

Demolition Method Statement

Greenmoorside Farm, Seascale, Cumbria, CA20 1DS

The proposed works comprises the demolition of specified buildings at the above property as identified on the attached Site Location Plan. This document outlines the proposed demolition methodology.

A contractor will be appointed following the outcome of this application. The appointed contractor will be expected to prepare a detailed demolition method statement to meet relevant legislation and best practice expectations.

Outline Method Statement

1. Site Set Up

All utility services to the relevant buildings will be disconnected, where appropriate, prior to commencement of the works.

Temporary site accommodation to provide mess and welfare facilities for the demolition contractor will be located within the site perimeter and comply with The Construction Design and Management Regulations 2015. The site will be securely fenced and signed to prevent any unauthorised access.

2. Environmental Survey

A Preliminary Ecology Appraisal (June 2026) has been undertaken at the property. Demolition will be carried out in strict accordance with the requirements specified in the above report.

A Habitats Regulation Assessment (HRA) will be arranged as requested by Cumberland Council.

A Construction Environmental Management Plan (CEMP) is to be produced to be in line with the HRA and to detail the procedures for protecting the environment during construction to address the following points (but not limited to):

- Pollution prevention control
- Dust mitigation
- Impaction of habitats
- Species protection during construction (see below)
- A sensitive lighting scheme for bats and other wildlife

3. Removal of Debris

Any existing debris will be removed to provide safe access into the building, in areas safe to complete.

4. Asbestos Removal

An Asbestos Demolition Survey has been completed (May 2026).

Any asbestos containing material will be removed and appropriately disposed of by competent persons licensed waste carriers to a licensed disposal facility in compliance with The Control of Asbestos Regulations 2012.

5. Soft Strip

Any remaining building contents will be removed and taken to a recycling centre or licensed waste disposal facility by licensed waste carriers.

Fixtures and fittings where safe to complete will be stripped out by approved methods and taken away for recycling where possible.

6. Demolition

Following a nesting bird assessment and confirmation clear, the residual parts of the building will be taken down by mechanical means, segregated and loaded into wagons or equivalent for removal from site. Best practice methods will be followed with regards to noise, dust control, waste management, etc.

7. Site Finishes

The demolition of all specified agricultural barns and outbuildings at Greenmoorside Farm to include the removal of all floor slabs and footings down to a minimum of 300mm below ground level.

The excavation, termination and removal of all drainage, drainage pipes and ancillary items to include associated masonry structures including slab.

The site is then to be graded in line with existing topography.

8. Removal of Materials from Site

All materials will be removed from site and recycled where possible. It is not anticipated that there will be any generation of dirt on the adjacent roads, however the appointed contractor will allow for sweeping the road on a reactive basis as required.

All contractors that carry or collect waste from the site will be required to have a waste carrier's license and all waste disposal facilities should have a waste management licence or permit unless they are exempt. All waste transfers must be supported by the correct documentation either a controlled waste transfer note; or in the case of hazardous waste, a consignment note.