPE) as necessary.

These measures contribute to a healthier work environment and minimize the impact of VOCs on surrounding areas.

13.3 Site Inspections

Consistent monitoring is crucial to maintaining effective odour management, the following g:

- Scheduled Inspections: Conduct routine assessments of waste storage areas, material handling practices, and overall site cleanliness to identify potential odour sources.
- Documentation: Maintain site diary of inspections, identified issues and corrective actions taken to ensure accountability and continuous improvement.
- Community Engagement: Establish communication channels with local residents and businesses to receive feedback and address concerns related to odour promptly.

14. Fuel Management

Proper management of diesel and oil storage is crucial on site to prevent environmental contamination, ensure safety and comply with regulatory standards. The following measures should be implemented:

14.1 Secondary Containment Bunds

All fuel and oil storage containers must be equipped with secondary containment systems, commonly known as bunds, to capture any leaks or spills. Key requirements include:

- **Capacity:** The bund should hold at least 110% of the capacity of the largest container within it. This ensures that, in the event of a spill, the bund can contain the entire volume; preventing environmental contamination.

- **Construction Standards:** Bunds must be impermeable to both oil and water, ensuring no leakage into the surrounding environment. Additionally, they should be designed for a lifespan of at least 20 years with proper maintenance.
- **Design Considerations:** The bund must encompass every part of the oil storage container and associated equipment, such as valves and filters to ensure comprehensive containment.

14.2. Storage Areas

Maintaining organised and secure storage areas is vital for safety and environmental protection:

- **Security Measures:** Fuel and oil storage areas will be secured against unauthorised access. This will involve fencing, locks and surveillance to prevent vandalism or accidental interference.
- **Clear Labelling:** All storage containers will be clearly labelled with their contents and associated hazards. This ensures that personnel are aware of the materials they are handling and can take appropriate precautions.
- **Spill Kits:** Spill kits, equipped with absorbent materials like pads, pillows and socks, will be readily available at each fuel tank location. These kits enable immediate response to spills, minimising environmental impact.

14.3 Inspections

Routine inspections are essential to identify and address potential issues before they escalate:

- **Inspection Frequency:** Conduct regular inspections of all fuel and oil storage equipment, including tanks, pipes, and bunds, to detect signs of wear, corrosion, or damage.
- **Documentation:** Maintain detailed records of all inspections, noting any identified issues and the corrective actions taken. This documentation is crucial for compliance and continuous improvement.
- **Prompt Repairs:** Address any identified leaks or damages immediately to prevent environmental contamination and ensure the safety of site personnel.

15. Considerate Constructors Scheme Compliance

The works on site will adhere to the standards set by the Considerate Constructors Scheme (CCS) to demonstrates a commitment to best practices during the works with the following measures incorporated:

15.1 Registration with the Considerate Constructors Scheme (CCS)

Registering the project with the CCS is a proactive step toward enhancing the construction industry's image and ensuring adherence to high standards. The CCS is a national initiative designed to encourage best practices beyond statutory requirements. By registering, the project commits to upholding the CCS Code of Considerate Practice,

which focuses on areas such as community respect, environmental protection and workforce value.

15.2. Adherence to CCS Core Principles

The CCS Code of Considerate Practice outlines key principles that registered sites and companies are expected to follow:

- **Care about Appearance:** Ensuring that the construction site appears professional and well-managed to positively reflect on the industry.
- **Respect the Community:** Giving consideration to the impact on neighbours and the public, maintaining respectful communication and minimising disruption.
- **Protect the Environment:** Identifying, managing, and minimising environmental impacts to protect and enhance the environment.
- **Secure Everyone's Safety:** Achieving the highest levels of safety performance to protect the public, visitors and the workforce.
- **Value their Workforce:** Providing a supportive and caring working environment for the workforce.

15.3 Audits and Compliance

Regular monitoring and auditing are crucial for maintaining compliance with the CCS and promoting continuous improvement:

- **Monitoring Visits:** The CCS conducts monitoring visits to assess conformance to the Code of Considerate Practice and help identify opportunities for improvement.
- **Detailed Reporting:** After each monitoring visit, the site receives a detailed report highlighting both good practices and areas for improvement, along with a Certificate of Performance.
- **Continuous Improvement:** The insights gained from these audits should be used to implement corrective actions and promote initiatives that benefit the environment and the local community.

16. Biodiversity Management

16.1 Purpose and Compliance

This Biodiversity Management outlines the measures that will be implemented to protect biodiversity during the construction phase of the development.

The measures have been prepared with reference to the submitted ecological assessment and associated documents prepared by UES (Ecologists) and MD Landscapes (Arborculturalists) and are intended to ensure compliance with Wrexham County Borough Council planning requirements, relevant wildlife legislation and best practice guidance.

All works will be undertaken to avoid harm to protected species and habitats and to safeguard retained ecological features.

16.2 Tree and Hedgerow Protection

All retained trees and hedgerows will be protected throughout the construction period in accordance with the approved plans and BS5837:2012 – Trees in Relation to Design, Demolition and Construction.

Protection measures will include:

- Installation of protective fencing to define Root Protection Areas (RPAs) prior to commencement of works
- No storage of materials, plant, spoil or chemicals within RPAs
- No excavation, level changes or compaction within RPAs unless otherwise agreed
- Regular inspection of protective fencing to ensure it remains intact and effective

Tree and hedgerow protection measures will remain in place until completion of construction works in the relevant areas.

16.3 Invasive Non-Native Species Management

Invasive non-native species including Himalayan Balsam and Japanese Knotweed have been identified during site surveys site and appropriate management/control measures will be implemented in accordance with relevant legislation and best practice guidance during the Enabling Phase- see drawing overleaf of UES' Invasive Species Walkover

Measures will include:

- Full compliance with UES' Construction Environmental Management Plan: Biodiversity& Ecological Design Strategy, 20th October 2025.
- Identification and confirmation by a suitably qualified ecologist where required
- Implementation of a species-specific management or eradication strategy
- Prevention of spread through controlled movement of soils and materials

Invasive species will be managed on site and contaminated material will not be moved off site unless undertaken in accordance with regulatory requirements.

The Invasive Species are located adjacent to the Redwither Brook in an area that four Welsh Water's Combined Sewer Manholes 'top out' during periods of moderate to heavy rainfall and raw sewage floods the area and into the water course. It's critical FI CON are able to commence on site to avoid seed spread of these Invasive Species via the Redwither Brook.

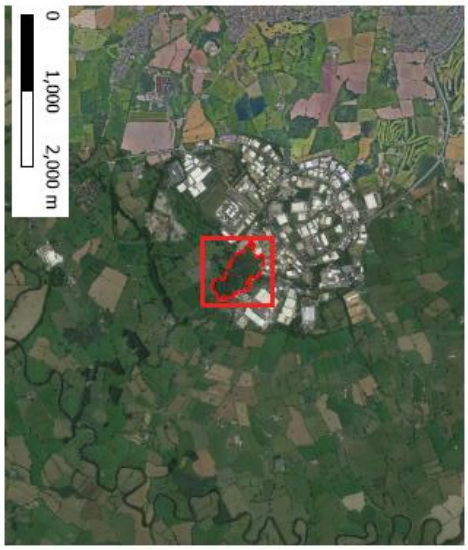


Photograph 4 – Scattered Himalayan balsam approximately 10m from the watercourse to the south of the site.



Invasive Species Walkover

Site: The Oaks, Wrexham
NGR: SJ 38786 49263
Author: Ysobella Cox
Date: 10.01.2024



Key

- Montbretia
- Himalayan Balsam
- Japanese Knotweed
- Survey Boundary

Map data © 2024 Google, Imagery © 2024 Google

THIS PLAN IS ISSUED BY UNITED ENVIRONMENTAL SERVICES LTD SUBJECT TO THE CONDITION THAT IT IS NOT COPIED EITHER IN WHOLE OR IN PART OR DISCLOSED TO THIRD PARTIES UNLESS PRIOR WRITTEN AUTHORISATION IS GIVEN.

16.4 Disease Management (Including Chytrid Fungus)

To prevent the spread of amphibian diseases, including chytridiomycosis (Chytrid fungus), biosecurity measures will be implemented during construction activities, particularly where works are undertaken in areas with potential amphibian habitat.

Measures will include:

- Cleaning and disinfection of footwear, tools and equipment when moving between working areas
- Avoidance of unnecessary handling of amphibians
- Use of clean water sources and avoidance of cross-contamination between waterbodies
- Immediate reporting of any dead or diseased amphibians to the Site Manager and ecological advisor

These measures will be implemented in accordance with current best practice guidance.

16.5 Species and Habitat Protection

Construction activities will be managed to avoid impacts on protected and notable species and habitats identified within the ecological assessments.

Measures will include:

- Restricting site clearance to agreed working areas only
- Timing of vegetation clearance to avoid the bird nesting season (March to August inclusive) where practicable, or undertaking checks by a suitably qualified ecologist where works are required during this period
- Retention and protection of habitats identified for preservation
- Sensitive working practices adjacent to watercourses and habitat features

Should any protected species be encountered unexpectedly, works will cease in the affected area and advice sought from a suitably qualified ecologist.

16.6 Avoidance and Mitigation Measures

The following general avoidance and mitigation measures will be applied throughout the construction phase:

- Clearly defined site boundaries to prevent encroachment into sensitive areas
- Toolbox talks to inform site personnel of ecological constraints and responsibilities
- Adherence to buffer zones as set out within Section 8.6 of this CEMP
- Implementation of pollution prevention measures to protect habitats and water quality

Where required, additional mitigation measures will be implemented in accordance with ecological advice and planning conditions.

16.7 Monitoring and Responsibilities

The Principal Contractor will be responsible for ensuring the implementation of all biodiversity protection measures.

Where required by planning condition or ecological advice:

- A suitably qualified Ecological Clerk of Works (ECoW) will provide oversight during sensitive activities
- Regular inspections will be undertaken to confirm compliance
- Records of inspections and any corrective actions will be retained on site

This approach will ensure that biodiversity is protected throughout the construction phase and that the development is delivered in accordance with the approved ecological strategy and planning permission.

17. Arboricultural Protection and Tree Management

- Compliance with Arboricultural Impact Assessment and Method Statement (MDLandscape, February 2025).
- Establishment of Construction Exclusion Zones (CEZs) around retained trees with protective fencing and signage.
- Avoidance of tree root damage by implementing no-dig construction techniques where required.
- Tree works to be conducted outside the bird nesting season or under ecological supervision.
- Soft felling techniques to be used for trees identified as having potential bat roost features.
- Retained trees to be monitored throughout the construction phase with inspections by a qualified arboricultural consultant.



18. Complaints Management

- Implementation of FI Construction Complaints Procedure.
- Dedicated site contact number and email for public concerns.
- Complaints logged and responded to within 48 hours.
- Regular updates provided to the local authority on complaints and resolutions.

19. CEMP Implementation and Compliance

- The appointed Principal Contractor will ensure adherence to this CEMP.
- Regular site inspections and audits to monitor compliance.
- Adjustments made as necessary in consultation with the Local Planning Authority (LPA) and in accordance with the Preliminary Ecological Appraisal (UES, February 2023) Arboricultural Impact Assessment and Method Statement (MDLandscape, February 2025).

20. Operational Hours and Deliveries

- **Working Hours:** Monday to Friday, 06:30 – 18:30; Saturday, 07:30 – 15:00.
- **Restricted Hours:** No works on Sundays or Bank Holidays.
- **Delivery Restrictions:** Avoid deliveries during peak traffic hours (08:00 – 09:00 and 16:30 – 18:00) to minimise impact on local road users and businesses.
- Project specific FI CON Construction Traffic Management Plan 04.08.25 developed and issued; identifying travel routes, modes of transport, delivery protocols and targeted vehicle movements for the site works.

21. Vehicle Parking

- **On-site Parking:** Designated parking areas within the site for contractors and construction personnel.
- **Off-site Parking:** NA
- **No Parking Zones:** Parking on nearby roads, verges or access routes will be strictly prohibited and enforced through monitoring and penalties.

22. Conclusion

This Construction Environmental Management Plan (CEMP) establishes a comprehensive framework for ensuring environmentally responsible construction practices at FI REM's The Oaks development site in Wrexham Industrial Estate. By integrating ecological compliance, waste management, pollution prevention and regulatory adherence. The CEMP mitigates environmental impacts while promoting sustainability and safety. The plan aligns with expected LPA requirements and supports best practices in construction site management. Regular monitoring, stakeholder engagement and adaptive strategies will ensure continuous improvement and compliance throughout the project.

Prepared by: *Sholto McDonald*
Date: *13/2/26*
Project Reference: *The Oaks*