

ICKLEFORD MILL DEMOLITION DUST MANAGEMENT PLAN

Project: Demolition, On-Site Crushing & New Build Residential Development (55 Dwellings)

Site: Ickleford Mill, Hitchin, Hertfordshire

Client: Hill Residential

Principal Contractor: Hill Partnerships

Local Authority: Hertfordshire County Council / North Hertfordshire District Council

Date: 28/01/2026

1. Introduction

This Dust Management Plan (DMP) has been prepared in accordance with the requirements of Hertfordshire County Council, North Hertfordshire District Council, and the Institute of Air Quality Management (IAQM) Guidance on the Assessment of Dust from Demolition and Construction (2014). The plan outlines the measures to be implemented to control dust emissions during demolition, on-site crushing, and the construction of 56 residential dwellings.

2. Site Description and Sensitive Receptors

The site at Ickleford Mill, Hitchin is located close to existing residential properties, public highways, pedestrian routes, and commercial premises. Due to the scale and duration of the works, dust generation is considered a medium to high risk without appropriate mitigation.



Existing Ickleford Mill Site.



Proposed site plan

3. Scope of Works

Works include:

- Soft strip and full structural demolition
- Mechanical breaking of concrete and masonry
- On-site crushing and screening of demolition arisings
- Stockpiling and reuse of crushed materials
- Earthworks and ground preparation
- Construction of 55 residential dwellings including foundations, superstructure, and external works

4. Dust Risk Assessment

Risks include respirable crystalline silica (RCS), PM10 and PM2.5 particulate matter, nuisance dust, and vehicle-generated dust from site traffic.

5. Control Measures

5.1 Management and Supervision

A named Site Manager will be responsible for implementing this plan. All operatives will receive site induction and toolbox talks covering dust control. Daily site inspections will be undertaken.

5.2 Communication

Local community and stakeholders will be engaged with and written to before works commence. This will include details of complaints procedure and dedicated social values manager for the scheme. The site will display outside the boundary the head office contact information.

All workers will be briefed upon induction on the risks and control procedures related to dust.

Site will display dust control signage on site.

5.3 Demolition Phase Controls

Controlled demolition techniques will be used. Water suppression will be applied during breaking and material handling. Drop heights will be minimised and works suspended during high winds.

Daily inspection of areas adjacent to the construction site shall be carried out to monitor any dust and air pollution which may be generated despite the use of best practicable means to prevent dust and air quality emissions.

Daily inspection of construction vehicles, plant and machinery.

Daily inspection of the level of trafficking, use and condition of access routes to site.

5.3 On-Site Crushing and Screening

Crushing plant will be positioned away from sensitive receptors where practicable. Equipment will be fitted with water suppression systems. Stockpiles will be dampened and crushing suspended during adverse weather.

Hoarding to be installed at 2.4m high at site entrances. Heras fencing will be installed on posts to all other areas.

The Heras panels to the Northern & Western boundary will have debris netting installed to control dust.

5.4 Construction Phase Controls

Exposed ground will be dampened during earthworks. Cutting and grinding will be carried out using water suppressed or vacuum extracted. Materials will be stored appropriately and covered where required.

5.5 Waste Handling and Storage

Materials will be handled to minimise dust. Skips and vehicles will be sheeted before leaving site. Reuse of crushed material will reduce vehicle movements.

Stockpiles where practical, will be covered with tarpaulin or geotextile membranes. Stockpile heights of topsoil to be retained for future use will be limited by boundary fencing height and in a dry, non-plastic state. Stockpiles of excess topsoil, vegetation & waste material will be stored separately and removed from site.

Bonfire policy - Strictly prohibited.

5.6 Protection of on-site watercourses.

Before demolition works commence:

Herras fencing with debris netting attached shall be installed to either side of the watercourse to capture any light materials and dust from entering the watercourse. Sediment fencing will be placed along the bottom edge of the herras fencing to trap solid particles before runoff can escape into the watercourse.

Any existing surface water drains shall be identified, found and blocked to prevent runoff into the watercourse.

Regular road sweeping shall be carried out to keep areas clean of potential material / silt contamination.

Watercourse shall be tested to confirm current base level status.

Stockpiles of materials shall be covered to prevent them being blown or washed away.

Spill control kits shall be readily available on site throughout the duration of the works.

Daily checks of control measures and weekly records shall be maintained throughout the demolition.

All of these shall remain in place throughout the durations of the demolition and construction works until final finishings.

During demolition works:

Water shall be continually applied to the structure being demolished; pre-demolition, during the knockdown phase, and on debris while loading to weigh down dust particles

Whilst dismantling the buildings and structures a dust mister will be used at all times, these produce a fine mist that is better for capturing dust rather than flood the building or ground with water, and having to deal with standing water, the mist that captures the dust will be allowed to dry out naturally on the ground. the minimum amount of water necessary shall be used to suppress dust in order not to create silty runoff.

The old mill building beside the river will have scaffolding erected with debris netting to protect the river. The foundation along the river edge shall be left in place to protect the riverbank.

Dust monitoring shall be set up alongside the riverbank during the demolition works, should an alert be raised, all works will immediately be stopped and re planned to prevent excessive dust entering the watercourse.

5.7 Vehicle and Highway Controls

Wheel washing facilities will be provided where necessary. Site access routes will be kept clean, with road sweeping undertaken if required.

A towable water bowser fitted with a dust control spray will be utilised as required to suppress the ground level dust negating dust from construction traffic on site.

Routes within the site which are affected by the execution and completion of the works will be regularly cleaned and maintained as appropriate. The Site Manager will undertake inspection of vehicle movement area site conditions.

Routes on site will be dampened down during dry weather to prevent air borne dust nuisance.

Delivery drivers will be made aware of site restrictions.

Vehicle speeds will be restricted to 5mph to prevent high levels of dust being released

Vehicles either delivering or removing material from Site, which have dust potential, will be covered with tarpaulin or the like to minimize the release of dust.

No vehicles will leave site without being told they can leave prior to having wheels washed.

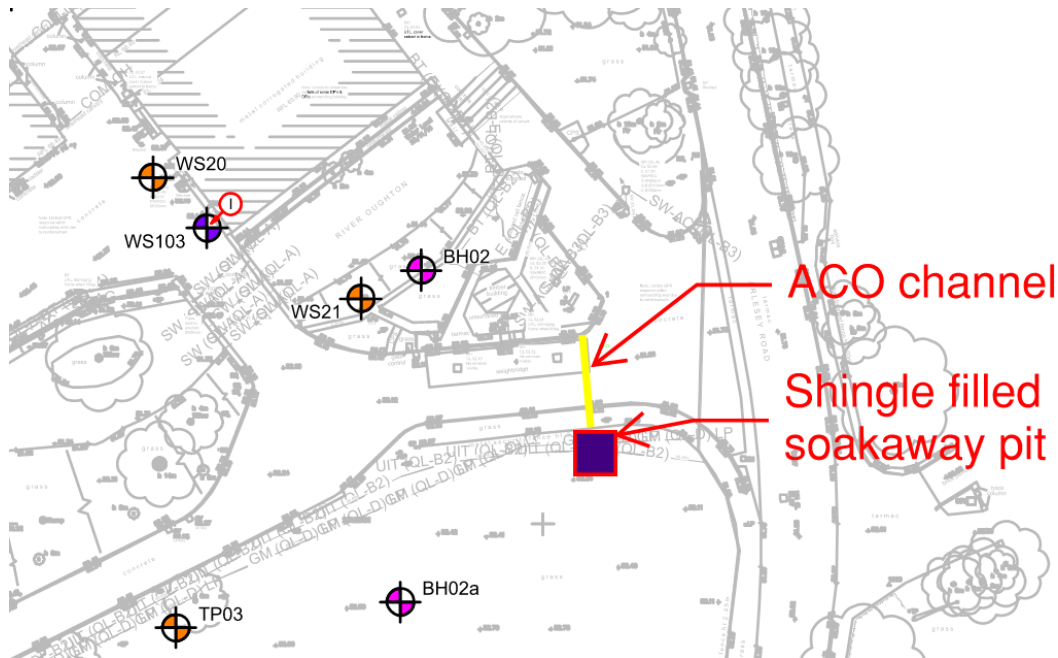
We will also have a dedicated car parking area on site to keep all cars and vans away from construction.

5.8 Wheel wash facilities

Existing hard standing shall be utilized as much as possible to negate the need for wheel washing of vehicles leaving the site.

If and when required, an operative and pressure washer will be available at the site entrance to clean down vehicles before entering the public domain.

An aco drain shall be installed across the road, leading to a shingle filtered soakaway pit, to control water run off, off the vehicles. This pit shall be emptied as required.



Wheel washing facility set up.

5.9 Monitoring and Weather Conditions

Weather forecasts will be reviewed daily. Visual dust monitoring will be carried out and works adjusted if excessive dust is observed. Drop heights will be minimised and works suspended during high winds.

Visual inspections to include weekly site walks with the wider site team not just limited to site manager. Findings will be logged and stored in site office.

Dust and vibration monitoring will be in place throughout the duration of the demolition works, placed along sensitive boundaries and by the watercourse. Should an alert be raised, works will stop immediately, until reevaluated and to minimize dust and/ or vibration.

6. Personal Protective Equipment

FFP3 RPE will be provided where required and face-fit tested in accordance with HSE guidance.

7. Complaints Procedure

Complaints will be logged, investigated immediately, and corrective actions implemented. Records will be maintained on site. Details of Nominated Resident Liaison Representative will be circulated to local stakeholders. This person will act as first point of contact for residents who have any problems or questions related to ongoing development.

Resident Liaison Manager – Kelly Player

24/7 Resident contact number: 08000326760

Email: residents@hill.co.uk

Address: The Powerhouse

Gunpowder Mill

Powdermill Lane

Waltham Abbey

Essex

EN9 1BN

8. Review and Compliance

This plan will be reviewed at key stages, if site conditions change, or following any complaints or incidents.