

Demolition Method Statement

Sandy Acre, Shore Road, Drigg, Holmrook, Cumbria, CA19 1XL

The proposed works comprises the demolition of the above buildings 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 services 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 unauthorised access.

2. Environmental Survey

A protected ecology assessment and Ecological Constraints Study (July 2024) has been undertaken and requirements will be complied with as required.

3. Removal of Debris

Any existing debris will be removed to provide safe access into the building.

4. Asbestos Removal

Should the presence of asbestos be identified, any asbestos containing material will be removed and appropriately disposed of by a licensed contractor with an approved plan of work in compliance with The Control of Asbestos Regulations 2012. An Asbestos Demolition Survey will be completed prior to works commencement.

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 will be stripped out by approved methods and taken away for recycling where possible.

6. Demolition

The residual parts of the building will be taken down by mechanical means and loaded into wagons or equivalent for removal from site. Best practice methods will be followed with regards to noise, dust control, etc.

7. Site Finishes

The demolition of all Sandy Acre buildings to include the demolition of the main house and all ancillary buildings including and 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 any septic tanks (which must be pumped out) to include associated masonry structures including slab.

The demolition of all external infrastructure to include boundary walls (Excluding the LLWR Nuclear site perimeter fence), fencing, roads and anything pertaining to the site. The removal of all footings to a minimum of 300mm below ground level.

The site is then to be graded in line with existing topography, seeded and maintained free of weeds and other invasive plant life up to 12 months following practical completion.

8. Removal of Materials from Site

All materials will be removed from site and recycled wherever 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.

The applicant will ensure any vehicles leaving the site do not drag mud or other debris onto the highway, which will be kept clean at all times. Any laden wagons will be suitably sheeted.