

Cefn Saeson Comprehensive School

Existing School demolition Method Statement

Planning Approval P2019/5028

21st July 2021

Neath Port Talbot County Borough Council

The Quays

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**MORGAN
SINDALL**

CONTENTS

1.0 Introduction

Purpose of Document
Demolition Scope

2.0 Provisions Under Condition 7

- i** Site Parking
- ii** Loading/Unloading of plant & materials
- iii** Storage of plant & materials used in the demolition
- iv** Erection & Maintenance of Security Hoarding including decorative displays and facilities for public viewing, where appropriate.
- v** Wheel washing facilities to prevent deposition of materials onto hard surface road
- vi** Measures to control the emission of dust and dirt during demolition
- vii** Identification of the significant demolition noise sources, detailing the physical and operational management controls necessary to mitigate emissions from these noise sources, as well as noise complaint investigation procedures
- viii** Hours of working on site, and specific hours for deliveries and any element of the demolition that could lead to amenity issues from noise and disturbance to adjoining properties

1.0 Introduction

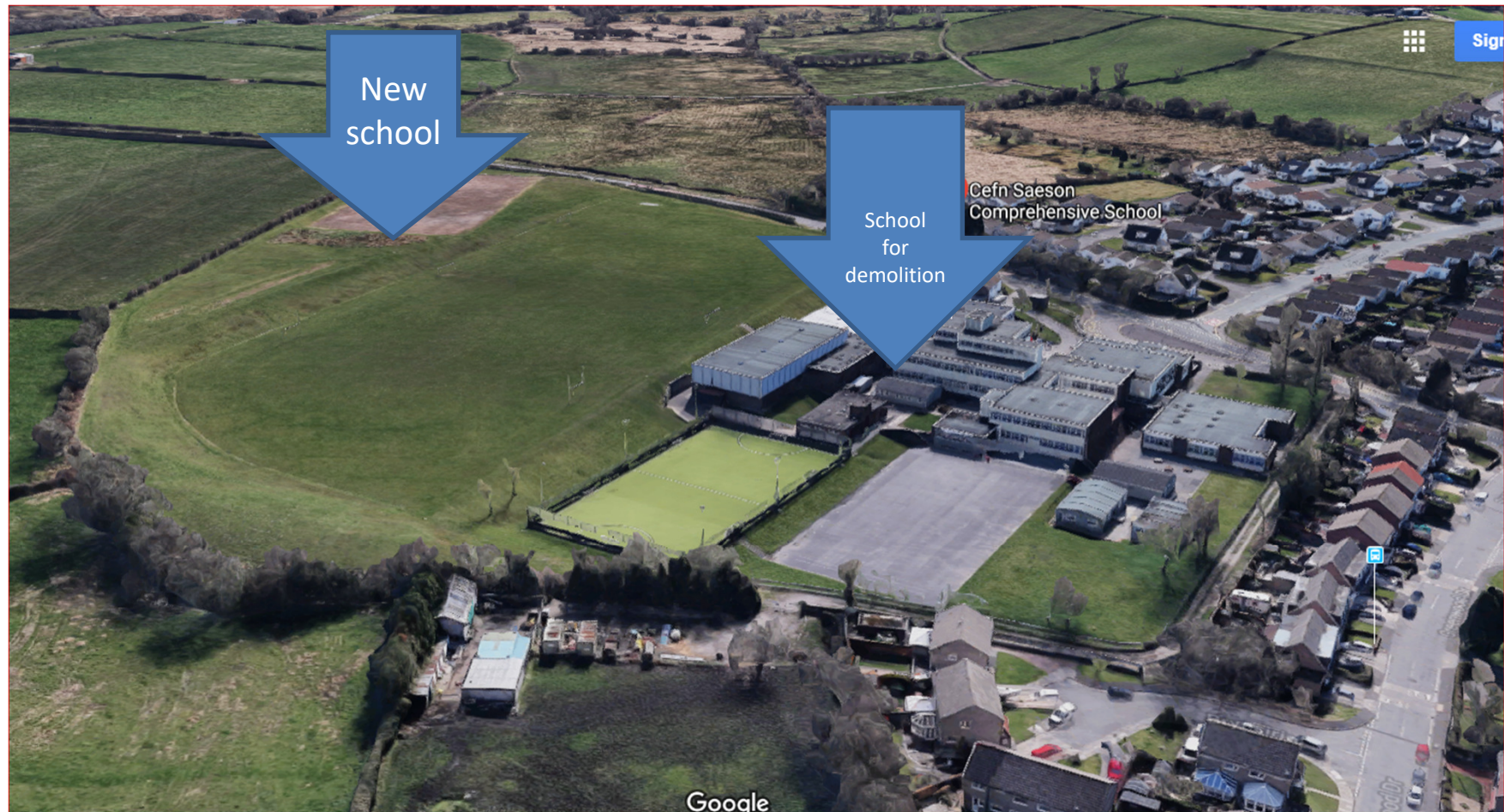
INTRODUCTION

The outline method statement discussed in this document relates to Planning Approval P2019/5028. ***“Demolition of existing school and construction of a new comprehensive school with car parking, accesses, sports facilities, external lighting, CCTV, landscaping, drainage works, changes to ground levels plus associated works.”***

By issue of this Method Statement we are seeking a discharge of planning condition no.7 for the demolition of the Existing Cefn Saeson School buildings.

The method statement outlines our proposals for demolition of the School Buildings which sits within the existing school boundary.

The Demotion works are programmed to commence 07th July 2021 for completion 23rd Nov 2021



1.0 Purpose of Document

Set out within this document is the principle methodology we intend to implement in the demolition of all structures, foundations, basements and hard standings to the existing Cefn Saeson School.

Section 02 Address each point raised under Condition 7.

Morgan Sindall will monitor this operation to ensure all aspects of the demolition phase are followed leading to a successful completion of this element of works within the overall scope of the new development.

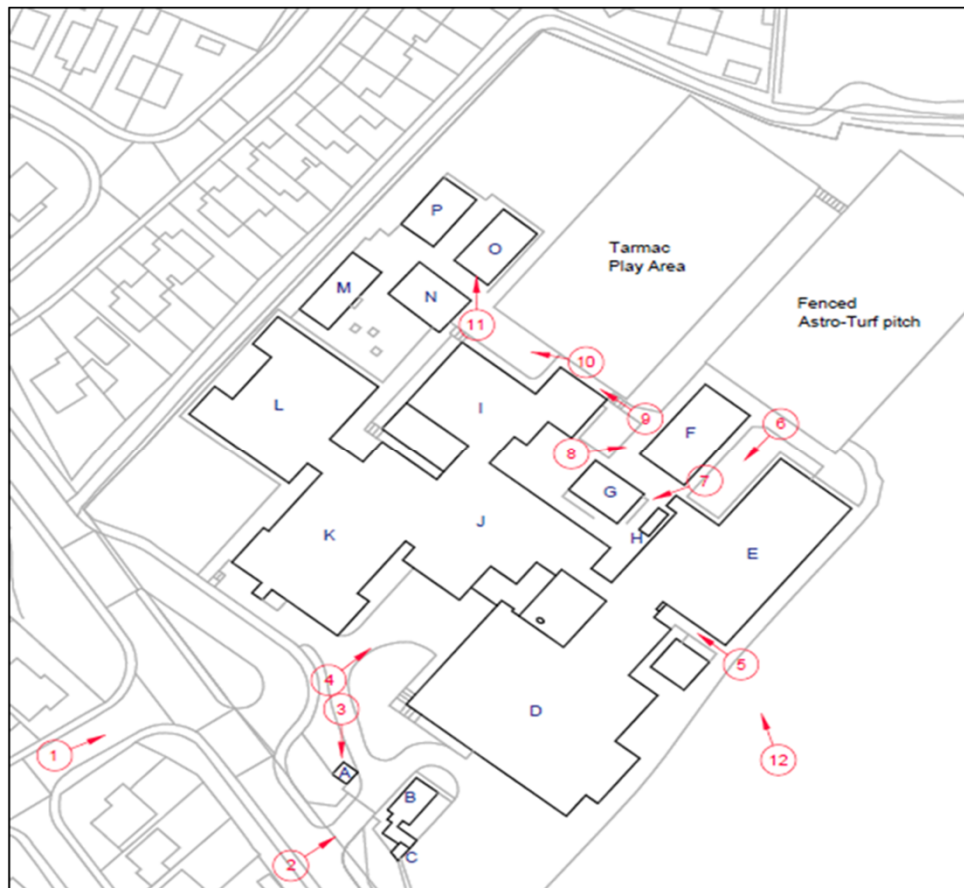
1.0 Demolition Scope

The demolition works will include all buildings , foundations, basements, and hard standings at Cefn Saeson School.

The demolition works are planned to commence July 2021 with a view to be completed late Nov 2021.

The demolition will include full asbestos removal followed by internal soft strip and full demolition.
All materials arising will be segregated for recycling on or off site as appropriate.

The following pages highlight the buildings to be demolished with their locations along with photographs to provide further clarity



DESCRIPTION OF BUILDINGS

A – Gas house – Single storey brick building, flat roof

B – Caretakers house – Traditional brick construction, tiled pitched roof **(Now demolished)**

C – Garage – Single storey brick building **(Now demolished)**

D – Single storey steel framed building. Flat roof. Mix of bricks and curtain wall glazed elevations (steel frame)

E – Sports Hall (double height) Steel framed structure with brickwork lower wall and profiled steel sheeting.

F- Changing Rooms – Singlet storey brick building

G – Single storey de-mountable (pitched roof)

H – Concrete panelled building

I – Part single storey and 2 storey steel framed building, flat roof. Mix of brick and glazed curtain wall elevations.

J – 3 storey steel framed building. Mix of brick and glazed curtain wall elevations.

K – 2 storey steel framed building. Mix of brick and glazed curtain wall elevations.

L – Single storey steel framed building. Mix of brick and glazed curtain wall elevations.

M,N,O,P – Single storey – de-mountable's

Note:- All internal stairs steel. All internal partitions stud-work, Suspended ceiling tiles throughout

1.0 Demolition Scope Continued



P H O T O 1



P H O T O 2



P H O T O 3



P H O T O 4



P H O T O 5



P H O T O 6

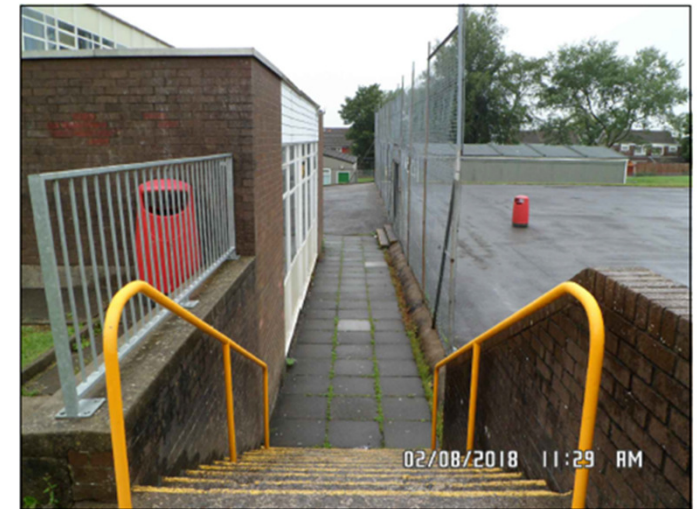
1.0 Demolition Scope Continued



P H O T O 7



P H O T O 8



P H O T O 9



P H O T O 1 0



P H O T O 1 1

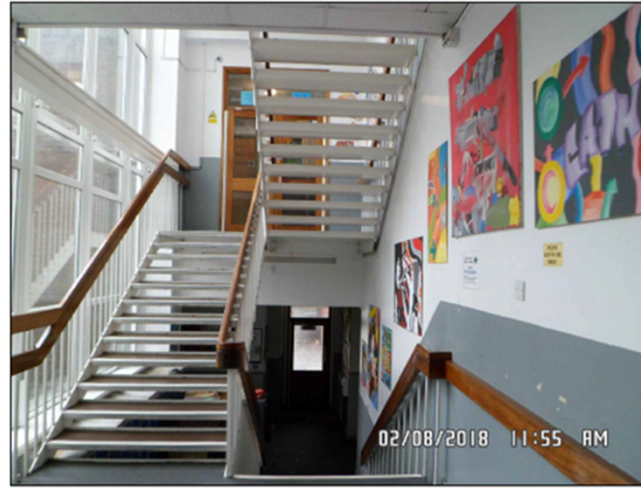


P H O T O 1 2

1.0 Demolition Scope Continued



P H O T O 1 3



INTERNAL STAIRCASE



EXTERNAL FIRE ESCAPE

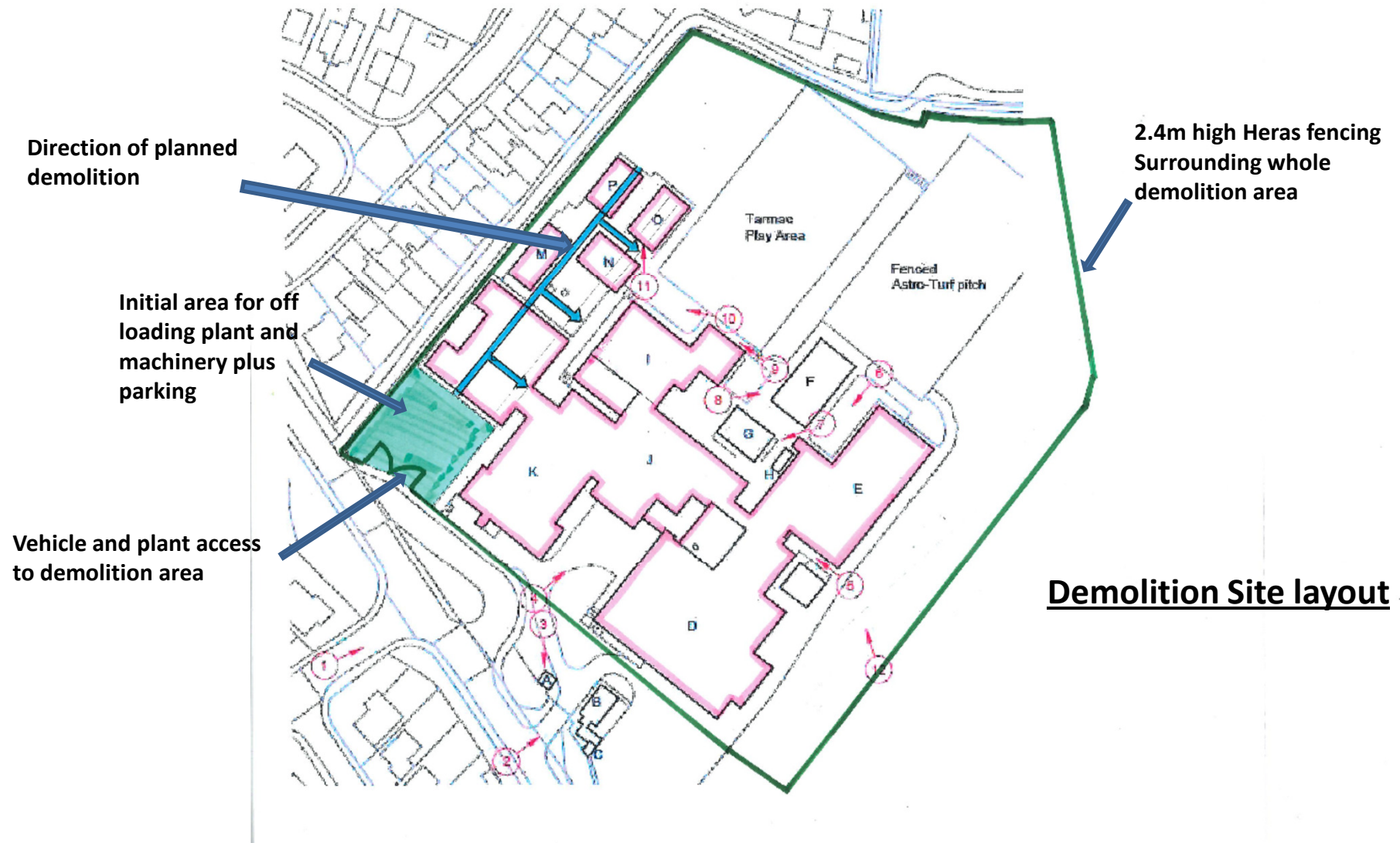
2.0 Provisions Under Condition 7

i Parking of vehicles of site operatives and visitors

All persons and operatives involved with the demolition of the existing Cefn Saeson School will park in the designated area noted on the plan below.

Access will be off Afan Valley Rd gaining access via perimeter fencing gates as indicated below.

As the demolition works progress space will become available within the actual footprint of the demolished building. At that stage parking and off loading area will be established to allow increased space for parking and general operations.



2.0 Provisions Under Condition 7

ii Loading and unloading of plant and materials

All deliveries of plant and materials relating to the demolition works will be made gaining access to the area via site gates off Afan Valley Rd. The plant being delivered and removed will be 360 degree excavators, 40 yard Roll on Roll off Skips, concrete crushing plant plus sundry small tools and equipment.

Loading and unloading of plant and materials will initially take place in the area noted on the previous plan. As works progress additional space will become available within the demolition footprint for loading and unloading operations.

The concrete crushing plant will be located within the demolition area.

The whole area will be within a controlled zone surrounded by Heras fencing for security and segregation.

iii Storage of plant and materials used in constructing the development

All plant and any materials associated with the demolition of Cefn Saeson School will be kept within the confines of the demolition area.

The demolition materials will be sorted and segregated into large skips within the demolition area. The skips will be delivered and removed from site via the perimeter fencing gate off Afan Valley Rd.

iv Erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate

The demolition works are wholly located within the secure boundary of the existing school.

Further 2.4m high heras fencing will be installed to enclose the existing Coach Drop Off area into the controlled zone including around the west, north and east boundaries. This will provide boundary fencing of sufficient height to the whole area protecting against unauthorised access to the demolition area.

Appropriate signage, to provide security to the Demolition area and to enable strict control in terms of access and egress to the area will be posted and maintained.

The area will be further secured by deployment of 24 hr monitored and active CCTV security.

This heras fence boundary will be maintained throughout the demolition operation.

(Refer to Site layout drawing on previous page)

2.0 Provisions Under Condition 7

v Wheel washing facilities to prevent deposition of materials onto any hard surface road

All local roads will be maintained in a clean and tidy condition by the use of a road sweeper if required.

The demolition works are to be carried out within an area of existing tarmac surfacing which will result in a clean working environment on site.

Notwithstanding this we will have a jet wash facility on site to wash down any vehicle wheels should it be necessary.

The road sweeper will be deployed as and when required.



Vi Measures to control the emission of dust and dirt during demolition

All works will be carried out in accordance with the Morgan Sindall Integrated management System (IMS) which is ISO 9001 (QA) and ISO 14001 (Environmental) accredited.

During the Demolition phase the key procedures that we will adhere to include:

- Project Execution Plan, which sits on top of the hierarchy
- Environmental Management Plan
- Environmental Auditing
- Register of Environmental effects
- Construction Phase Health and safety Plan
- Mud and Dust Control
- Pollution Prevention
- Regular Environmental Inspections
- Management and Disposal of Waste
- COSHH
- Storage of Fuels, Oils & COSHH
- Asbestos
- Demolition

These procedures are already in place are being managed and monitored during the new build phase of the works.

They were applied to the demolition of the Caretakers House which was demolished successfully during Aug 2020.

2.0 Provisions Under Condition 7

Following on from the various procedures and monitoring processes noted above:

During the demolition of the existing Cefn Saeson School, buildings and structures we will seek to eliminate the generation of dust at source.

This will be achieved by:

Dust water suppression system to demolition & crushing operations.

Pneumatic crushing method of demolition as appose to cutting or grinding.

Machine grab for picking and sorting materials to load into segregated skips.

Dampen down any dust generating operations.

Water supply to any cutting equipment.

Covered wagons / skips when transporting dust generating materials.

Slow speed limits within demolition area.

Use of road sweepers when necessary.



Water cannon dust suppression system

The management of dust during this demolition phase will be encompassed within in the specific demolition method statements together with the associated control measures to be implemented by the sub-contractor.

Further mitigation measures to enhance those already noted are detailed on the following page.

2.0 Provisions Under Condition 7

- Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.
- Display the head or regional office contact information
- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. (Managed through our Considerate Constructor systems)
- Make the complaints log available to the local authority when asked. (Managed through our Considerate Constructor systems)
- Record any exceptional incidents that cause dust and/or air emissions, either on or off-site, and the action taken to resolve the situation in the log book. Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100m of site boundary.
- Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked
- Ensure all vehicles switch off engines when stationary – no idling vehicles.
- Impose and signpost a maximum-speed-limit of 5 mph
- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site.
- Avoid dry sweeping of large areas
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.
- Dust monitor positioned in strategic location prior to commencing works in order to record dust levels and migration patterns.
- The installation of a weather station on site will be used as highly visual indicator of the wind direction. This affords site management and operatives a quick indication of wind direction which will be used as an aid in monitoring the suppression of dust.

2.0 Provisions Under Condition 7

vii Controlling noise during Demolition

We will undertake regular noise monitoring and work within the parameters of BS5228. This will ensure the noise levels remain within acceptable limits.

In the event that limits are exceeded we will stop work and adjust the activity in order to adhere to the agreed limits, this could include the use of smaller plant or hand held equipment.

The demolition works to the existing building sits within the secure boundary of the school premise. The demolition area will be further secured with Heras fencing to control access to the works area. If required acoustic matting will be attached to the Heras fencing but this is not envisaged to be necessary.

All demolition activities are restricted to daytime working within the agreed working hours. We will ensure that our activities do not exceed the current noise and vibration levels around the perimeter of the site for the duration of our works.

This will be achieved by the following:

- All generators will be a 'silenced' type and positioned away from the residential areas
- Low-noise processes and acoustic barriers/screens will be employed if required.
- Work strictly within agreed time periods
- Notify neighbours and local authority of any forthcoming noisy activities
- Use of non-vibrating processes.

2.0 Provisions Under Condition 7

The works will be carried out in accordance with the guidelines provided under PPG 6 and their replacement series now issued as 'Guidance for Pollution Prevention' (GPPs).

With the PPG series currently under review we will work to the latest guidelines as they are published and maintain a close relationship with the environment agency as appropriate when our activities are likely to be at greater risk of affecting the local environment.

The key items we will be closely monitoring during the demolition of the school and particularly relevant to this are set out below.

- Ensure plant/equipment is well maintained
- Dust water suppression system on required operations i.e. Demolition & Crushing operations, sprinkler system set up within the demolition area taking supply off the existing temporary water supply.
- Low speed limit in all site activities
- Use of road sweepers as necessary

Acceptable Noise Levels

We will be proactive in promoting and maintaining acceptable noise levels during the demolition period. Working with our supply chain to review and ensure that the correct tools and methods are adopted for the demolition.

Further noise reduction measures will include:

- Effective silencing of plant and processes, including the use of well-maintained equipment.
- Machine choice will be smallest available to reduce impact in terms of noise.
- Control hours of working
- Process / plant utilisation method statements to take account of noise control including the switching off of machinery during idling time, work breaks, etc.

2.0 Conditions Under Provision 7

viii [Hours of working](#)

All construction activities are restricted to between 8:00am and 6:00pm, Monday to Friday with any weekend working taking place on Saturdays between 8:00am and 12:00 noon only. We will ensure that our activities do not exceed the current noise and vibration levels around the perimeter of the site for the duration of our works.

This will be achieved by the following:

- Any generators that have to be used will be a 'silenced' type and positioned away from the residential areas.
- Low-noise processes and acoustic barriers/screens will be employed, as identified by noise assessment.
- Work strictly within agreed time periods.
- Identification of noise sensitive areas and times through noise assessment procedures.
- Monthly letter drops advising local residents of forthcoming activities.
- Works activities adjusted to respond to noise monitoring data.