

CHAPEL FARM, LLANDEVAUD: DEMOLITION METHOD STATEMENT

AGRICULTURAL OUTBUILDINGS
(B1 & PARTIAL DEMOLITION OF B5)

Newport City Council

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Issue 03

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1.0 INTRODUCTION

1.1 **Project Name:** Demolition of agricultural outbuildings (B1) and partial demolition of B5.

1.2 **Site Address:**

Chapel Farm
Chapel Lane
Llandeud
Newport
NP18 2AF.

1.3 **Client:** Newport City Council (NCC).

1.4 **Contractor:** Davies Contractors Ltd.

1.5 **Date:** TBC

1.6 This Demolition Method Statement has been compiled by Newport Norse (NN) on the instructions of the Local Planning Authority (LPA) in support of an application for the demolition of one number agricultural outbuildings (B1) and the partial demolition of outbuilding B5 at Chapel Farm, Llandeud. It outlines the initial steps and procedures to be followed for the safe and efficient demolition of this structure. This document serves as a guideline for the upcoming demolition works and is subject to refinement as the project progresses.

Please refer to the attached site plan (*Appendix 'A'*), which shows the location of the outbuildings in relation to the rest of the site.

1.7 Prior to this application, a bat scoping survey (*Appendix 'C'*) and emergence surveys have been completed for this site by *Ecological Services* (report included as *Appendix 'D'*). The emergence surveys have confirmed that B5 is presently being used as a day roost.

According to Matthew Harris (NCC Ecology Officer): *"In accordance with the NRW Approach to Bats and Planning Good Practice Guide 2015, this roost constitutes a 'Low Risk Case', and so the standing advice is that we do not need to consult NRW on this application."* However, he has confirmed that a European Protected Species (EPS) License issued by NRW will still be required to allow outbuilding B5 to be demolished. As such, this outbuilding **will not be** demolished until an EPS license has been issued and approval is in place. Additionally, alternative accommodation had been proposed in the form of four number Schwegler 1FQ Bat Boxes – location to be confirmed by *Ecological Services*.

Although no bats were observed using outbuilding B1, a watching brief by *Ecological Services* will be conducted in case of opportunistic use by individuals. If bats or evidence of bats are discovered, then all works will cease and activity surveys may be recommended or a development license from NRW will be required.

1.8 Prior to this application, an arboricultural survey has been completed and the report is included as *Appendix 'B'*. This has identified the presence of low-quality trees in the vicinity of both outbuildings (B1 and B5). These have been recorded as low-quality specimens given their moderate size and limited benefits in terms of landscape contribution and visual amenity. Nonetheless, suitable mitigation measures have been proposed (see *Appendix 'B'*) to ensure that demolition work does not have an adverse impact to retained trees.

2.0 SCOPE OF WORKS

- 2.1 The scope of works for this demolition project involves the complete removal of outbuilding B1 and the partial demolition of B5 – the southern section of the building, which is approximately 8m in length and detaching from the remaining section of the building. All structures and associated debris will be removed, except for each of the floor slabs which will remain to provide protection for underlying soil and roots.



Figure 1 – Barn 1 (B1)



Figure 2 – Southern section of Barn 5 (B5)

2.2 Objectives

- Ensure the safety of all personnel involved in the demolition process.
- Minimise the environmental impact of the demolition by implementing appropriate waste management and recycling procedures.
- Comply with all relevant safety regulations and standards.
- Maintain open communication with the LPA and stakeholders throughout the demolition process.

3.0 DEMOLITION METHODOLOGY

3.1 Site Preparation

Establish a secure perimeter around the demolition sites, clearly marked with safety barriers and warning signs.

Ensure all necessary permits and approvals are obtained from the LPA.

Conduct a thorough site assessment to identify any potential hazards and mitigate them accordingly.

3.2 Safety Measures

Provide all personnel with the necessary personal protective equipment (PPE), including helmets, gloves, safety glasses and high-visibility vests.

Implement a site-specific safety plan that includes emergency procedures and evacuation routes.

Regularly inspect and maintain all demolition equipment to ensure their safe operation.

3.3 Asbestos and Hazardous Materials

Conduct a comprehensive survey to identify any asbestos-containing materials (ACMs) or hazardous substances within these outbuildings.

Safely remove and dispose of any ACMs and hazardous materials in accordance with local regulations.

3.4 Demolition Equipment

Utilise appropriate demolition equipment, such as excavators, bulldozers and hydraulic shears for controlled and systematic demolition. All roof tiles and timbers are to be carefully removed by hand due to potential bat use.

Ensure operators are trained and certified in the use of this equipment.

3.5 Demolition Sequence

Begin the demolition from the top-down, starting with the roof and working down to the foundations.

All roof tiles and timbers are to be carefully removed by hand due to potential bat use.

Carefully dismantle any salvageable materials for recycling or reuse.

Gradually remove structural elements, taking precautions to prevent collapses.

3.6 Waste Management

Segregate waste materials into categories, such as metal, wood, stone and general waste.

Transport and dispose of waste at licensed disposal facilities, adhering to waste regulations.

3.7 Environmental Considerations

Implement erosion and sediment control measures to prevent soil contamination.

Protect nearby water bodies and vegetation from dust and debris.

If bats or evidence of bat use is found, all works are to be halted until further activity surveys/ bat license are in place.

Bat boxes, swift nest boxes and swallow cups will be provided to assist with ecological gain.

3.8 Monitoring and Reporting

Regularly inspect the demolition site for safety compliance and environmental impact.

Maintain a daily log of activities, including weather conditions, equipment use and any incidents or accidents.

Report any deviations from the method statement to the project manager and take corrective actions as necessary.

3.9 Post Demolition

Existing floor slabs to be left in place.

4.0 CONSULTATION

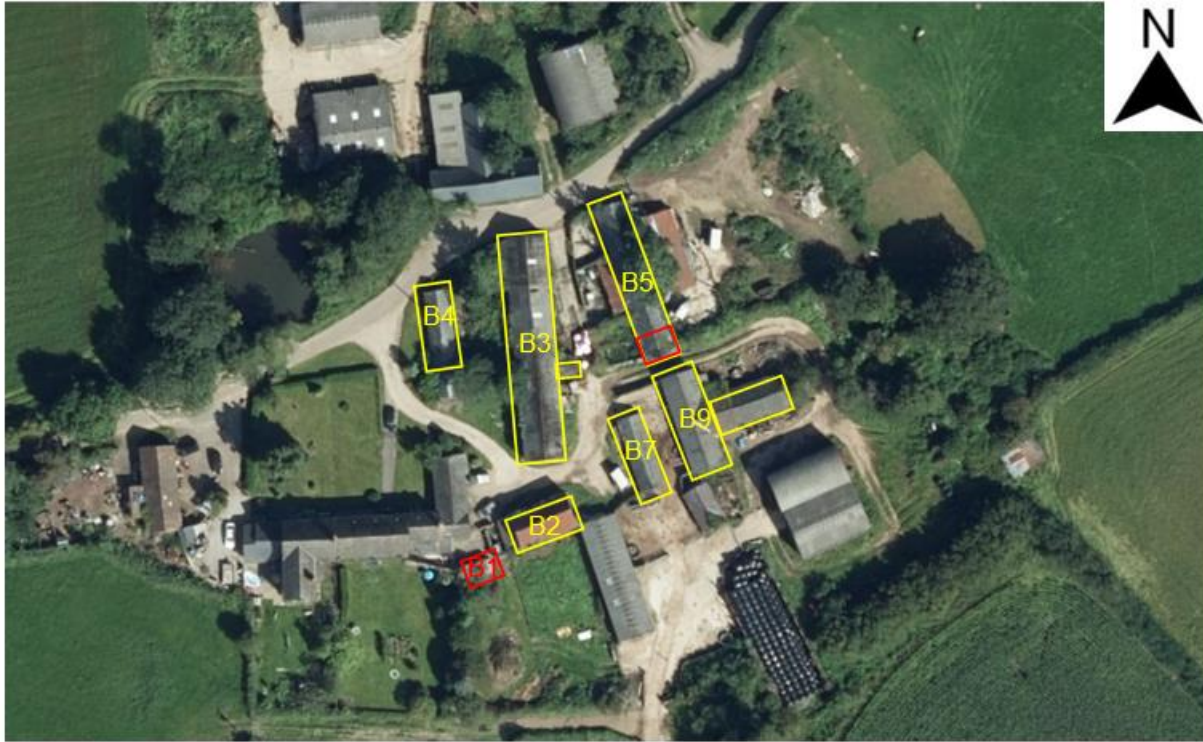
- 4.1 This application has been prepared with great care and has been submitted following pre-application consultations with Andrew Ferguson (NCC Planning and Development Manager), Vicky Quinn (NCC Senior Planning Officer), Matthew Harris (NCC Ecology Officer), Paul Kane (NCC Arboricultural Assistant) and Shona Carle (NCC Trees and Woodlands Officer).

5.0 CONCLUSION

- 5.1 This Demolition Method Statement serves as an initial guideline for the safe and responsible demolition of outbuilding B1 and the partial demolition of B5. It is essential to continuously assess and adjust the plan as necessary throughout the project to ensure its success and compliance with all relevant regulations.

Safety, environmental protection and communication with stakeholders should remain a top priority at all times.

APPENDIX A – SITE PLAN



Aerial photograph indicating potential scope of demolition (red) at Chapel Farm, Llandeud