

Demolition Method Statement

New House Farm, Drigg, Holmrook, CA19 1XG

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

"5.3. Bats

The confirmation of roosting bats within the Barn means that a licence from Natural England will be required to enable the proposed works to proceed lawfully. Given the identified roosts are 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. No works to the Barn that may disturb roosting bats or prevent access to a potential bat roost should be completed until a licence is in place.

5.5. Breeding Birds

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 a Suitably Qualified Ecologist (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."

The survey has been submitted as part of the prior notification application. Mitigation measures specified will be implemented prior and during works as applicable.

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 building will be demolished to foundation level.

The site will be left tidy in appearance and will be secured by way of the existing site boundary treatments.

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.