

Demolition Method Statement

Mid Tarn Farm, Sellafield, Seascale, Cumbria, CA20 1DT

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:

"4.2. Bats

No evidence of roosting bats was identified within the Farmhouse, Pigsty or Barn 1 during the surveys and bat activity in the general area was relatively low. No further survey work is required prior to demolition works.

In the apparently unlikely event that bats are encountered during the works to these buildings, all works must cease and the advice of a Suitably Qualified Ecologist (SQE) obtained.

The confirmation of a roosting bat within Barn 2 means that a licence from Natural England will be required to enable the proposed works to proceed lawfully. Given the identified roost is of low conservation status, the site can be registered under the Bat Mitigation Class Licence (BMCL) scheme through a Registered Consultant (RC). Following submission of appropriate forms, the application takes up to ten working days to be assessed by Natural England.

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.

As some very limited vegetation clearance is likely to be required on site, the works have the potential to cause disturbance, killing and injury of reptiles (and/or common amphibians). Further surveys are not necessary given the scale of habitat affected, but careful vegetation clearance to temporarily displace animals should be implemented.

Vegetation clearance should be undertaken over winter (November-February). Alternatively, if carried out outside of this period, a two-stage clearance should be implemented, subject to an ecological watching brief, with vegetation cut to 150 mm and then to ground level.

4.3. Habitats and Other Species

The potential presence of breeding Barn Owl within the site has been identified, although no internal access to buildings where probable evidence was identified was possible. However, no Barn Owl were observed during nocturnal bat surveys and it is therefore considered highly unlikely that this species nested within the site during the survey period. The internal inspection of the Barn 2 and the House will be required prior to demolition works.

If possible, any vegetation clearance/building works should be completed outside the nesting bird season (1 March to 31 August), although it should be noted that the nesting period may extend beyond these dates (for example, pigeons can breed in any month of the year in the UK). Should an occupied bird nest or a nest in the process of being constructed be encountered during works, clearance must cease in this area and should only re-commence once the birds have fledged or the nest is abandoned.

If works must be undertaken during the nesting season, a survey to identify any nests which may be impacted will be required. This survey should be undertaken by an SQE. Again, should an occupied nest or nest under construction be found, works must cease in this area until the birds have fledged or the nest has been abandoned.

Japanese Knotweed Reynoutria japonica is present along the access track, at the location shown on Figure 3. An invasive plant species management plan should be included within the contractor's risk assessment method statement document, containing site-specific methods to ensure that all site activities are controlled and are in accordance with best practice procedures if works are within 7 m of invasive species.

Remediation of the identified stand of Japanese Knotweed by a specialist contractor should be completed."

3. Removal of Debris

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

4. Asbestos Removal

Any asbestos containing material will be removed and appropriately disposed of by a licensed contractor 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 where safe to complete 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 Mid Tarn Farm buildings to include the demolition of the two storey main farmhouse with attached barn, the attached lean to; the old stone barn and attached cottage alongside attached extension; concrete cubicle shed and associated steel frame extension; the silage barn; the portal store; the external concrete frame structure and all ancillary buildings including 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 and seeded.

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.