

Name and address of the agent

Mr Peter Jackson Ton Row
Ton Pentre Pentre Mid Glamorgan CF41 7AN

Name and address of the applicant

Mr Robin Adams 5 Queen Street Glyncorrwg
Port Talbot Neath Port Talbot SA13 3BL

APPLICATION NO: P2022/0940

LOCATION: 5 Queen Street, Glyncorrwg, Port Talbot, Neath Port Talbot, SA13 3BL

5th April 2023

Demolition Management Plan to cover the following:

A. Site Security Information.

Site is a small self-contained area with access via metal gates and gravel drive off the end of a service access highway leading directly to site gates. Highway stops at gates.

Gates are kept closed and then locked securely when site is not attended.

B. The number of vehicular movements associated with the work.

This is a self-build and being carried out by Mr Robin Adams himself under his registered business, using just one van which is owned by Mr Adams and is always parked directly outside the site gates when not in use or moved to take in deliveries. Access to site is not blocked at any time. Most materials are moved via this van reducing the need for delivery vans.

If deliveries are needed, they will be placed directly onto the site gravel drive, via the metal gates and not placed on the highway at any time.

C. Safe pedestrian access to be maintained at all times, for the duration of the works within or affecting the public highway.

There is no public right of way across the enclosed site or any public footpath nearby. Site metal gates define boundary between end of highway access road and start of private enclosed site.

D. Emergency contact details.

Robin Adams TEL 07813060679

Construction Method Statement to cover the following:

a) the parking of vehicles of site operatives and visitors;

As above this is a self-build and being carried out by Mr R Adams himself as a business tradesman. There are no sub-contractors. Mr Adams is always parked directly outside the site gates when not in use or moved to take in deliveries as required. Access to site is not blocked at any time. If any visitors attend the site, they will be asked to park on the highway correctly and not block any access to the enclosed site or to the Queens Care Home car park.

b) loading and unloading of plant and materials;

Materials will be unloaded and be placed directly onto the enclosed site gravel drive, via the metal gates and not placed on the highway at any time.

It is not expected that any heavy plant will be required except for a small digger as and when required. This will also be unloaded and be placed directly onto the enclosed site gravel drive, via the metal gates and not placed on the highway at any time.

All other equipment is owned by Mr R Adams.

Due to the unstable build of the existing stone the demolition will be done via hand tools only.

c) storage of plant and materials used in constructing the development;

Digger will be stored safely and securely on enclosed site overnight (if required) via the locked metal gates

All other equipment is owned by Mr R Adams. and stored securely and safely on enclosed site.

The Queens Care home will be informed of any deliveries as required as they do with Mr R Adams regarding any deliveries, they also take in regularly.

d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

This is an enclosed site and secured by metal gate access only, with no other access points. if public viewing is required (but not expected as not appropriate for this build) this can be done safely from the access highway without the need to access the enclosed site.

The gates have a clear notice on them about the site and any access required.

e) wheel washing facilities;

Not really required as its Mr R Adams own van being used mainly, but there is an outside tap and hose within the enclosed site on the gravel drive behind the metal gates. And wheels can be washed down on the gravel drive within the enclosed site. Please note there is no drain on any part of the service road highway so no wastewater can contaminate any highway drainage systems.

f) measures to control the emission of dust and dirt duringdemolitionand construction.

This is an old stone-built construction, and any mortar left is wet, and damp so will elevate any dust. This is an enclosed site, and all dirt will be held within the site. Some of the ground dirt will be recycled and stored on and used within the site to restore the garden once build is complete.

The existing stone build will have scaffolding (own by Mr R Adams) around the outer edge within the enclosed site and be screened with sheeting to reduce any dirt and rumble escaping outside the enclosed site area.

Due to the unstable build of the existing stone the demolition will be done via hand tools only. And the stone will fall inwards within the enclosed site. This has been seen by the council site planning officer already on inspection of the site prior to planning consent. It was also noted that some of the stone had already fallen inward already making the rest of the existing build more unstable due to lack of support beams added in the existing stone build.

Some of the roof tiles had been removed for safety and access for the bat survey completed. Roof tiles to be tested prior to disposal by a licenced waste carrier within a skip. Sent off for testing and test report added to this document at the end.

g) a scheme for recycling/disposing of waste resulting from demolition andconstruction works.

All waste will be disposed of via licenced waste carries only. We are using the following businesses.

Nigel W Burton Grab Hire and waste disposal
Wick Road, Bridgend CF32 0SE

- Office: 01656 881 637
- Mobile: 07938 241 021

- Email: burton-nigel@sky.com

Davies Skips Ltd

1 Brunnel Industrial Estate, Port Talbot,

SA12 9DE

PHONE

01639 894 841

info@daviesskips.co.uk

All skips will be unloaded and loaded directly onto the enclosed site gravel drive, via the metal gates and not placed on the highway at any time. Again, the Queens Care Home will be kept informed. We also have written confirmation from their Head office that they content for the demolition and rebuild to commence if, we keep the Queens Care home informed at all times.

Any materials from the demolition that can be reused will be kept and recycled on the enclosed site securely and safely.

All other materials from the demolition must be sorted as per the waste carrier's conditions and put into the relevant skips to be removed and recycled at their own sites.

Regulatory Conditions to cover points:

6/ As stated above there is no drainage within the site access highway so no surface water from the curtilage of the proposed dwelling can contaminate the highway drainage systems.

7/ Gates are metal and can be seen through. Gates also open inwards and will be maintained this way going forwards.

Other information:

Mr Robin Adams is a registered business and as such has public and product liability insurance in place up to 2 million which includes heat works up to 10mas detailed below:

Schedule for Your Self Employed Tradesman Policy

Produced on 14/06/2022

Your New Business Schedule

The Schedule forms part of Your policy.

Please keep The Schedule safe with Your policy.

Policyholder Details

The Policyholder	Mr Robin Adams trading as Robin Adams Carpentry
Contact address	5 Queen Street Glyncorrwg Port Talbot West Glamorgan United Kingdom SA13 3BL
Your Business	Carpenters And Joiners

Policy Details

Policy number	97SEP3311516
Effective date	02/07/2022
Expiry date	01/07/2023
Annual premium	
(excluding Insurance Premium Tax)	£ 96.87
Insurance Premium Tax	£ 11.62
Total Annual premium due	£ 108.49

Insurance Adviser Details

Your Insurance Adviser

LIFESTYLE INSURANCE BROKERS LTD

Meridian House

Pepper Road

Hazel Grove

Stockport

SK7 5BW

Important (Material Circumstances)

If the information in The Schedule is incorrect or incomplete, or if the insurance does not meet Your requirements, please tell Us as soon as possible.

You are reminded of the need to tell Us immediately of any circumstances or changes which We would take into account in Our assessment or acceptance of this insurance as failure to disclose all relevant circumstances may invalidate Your policy, or may result in the policy not operating fully.

Important - Insurance Act 2015

The Insurance Act 2015 comes into force on 12 August 2016.

We have prepared Your policy wording to comply with the new Act from the effective date shown on Your Schedule (which may be before 12th August 2016), and Your contract of insurance should be read in the context of the provisions of the Act.

In particular, We are complying with section 8 and Schedule 1 of the Act as regards proportionate remedies for breach by Our policyholder of their duty to make a fair presentation of the risk to Us.

In return, We are asking that You also comply with the Act as regards Your duty to make a fair presentation of the risk to Us.

Contact Details for Claims and Help

Do You or Your employees use a Smartphone or Tablet Device?

Why not scan the QR Code and store Our contact details directly to Your device?



Services

As an Aviva customer, You can access additional services to help You keep Your business running smoothly. For Our joint protection telephone calls may be recorded and/or monitored.

Claims Service: 0800 015 1498

A 24 hour, 365 days a year claims line providing You with emergency assistance whenever it is required. When We know about Your problem, We will start to put the solutions in place.

Legal and Tax Helpline 0845 300 1899

Call this helpline anytime, day or night, for advice on legal or tax matters in the United Kingdom. Given in confidence, the advice is free and You pay for just the cost of the call.

Risk Solutions Helpline 0845 366 6666

Call for advice on safety, fire, security and other issues that can affect Your business. Most enquiries can be dealt with over the telephone, but if We can't give you an immediate answer, We will deal with your enquiry within one working day. This service is available during office hours with an answering service outside these times.

Counselling Service Helpline – 0117 934 0105

This is a confidential service available to Your staff to help deal with personal issues such as bereavement, divorce, the threat of violence in the workplace and bullying at work.

Website – www.cutredtape.co.uk

This is Aviva's free website offering many tools and resources to help You manage Your business effectively. You'll get access to

- over 700 legal and business guides across HR, sales and marketing, finance, technology, law and risk management
- easy to use templates to build legal documents including employee contracts, health and safety policies, dismissal letters □ discounts on Legal Services
- email alerts on changes in law, legislation and regulation.

To register, please visit www.cutredtape.co.uk and use the voucher code CRTAVIVA for exclusive discounts on a range of legal documents and services.

Customer Obligations - Actions You Must Take

The following Customer Obligations are actions You must take before We are liable to pay a claim. Failure to take the required action can invalidate Your cover. Please read these carefully and take the required action to ensure Your cover remains in force.

Applicable to all Sections

Reasonable Precaution and Maintenance of Property

You must take reasonable precautions to prevent

- (1) Damage to Your Property Insured by maintaining Your Premises and equipment (including data and programs), in a satisfactory state of repair and in full working order, ensuring that plant and machinery comply with any Statutory Regulations
- (2) accident or injury to any person or Damage to their property by complying with all legal requirements and safety regulations.

Claims Procedure

You must tell us immediately or at least within 7 days of becoming aware of any incident which may result in a claim.

You must report to the police, as soon as reasonably possible, any damage arising from Theft, Arson, Malicious Damage, and within 7 days for Riot or Civil Commotion.

You must provide us with all information of the loss, liability, destruction, damage, accident or injury, including the amount of the claim, and any communication from 3rd parties.

You must not admit or deny fault or accept responsibility or make any payments, admit, deny, negotiate or settle any claim without our prior written consent.

You can with Our consent arrange for urgent repairs to be done immediately which are reasonable and necessary to secure the Property Insured.

You must allow Us to take over and conduct in Your name the defence or settlement of any claim. You will also allow Us to prosecute, at Our own expense and for Our own benefit, any claim for cover or compensation against any other person. You must give us all information assistance We require.

Applicable to the Public and Products Liability Section

Customer Obligation - Use of Heat

You must ensure that the precautions detailed below, are taken each time any of the following equipment is used away from premises which You own hire or rent

1. electric, oxy-acetylene or similar welding or cutting equipment
2. cutting or grinding equipment using abrasive disks or wheels
3. blow lamp, blow torch, hot air gun or hot air stripper
4. asphalt, bitumen, tar or pitch heater.

BEFORE STARTING WORK

Where You and any other persons for whom You are responsible are working at a site, a responsible person must be appointed for fire safety to ensure the following precautions are taken.

1. Fire safety checks to identify material which might be liable to catch fire must be carried out before work commences, including checking the areas under floors or decks, above ceilings (including false or suspended ceilings) and behind walls, screens, bulkheads or partitions. These checks must be repeated regularly while work is in progress and immediate steps taken to extinguish smouldering or flames detected.
2. At the point of application of heat, including if there is a risk of ignition directly or by conduction, combustible materials, including those under floors or decks or above ceilings (including false or suspended ceilings) and behind walls, screens, bulkheads or partitions, must be removed.
If this is not practicable
 - a. combustible materials within the immediate vicinity must be covered by overlapping sheets or screens of non combustible material when using any blow lamp, blow torch, hot air gun or hot air stripper and/or
 - b. combustible materials within 10 metres must be covered and protected by overlapping sheets or screens of noncombustible material when using any electric, oxy-acetylene or similar welding or cutting equipment, cutting or grinding equipment using abrasive disks or wheels or any asphalt, bitumen, tar or pitch heater.
3. all gaps or holes through which sparks or flames could pass must be covered by non-combustible material.

WHILE WORK IS IN PROGRESS

1. A sufficient number of portable fire extinguishers in full working order and suitable for dealing with the type of fire risk expected must be kept available at the point of application of heat and used immediately smoke, smouldering or flames are detected.
2. Heat equipment must not be lit until immediately before use or left unattended while lit, switched on or hot, and must be extinguished immediately after use.
3. Cylinders must not be changed while the equipment is hot and when not in use kept at least 15 metres from the burner.
4. Paraffin or petrol powered equipment must be filled/refilled in the open and must not be filled/refilled when hot.
5. Asphalt, bitumen, tar or pitch must only be heated in the open and in a container designed for that purpose, placed on a noncombustible surface at ground level.

AFTER FINISHING WORK

Hot waste materials and welding rods must be removed and safely disposed of and a final safety check must be carried out within 30 and 60 minutes after work has finished and immediate steps taken to extinguish smouldering or flames detected.

Endorsements

The following list of Endorsements detail any alterations We have made to the standard cover provided by Our Self Employed Tradesman policy and which apply specifically to Your Policy.

These changes can include, but are not limited to, changes in Excess, the removal or alteration of a specific cover, **and/or any further Customer Obligations which must be complied with to ensure Your cover remains in force.** Please read these carefully to ensure You understand Your cover and take the appropriate action where required.

Failure to take required action on a Customer Obligation can invalidate Your cover.

Height Limit Applicable to the Public and Products Liability Section, and the Employers Liability Section (when Insured under this policy)

We will not provide cover in respect of work undertaken at height where the drop exceeds 10 metres.

Excess - Heat UseApplicable to the Public and Products Liability Section

In respect of Damage to Property arising out of any

1. electric, oxy-acetylene, or similar welding or cutting equipment
 2. cutting and grinding equipment using abrasive disks or wheels
 3. blow lamp, blow torch, hot air gun or hot air stripper 4. asphalt, bitumen, tar or pitch heater used away from premises which You own, hire or rent, an Excess of £500 in respect of Compensation Costs and expenses applies to each and every event.
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Excess - Third Party Property DamageApplicable to the Public and Products Liability Section

In respect of Damage to Property caused by

1. You
 - or
 2. work carried out by You or on Your behalf away from premises which You own, hire or rent, an Excess of £250 in respect of Compensation Costs and Expenses applies to each and every event unless the Damage is subject to a more specific Excess.
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Work Outside the UK

Applicable to the Public and Products Liability Section, and the Employers Liability Section (when Insured under this policy)

We will not provide cover for work undertaken outside of Great Britain, Northern Ireland, the Isle of Man or the Channel Islands, other than within the Republic of Ireland provided work carried out within the Republic of Ireland does not exceed 20% of Your annual turnover.

Any Endorsement(s) are subject otherwise to the terms and exceptions of the Policy.

Policy Items

Your Policy Wording details all of the covers available under Our Self Employed Tradesman Product, with the information below

explaining the values relating to each of these specific cover items. Only the items applicable to the Sections You have selected are listed below.

For details of which Sections are covered or not covered under Your Policy, please refer to the page(s) following this section

PROPERTY DAMAGE SECTION

All Other Contents

☐ Documents, manuscripts, business books, Data Storage Materials, patterns, models, moulds, plans and designs	(any one claim)	£10,000
☐ Pedal cycles, tools and other personal items	(any one claim)	£500
☐ Visitors' personal belongings	(any one claim)	£500
☐ Trade samples, brochures, promotional merchandise and goods in trust	(any one claim)	£500
☐ Homeworking	(per Director, Partner or Employee)	£5,000
	(total per Period of Insurance)	£5,000

MONEY AND ASSAULT SECTION

Money

☐ in transit or in a bank night safe until removed by a bank official	(any one claim)	£1,000
☐ at Your Premises while You or any Employee are working there	(any one claim)	£1,000
☐ contained in a locked safe on Your Premises outside Business Hours	(any one claim)	£1,000
☐ in Your home or the home of any Employee, partner or director		£500
☐ Money Item 1.2	(any one claim)	£250,000
☐ Money Item 1.3	(any one claim)	£500

Assault

- ☐ Please refer to Property Damage Cover item - Assault within Your Policy Wording for detail of incidents covered and compensation payable.

PUBLIC AND PRODUCTS LIABILITY SECTION

Payment for Court Attendance

☐ Director	(per day)	£500
☐ Employee	(per day)	£250

Data Protection	(total per period of insurance)	£1,000,000
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COMMERCIAL LEGAL PROTECTION SECTION

Please refer to Commercial Legal Protection within Your Policy Wording for detail of cover.

EMPLOYEES COVERED

Employee Type

Number of Employees

Partners, Principals, Proprietors and Directors:

1

Permanent Employees:

0

Temporary Employees:

0

MAXIMUM AT ANY ONE TIME

Labour-only sub-contractors:

0

Bona Fide sub-contractors: 0

Total Number of Employees: 1

PROPERTY DAMAGE SECTION

Basis of Cover: Specified Insured Events plus Accidental Dam

Insured Item: Sum Insured

Contractors Tools (including Employees') - Hand Tools, portable power tools and equipment used in £2,500 connection with the construction industry

We will provide cover for theft from an unattended vehicle provided it involves force and causes visible damage to it.

BUSINESS INTERRUPTION SECTION

Cover Not Selected

CONTRACT WORKS SECTION

Cover Not Selected

EMPLOYERS' LIABILITY SECTION

Cover Not Selected

PUBLIC AND PRODUCTS LIABILITY SECTION

Insured Item: Cover Limit
Public and Products Liability £2,000,000

COMMERCIAL LEGAL PROTECTION SECTION

Insured Item: Cover Limit
Commercial Legal Protection £ 500,000

PERSONAL ACCIDENT SECTION

Cover Not Selected

SECTION EXCESSES

Section

Excess

Property Damage

£ 250

☐ Contractors Tools

Public and Products Liability

☐ Damage to Hired/Rented Premises

£250

☐ Damage caused by Heat

£500

☐ Third Party Property Damage

£250

Any other Excess/Excesses stated as applying in any Endorsements and/or Your Policy Wording.



0934

Robin Adams Carpenter
5 Queen St
Glyncorrwg
Port Talbot
SA13 3BL

**Registered Office:**

Darcy Business Park
Darcy Way, Llandarcy
Neath, SA10 6EJ
Tel: 01792 323223
email: info@anchem.co.uk
www.anchem.co.uk
Company No. 4768038

Date 09/12/2022
Date Sample(s) Received 09/12/2022
Date Sample(s) Tested 09/12/2022
Bulk Analyst Non Pettican
Job Reference 103643
No of Samples 1

Test Report ALL103643/22/NP-1

Sample Taken by Client. Reference: Main Roof. Not Sampled By Anchem.

Sample Reference	Client Supplied Information	Material Type*	Test Result
103643/1	Sample 1 - Roof Slate	Composite	Asbestos Not Detected

Analysis by polarised light microscopy and dispersion staining techniques in accordance with HSG 248 and our documented in-house procedure No. ANC/AS/1.

Chrysotile White Asbestos
Amosite Brown Asbestos
Crocidolite Blue Asbestos

This test report shall not be reproduced except in full, without written approval of the laboratory.

The results relate only to the items tested and apply to the sample as received. We cannot confirm the validity of the client supplied information.

* Please note that where the material type has been referenced within the report then this is an opinion of the analyst carrying out the test and may not truly represent the nature of the material. Such opinions and interpretations are outside the scope of our UKAS accreditation. Where work is planned with any materials then reference should be made to the Control of Asbestos Regulations 2012. If there is any doubt as to our description of the material type or you require water absorption testing then please contact the laboratory. Tested samples are retained for 6 months from the date of test and test reports are retained for 6 years.

Reviewed

Authorised

Non Pettican
Asbestos Analyst

On behalf of Anchem Laboratories Limited