

Demolition Plan

Former County Flats, Aberavon

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1.0 PROJECT AND SITE DESCRIPTION

Project description & location

Sandfields ([Welsh: Traethmelyn](#)) is a mainly residential district of [Port Talbot, Wales](#). The area is located in [South Wales](#) on a narrow [coastal plain](#) between Mynydd Dinas and the sea. [The M4 motorway, A48 trunk road](#) and [South Wales Main Line](#) run nearby. The area includes a [council estate](#), industrial areas and a seaside resort at [Aberavon Beach](#), Nearest Train Station is in Port Talbot, location of project is best got to from Neath is 1-Head North on Briton Ferry Rd A474

2-At the roundabout take the 5th exit and stay on the A474 Briton Ferry Rd

3-At the roundabout take the 2nd exit onto the A48

4-At the roundabout take the 4th exit onto Seaway Parade A4241

5-At the roundabout take the 2nd exit and stay on Seaway Parade A4241

6-At the roundabout take the first exit onto Afan Way 4241

7-At the roundabout take the 3rd exit onto Dalton Rd

8-Then turn left onto Bevin Rd

2.0 GENERAL WORK ACTIVITY OVERVIEW

The work covered under this Work plan will be conducted in a sequential manner, with some activities being conducted concurrently with others. Demolition work will be performed in accordance with and the requirements of the. Depending upon site and other unknown conditions, Contractor's general sequence of demolition activities may require alteration at any given time. A summary of the general sequence for the work activities is outlined as follows:

Pre-demolition survey of the building

Pre-construction activities and site mobilization

Verification of utility disconnects and isolations by others Removal of any chemicals and hazardous materials

Removal of asbestos containing materials (ACM) if found

Demolition by machine to ground level; single storey brick outbuilding; timber flat roof; grub up shallow foundations and dispose off site, Scaffold to existing blocks 1 to 6 to enable removal of cladding, windows, chimneys, gable ends and roof removal

Remove roof coverings inc nibbed tiles, underfelt, nails, battens and dispose off-site.

Remove roof timbers including rafters; purlins ceiling joists; plates etc and dispose off-site (Measured on plan) Demolish brick chimneys by hand, sealing off flues with slates; disposal off site

Removal of demolition debris and material to appropriate offsite disposal/recycling facilities.

2.0 Legislative Requirements

The Works will be undertaken in accordance with the following legislative requirements:

The Health and Safety at Work etc. Act 1974

The Management of Health and Safety at Work Regulations 1999 and Management of health and safety at work ACoP (HSE L21)

The Construction (Design and Management) (CDM) Regulations 2015

Managing health and safety in construction (HSE L144) and Health and safety in construction (HSG) 150)

The Work at Height Regulations 2005, a brief guide (INDG401)

The Lifting Operations and Lifting Equipment Regulations 1988 and Safe use of lifting equipment ACoP (HSE L113)

The Personal Protective Equipment at Work Regulations 1992, as amended, and Personal Protective Equipment at Work – Guidance (HSE L25)

The Provision and Use of Work Equipment Regulations 1998 and Safe Use of Work Equipment ACOP (HSE L22)

The Electricity at Work Regulations 1989

The Control of Asbestos Regulations 2006

The Control of Noise at Work Regulations 2005

The Confined Spaces Regulations 1997

The Control of Lead at Work Regulations 2002

The Building Act (England and Wales) 1984

The Environmental Protection Act 1990

The Landfill Regulations and the Site Waste Management Plan Regulations 2008

The New Roads and Street Works Act 1991

The Highways Act 1980

The Road Traffic (Temporary Restrictions) Act 1991

The Road Traffic (Temporary Restrictions) Regulations 1992

Road Traffic (Temporary Restrictions) Procedure Amendment (Scotland) Regulations 2005

2-1 WORK HOURS AND SCHEDULE

JG Hale Construction Ltd will restrict the hours of work for all construction activities which are audible at the site boundary to the following:

Monday to Thursday: 08.00pm to 16.30am

Friday; 08.00pm to 15.30am

Saturday: 08.00pm to 13.00 hours am

No work will take place on Sundays, Public Holidays, and Bank Holidays.

The hours of work will be clearly displayed in the site office and canteen notice boards. All site-based personnel will be informed of these hours at health and safety site induction.

2.2 EQUIPMENT /MATERIAL STAGING AND PARKING

Vehicle and equipment parking will initially be in the site boundary; however, staging and parking may occur in other areas of the site during demolition activities.

2.3 DEBRIS/STOCKPILE STAGING

Soil and debris stockpiles will initially be staged in the eastern area of the site; however, staging may be rotated to the western site area during demolition activities.

2.4 HAUL ROUTE / ESTIMATED VEHICULAR TRAFFIC

In accordance with the Traffic Management Plan, vehicular traffic will be confined to one exit and one entry point along Bevin Rd. It is anticipated that vehicular traffic will be routed in a clockwise route from Dalton Rd through Moorland Rd and then entrance is via Bevin Rd, the specific number of daily truck trips will vary based on phasing and project schedule; however, it is estimated that transport truck traffic will be less than 25 trucks per day.

3.0 HEALTH AND SAFETY

The Contractor shall consider safety and the prevention of accidents an integral part of its operation. Hale Construction is responsible to provide a safe working environment, and to protect life, health and safety of its employees and subcontractor's personnel. Although providing safe working conditions is primarily a management responsibility, safety and accident prevention can be accomplished only through coordinated efforts of all employees and subcontractor personnel. If the task or service being undertaken cannot be done safely, the Contractor shall discontinue work until proper controls can be established.

Contractor will hold daily Briefing's meetings for its employees prior to work commencement. Additionally, Contractor will require that subcontractors be required to hold similar daily tailgate meetings covering their respective portion of the work. These meetings are designed to discuss the projected work schedule and prepare each worker for any potential hazards associated with the work activities. A copy of the daily or weekly safety meeting logs will be always maintained onsite. All personnel attending the safety meeting will be required to sign the safety-meeting log upon completion of the safety meeting. During the meetings personnel will be reminded of site conditions and are encouraged to participate with health and safety concerns.

4.0 DEMOLITION ACTIVITIES

4.1 PRE-DEMOLITION SURVEY AND HAZARDOUS MATERIAL

Prior to commencement of building demolition, a thorough walkthrough and evaluation of the building will be conducted to confirm that all appropriate measures have been completed to ensure that the area is ready for commencement of demolition activities. Pre-Demolition Survey Report will have been completed by a designated Contractor; A copy of the Pre-Demolition survey will be provided to Contractor for as-needed distribution to the construction team. Contractor or subcontractor shall prepare an asbestos abatement plan, addressing all items identified in the Pre-Demolition Survey Reports:

4.2 GENERAL DEMOLITION ACTIVITIES

In general, the tasks will include a variety of procedures. The most important aspect in the development of these procedures will be the safe conduct of the work. Contractor's procedures will limit the use of labour to the most controlled and safe conditions and rely upon mechanized means of removal wherever possible. Excavators equipped with concrete breakers, concrete munchers, grapples, and other modern hydraulic demolition tools and attachments will be utilized. Wherever possible, large structures will be removed to ground level using mechanized means. Subsequent sizing of scrap

materials such as steel and rebar and other material processing activities will take place at grade level, hauled offsite and recycled accordingly.

General building/structure demolition will be conducted in a manner that does not interfere with or encroach upon the existing surrounding pedestrian and vehicular traffic during normal activities. Contractor will provide Hoarding around the project site and will work within the confines of the site boundary whenever possible. However, depending upon site and structure conditions, alternative methods of demolition and alternative types of equipment may be used to ensure the safest and most efficient means of operation.

5.0 PRE-STRUCTURAL DEMOLITION ACTIVITIES

Contractor will perform salvage operations in accessible areas where the power has been isolated while the soft demolition and remaining clean-up activities are going on. Contractor will use Bobcat-type skid steer loaders and/or hand labour to remove all soft debris that is not easily separated from the concrete material. This includes removal debris piles, roofing and all other building components that will not be recycled. After much of the soft debris is removed, Contractor will commence the ACM activities. Upon completion of hazardous building material abatement, the Contractor shall then resume with additional salvage and demolition until the building is cleaned out of all soft demolition debris.

6.0 MATERIAL RECYCLING AND DEMOLITION DEBRIS DISPOSAL

In accordance with the Waste Management Plan, all demolition debris that will not be recycled by Contractor will be loaded into semi-end dumps and hauled to a disposal facility for further recycling or landfill. The Waste Management Plan will provide detailed information on percentages of material to be recycled or disposed and the designated recycling and/or disposal facilities.

7.0 DUST CONTROL MEASURES

Dust control will be considered an important part of the overall project. Contractor will utilize a water truck and/or fire hose attached to a local hydrant during demolition operations. Contractor will direct a localized fine water spray to the source of demolition activities, as required, thereby reducing airborne dust particles. To minimize the run-off of water, the water supply will be used only when necessary. A proper backflow device will be installed at the hydrant locations, if utilized.

8.0 STORMWATER POLLUTION PREVENTION (SWPPP) AND EROSION CONTROL PLANS (ECP)

Contractor will follow requirements for storm water management and erosion control as specified in the SWPPP.

APPENDIX A

Asbestos

Awaiting a Survey Report

APPENDIX B

Please refer to Site Waste Management Plan

Hale Construction will be undertaking the Works that will be expected to provide a comprehensive Site Waste Management Plan (SWMP) and comply with all current waste management and disposal legislation and guidance including:

The Hazardous Waste (England and Wales) Regulations (2005) • the Lists of Wastes (England) Regulations (2005) • the Site Waste Management Plans Regulations (2008)

The Contractor undertaking the works will be expected to allow for the appropriate disposal of all waste generated by the demolition process.

The Contractor undertaking the works will be expected to segregate all wastes into inert, non-inert, hazardous, and non-hazardous to maximise reuse and recycling, whilst minimising exposure and disposal.

APPENDIX C

Dust Control Plan

1.0 DUST CONTROL PLAN

This section details potential dust control measures that the Contractor will implement to minimize dust emissions during demolition and grading activities. Dust emissions may result from activities during demolition and grading and from wind erosion. These sources are most effectively controlled using wet suppression. A high wind threshold will also be established to minimize wind erosion during extreme meteorological conditions. Stockpiles will be covered unless being loaded, and water will be sprayed on areas that have already been excavated and are subject to wind erosion.

2.0 DUST MITIGATION

The main mechanism for the control of fugitive dust emissions from construction activities and wind erosion is by watering, which leads to the formation of a surface crust to reduce the available reservoir of dust. In addition to water, a wide variety of chemical dust suppressants are available to enhance the formation of a surface crust. The effectiveness of wet suppression is dependent on the type of activities occurring, the frequency of watering, and the meteorological conditions. The watering schedule will be determined by an evaluation of the air monitoring and meteorological data, site conditions, and site activities.

Dust control measures will include, but may not be limited to:

Water all active construction areas at least twice daily and more often during windy periods.

Active areas adjacent to residences should be always kept damp.

Cover all hauling trucks or maintain at least 2 feet of freeboard. Pave, apply water at least twice daily, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas.

Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas.

Sweep adjacent streets daily (with water sweepers) if visible soil material is deposited onto the road surface.

Hydro seed or apply (nontoxic) soil stabilizers to inactive construction areas (previously graded areas that are inactive for 10 days or more).

Enclose, cover, water twice daily, or apply (nontoxic) soil binders to exposed stockpiles.

Limit traffic speeds on any unpaved roads to 15 mph.

Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

Property for demolition

Fig 1

Boundary walls/out-houses

