

## **Demolition Method Statement**

**High Ling Bank, New Mill, Gosforth, Seascale. Cumbria, CA20 1AF**

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 (August 2023) have been undertaken and has confirmed the following:

##### **"5.1. Bats**

###### **5.1.1. Summary**

Bat surveys completed (during 2020 and 2023) in line with best practice guidance concluded that the buildings on site are confirmed day roosts of: House: Peak count of seven Soprano Pipistrelles. Stone Barn: Maxima of five Brown Long-eared Bats, five Soprano Pipistrelles and a single Whiskered/Brandt's Bat.

Outbuilding 1: Up to three Brown Long-eared Bats and one Natterer's Bat. No evidence of larger or more important (e.g. maternity) roosts were identified and it is considered that the results accurately reflect the status of roosting bats during spring/early summer 2020.

No bats roosted in Outbuilding 2.

Any works that could destroy/modify a bat roost/access point or disturb roosting bat/s will require a Natural England licence to enable the works to be completed legally.

##### **5.2. Nesting Birds**

Due to the potential presence of nesting birds within all buildings on site, any works with the potential to impact nests should ideally be completed outside the bird nesting season (1 March to 31 August). If demolition works must be undertaken during the nesting season, a survey to identify any nests which may be impacted will be required. Should an occupied bird nest (of any species) or a nest in the process of being constructed be encountered, works must cease in this area and should only re-commence once the birds have fledged or the nest is abandoned."

#### **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 is held for the property.

## **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. A soft strip will be completed where identified required as part of the mitigation under the European Protected Species Licence.

## **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 High Ling Bank buildings to include the demolition of the main farmhouse with attached barns, conservatory and the terrace row of outbuildings with attached log store 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, 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.

## **9. Environmental Health Comments**

Comments were issued by Cumberland Council's Environmental Health team on 1 February 2024. Environmental Health held no objection to the proposal although had a number of comments following a visit to the site.

Firstly, it was noted that there is an above ground bunded plastic oil tank in the north west corner of the site, beyond the farmhouse. It was recommended that this tank, and any associated pipework, should be emptied and de-gassed prior to its removal by suitably qualified competent persons in accordance with prevailing statutory requirements, and disposed of as hazardous waste or safely recycled if possible. The applicant can confirm that the oil tank has already been emptied and de-gassed in accordance with the above procedure.

It was also noted that Rhododendron is present on the site. As a listed Non-Native Invasive Species, infected soil waste will only be disposed of to a suitably authorised licensed waste site. Any vehicle used to transport such waste will be covered and tightly sheeted so that seeds and plant material cannot blow away in transit. The waste carrier will require a Waste Transfer Note which will be completed by the applicant.

Finally, the applicant can confirm that the site will be securely fenced off during demolition works and best practice will be followed to ensure that any noise / dust controls are put in place. Demolition works will be carried out between the following hours – Monday to Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, with no noisy works carried out on Sunday / Bank Holidays.