



**DEMOLITION ENVIRONMENTAL MANAGEMENT PLAN
FOR
PONTARDAWE SWIMMING POOL**



Issue 3 – 20th February 2025

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(J2R Demolition Limited)**

Contents

- 1.0 Introduction
- 2.0 Brief Description of property
- 3.0 Background
- 4.0 Extent of the project
- 5.0 Sequence of Demolition Stages
- 6.0 Measures to control the emissions of noise, dust and dirt
- 7.0 Method of removing of waste from site
- 8.0 Storage of plant and materials during project / security
- 9.0 Erection and Maintenance of hoarding
- 10.0 Wheel washing facilities
- 11.0 Working Hours / Programme
- 12.0 Access
- 13.0 Fire and Emergency
- 14.0 Ecology
- 15.0 Asbestos
- 16.0 In the Event of Emergency
- 17.0 Conclusion

1.INTRODUCTION

1.1 This Demolition Environmental Management Plan (DEMP) seeks to provide sufficient detail for the application for prior notification of demolition and provides detail for the management of the demolition works at the former Pontardawe Swimming Pool off Jones Street, Pontardawe SA8 4JE.

1.2 The work consists of the soft strip, asbestos removal, complete demolition (include slab and foundations but excluding highway retaining walls) and on site crushing of former swimming pool, the pre application discussion confirmed a DEMP is required as part of the demolition process.

1.3 The aim of the DEMP is to maintain and understand Health and Safety requirements surrounding the demolition works.

2. BRIEF DESCRIPTION OF THE PROPERTY

2.1 The property is situated in a residential area on surrounded by residential properties to the east, south and west. To the north of the site is a public open space / park. Footprintn of building measured 1500m2.

2.2 The structures is a purpose built facility which opened in 1974. There are spacious hardstandings to the west and south elevation. To the east is a public footpath that is a cut through and provides access to rear gardens, but this will be closed by NPTCBC for the duration of the works.

2.3 Access has been agreed albeit with restrictions and limitations to the bungalow which is located at the south east corner of the site due to the special needs of tenants and lack of access from the stepped front elevation. Refer to Appendix 1 for agreed access statement.

2.4 The building consists of a concrete /steel frame single storey structures (from 3m to 10m high) on a sloping site with reinforced concrete learner pool and main pool structures. All roofs are flat roof construction.

2.5 The pool RC structure and concrete frame has experienced deterioration to concrete frame as identified in Arup reports which resulting in a structural steel frame being installed as a means of support. Whilst pool has been opened since installation of steel frame, it has since been condemned and deemed beyond life.

2.4 There are no invasive species or areas of special habit identified.

3.0 BACKGROUND

3.1 The building has been closed since last quarter of 2024.

3.2 The building has been made secure with security shutters and all services to the building have been isolated.

3.3 The building and grounds have been not been subject to vandalism since closing and remains in a sound and secure condition.

3.4 Whilst there is public objections to the closure due loss of a well used leisure facility, the cost of long-term repairs were deemed “economically un-viable”.

4.0 EXTENT OF THE PROJECT

4.1 The scheme involves the asbestos removal, soft strip, demolition and on site crushing of the former swimming pool, grubbing up all slabs and foundations (retaining walls to perimeter shall remain to support adjacent hard standings/roads. All demolition arisings shall be removed from site to a licenced facility. The building footprint shall be secured with heras fencing on completion that will be inspected and maintained by NPTCBC.

4.2 It is understood that an ecological report has been carried out in accordance with National Resource Wales (NRW) guidelines – which has confirmed there are no further ecological measures to be considered.

4.3 It is intended to provide all necessary security fencing, warning notices, compound area, traffic management plans and control measures prior to starting work.

5. SEQUENCE OF DEMOLITION STAGES

5.1 Appointment of a principal contractor that shall also be the demolition contractor to monitor and manage the site in accordance with The Construction (Design and Management) Regulations 2015. This has been confirmed as J2R Demolition Limited.

5.3 Confirm isolation of services – by NPTCBC

5.4 Serve appropriate notices (Section 80/81 Demolition notice by NPTCBC)

5.5 Carry out Asbestos removal – to be carried out by Licensed contractor (TMS Environmental)

5.6 Site set up such as:

- Establish site boundaries, signage and fencing, secure fencing hoarding will be used to cordon the site to avoid unauthorised access
- All vehicle parking will be located within the site
- Establish traffic management plan – see agreed access statement
- Provide compound area and welfare facilities

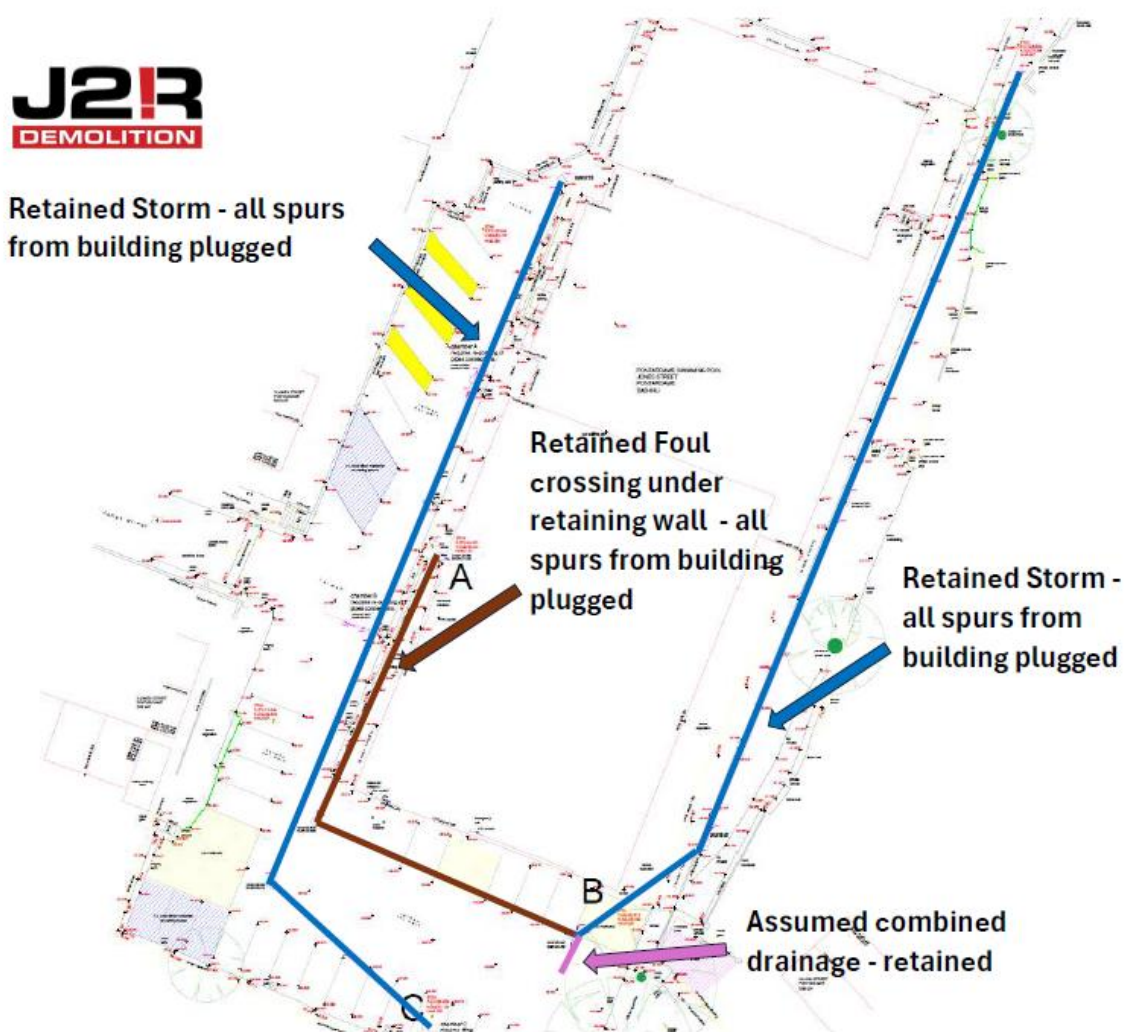
5.7 Identify any potential hazards

- Chemicals, oils
- Asbestos
- Live services

- Environment considerations – Noise, dust, vibration affecting nearby properties
- Ecological – nesting birds, bats, reptiles

5.8 Drainage

- Live drainage – live and retained drainage that runs outside the demolition zone (through car park) will be protected with road plates where required.
- Extract below from tender documents shows extent of retained foul/storm/combined. All spurs from demolished building to be plugged;
- All manholes to be protected with road plates during demolition phase to avoid damage.



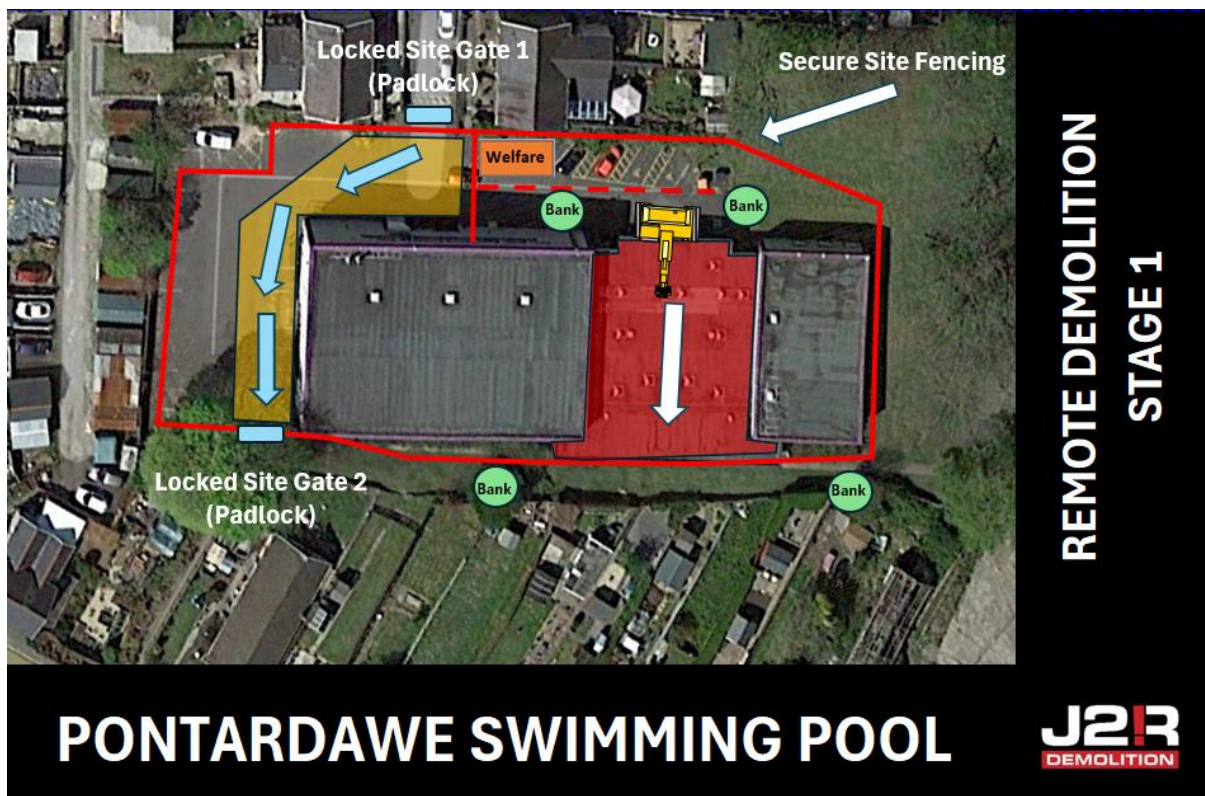
5.9 Demolition works

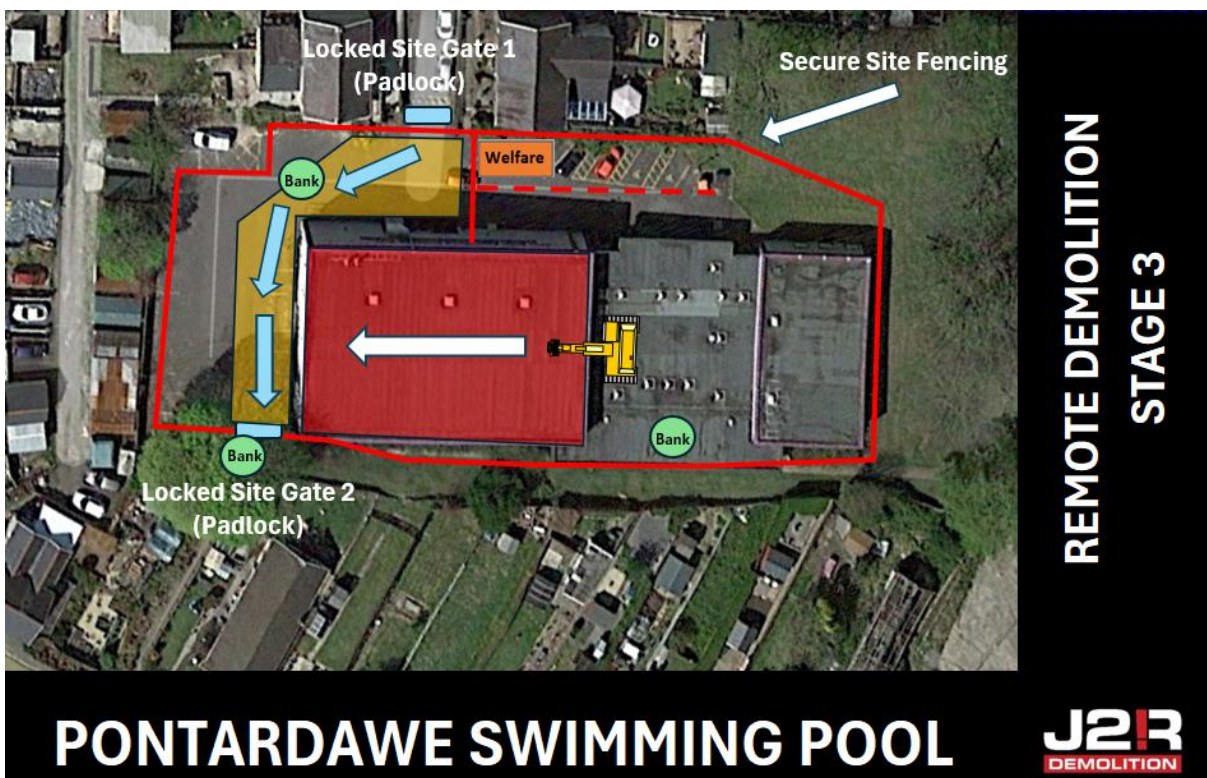
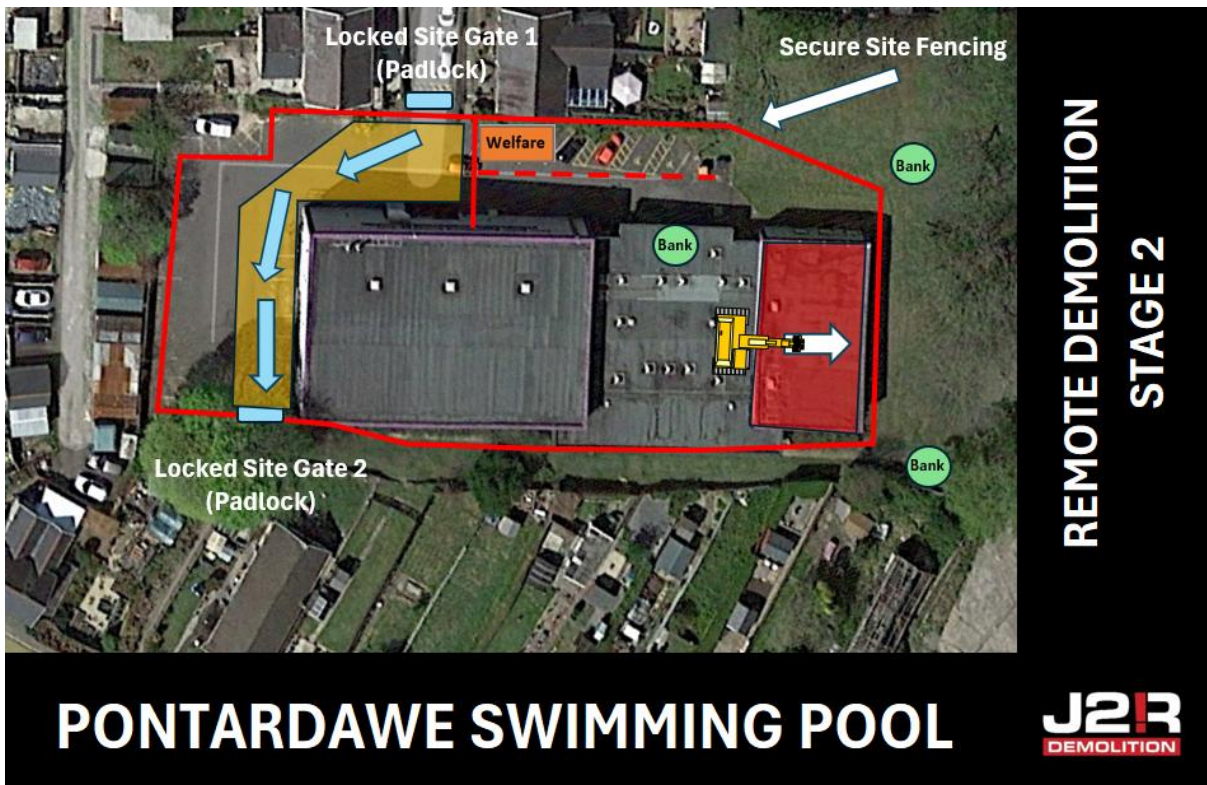
- Asbestos strip
- Soft strip of internal fixtures, fittings and finishes
- Locate, plug and protect drainage
- Remotely demolish structure i.e. mechanical demolition such as excavators with hydraulic shears, pulverisers & rotating grabs
- Grub up slabs and foundations with excavators and hydraulic breakers.
- Disposal of material arising from the works to suitable licensed facility

5.10 Ancillary works

- Install heras fencing to building footprint on completion

5.11 Stages of demolition are shown in visuals below.





6. MEASURES TO CONTROL THE EMISSION OF NOISE, DUST AND DIRT DURING EACH PHASE OF DEMOLITION

6.1 The Clean Air Act 1993 sets out the responsibility to ensure dust, emissions and odours generated on construction sites are limited failure to comply with these limits can result in abatement notices being served.

6.2 The control of dust shall be undertaken in accordance with IAQM Guidance on the Assessment of Dust from Demolition and Construction January 2-24 (Version 2.2). Dust shall be monitored daily and in line with project specific tasks implementing suitable control measures to minimise the production of dust and ongoing management. During demolition process we shall:

- Continuous damping down shall be implemented by banksmen using water cannons, direct feed dust suppression on excavators and direct high powered jet washers, all aimed at suppressing dust at source;
- All roads shall be kept clean and damped down to minimise the formation of dust layers on hardstandings that may give rise to dust plumes, wind blow dust etc;
- All transport shall remain on hardstandings to minimise the transfer of soils from site;
- Jet washers shall be implemented to wash wheels of transport that will keep highways clean and minimise dust creation;
- Undertake progressive controlled demolition that will avoid sudden drops and pluming of dust;
- Retain external windows/doors and walls of building as works progress so any dust within building is contained during demolition process.

6.2 The control of noise and vibration on construction sites is covered in BS 5228-1:2009 +A1:2014. This standard provides details of the importance of community relations, training, protection of people in the work environment and control of noise and vibration. Other legislation such as the Control of Pollution Act 1974 also provides guidance for the best practicable means of controlling noise from construction sites.

6.3 To minimise emissions the following measures will be adopted, this is not an exhaustive list:

- Restrict working hours to standard hours of 8am – 6pm Monday to Friday and Saturday 8am – 1pm . Other weekend working by arrangement only
- Restrict deliveries and vehicle movement where possible
- No working on bank holidays
- All equipment must have appropriate noise control measures
- No burning is allowed on site
- Ensure engines are switched off when not in use
- Use modern equipment

6.4 As a means of monitoring permissible noise levels, Table E2 of BS 5228-1:2009 +A1:2014 (extract below) shall be used to determine thresholds at which noise levels are deemed acceptable. J2R Demolition shall undertake periodic noise recordings during noise activities

such as use of hydraulic breakers when removing slabs and foundations. Should average limits be exceeded J2R Demolition shall implement continuous noise monitoring, review methodology/control measures to bring levels back within permissible average times/noise levels. Note the measurements are predicted/measured at a point of 1m in front of the most exposed of any windows and doors of any façade of any eligible dwelling. Measurements taken within the site boundary may exceed these limits. In this case further monitoring shall be undertaken at point of 1m in front of the most exposed of any windows and doors of any façade of any eligible dwelling. If still exceeded and methods cannot be changed, J2R shall reduce the average readings via short duration and sporadic work methods.

Time	Relevant time period	Averaging time, T	Noise insulation trigger level dB $L_{Aeq,T}$ ^{A)}
Monday to Friday	07.00 – 08.00	1 h	70
	08.00 – 18.00	10 h	75
	18.00 – 19.00	1 h	70
	19.00 – 22.00	3 h	65
	22.00 – 07.00	1 h	55
Saturday	07.00 – 08.00	1 h	70
	08.00 – 13.00	5 h	75
	13.00 – 14.00	1 h	70
	14.00 – 22.00	3 h	65
	22.00 – 07.00	1 h	55
Sunday and Public Holidays	07.00 – 21.00	1 h	65
	21.00 – 07.00	1 h	55
^{A)} All noise levels are predicted or measured at a point 1 m in front of the most exposed of any windows and doors in any façade of any eligible dwelling.			

7. METHOD OF REMOVING WASTE FROM SITE

7.1 Demolition hardcore will be processed / crushed on site for future re-use to minimise vehicle movements.

7.2 Hazardous waste i.e. Asbestos will be removed by a licensed contractor in accordance with the Health & Safety at Work Act 1974 and the Control of Asbestos Regulations 2012 and disposed in accordance with the Hazardous Waste Regulation 2005.

7.3 Waste Consignment Notes will be provided and placed in the health and safety file on completion for all general waste, plasterboard, wood, metals and asbestos.

7.4 All waste shall be removed from site in 40yd skips with debris netting.

8. STORAGE OF PLANT AND MATERIALS USED IN THE DEMOLITION / SECURITY

8.1 Storage of plant and material will be secured within the compound area that will have 24hr solar powered CCTV. This will be monitored by an off site monitoring station with key access provided to security company in the event on unauthorised access.

8.2 Hand held tools and machinery will be secured in steel containers

9. ERECTION AND MAINTAINANCE OF SECURITY HOARDING

9.1 The site will be secured using double clipped heras fencing for the duration of the works.

9.2 Fencing shall be inspected daily.

10. WHEEL WASHING FACILITIES

10.1 There will be labour and hosepipes available at all times to enable any wheel washing requirements with stiff brushes and water. (if required) to minimise dust creation and debris transfer to highways.

11. WORKING HOURS / PROGRAMME

11.1 All construction and demolition work is controlled by the Council under Section 60 and 61 of the Control Pollution Act 1974.

11.2 The working hours will be 8am – 6pm Monday to Friday and Saturday 8am – 1pm. There is no provision to carry out work on weekends or bank holidays unless otherwise agreed. There is no intention to work during hours of darkness and therefore no floodlighting will be provided that may cause light spillage.

11.3 There shall be no deliveries in excess of 3.5 tonnes shall access or leave the site via any route during the hours of 8am to 9.30am and 2.30pm to 4pm during school term times.

11.3 Outline programme for works shown below. Start date to be agreed with NPTCBC.

PONTARDAWE SWIMMING POOL

NPTCC



	Working Week No.											
	1	2	3	4	5	6	7	8	9	10	11	12
	Week Commencing											
Mobilisation / Site Set Up												
Hoarding												
Asbestos Removal												
Soft strip	learner	others										
Declad exterior to pool			declad									
Remote Demolition - Superstructures				learner / office	Backfill pool / main deo							
Backfill Pool to Provide Temporary Work Platform				Backfill pool	Backfill pool							
Remote Demolition - Substructures												
Grade and track in building footprint												
Crush and stockpile												
Demobilisation & Handover												

12. ACCESS

12.1 Access to the site shall be via Allt-Yr-Cham Drive / Hopkin Street / Quar Road / Jones Street– J2R Demolition to produce traffic management as below.



12.2 J2R shall install temporary signage directing construction traffic to site from main roads and issue all supply chain with a traffic management plan.

12.3 The main junctions and access route is shown in below images:

- View up Allt-y-Cham Drive – wide highway almost 10m wide



- Junction off Allt-y-Cham Drive heading onto Hopkin Street – wide junction with excellent visibility and few vehicles



- Junction of Hopkin Street heading down Quarr Road – 8m wide road which will require coordination with residents at junction to ensure manoeuvre of low loader for machine delivery. Skip wagons will be fine



- Junction of Quarr Road turning left into Jones Street – the narrowest of all road into the site at 5.5m. We will need to liaise with neighbours to avoid parking on

right hand side so skip wagons can turn into site. Demolition excavators shall be offloaded on Quarr Road onto road protection boards and excavator tracked down into site. This will take place outside peak hours.



13. FIRE AND EMERGENCY

13.1 In the event of a fire or emergency audible notification will be provided across the site.

13.2 In the event of an accident initial first aid should be provided and the appropriate emergency services called

13.3 The nearest 24hr A&E hospital is Morriston Hospital, Heol Maes Eglwys, Cwmrhydyceirw. SA6 6NL.

14. ECOLOGY

14.1 An ecology report has been carried out by NPTCBC – copy awaited by J2R Demolition.

15. ASBESTOS

15.1 A Refurbishment and Demolition survey has been carried out by Enquinn – Job No J039856 dated May 2023.

15.2 The survey has highlighted the presence of asbestos in form of licensed (AIB and AIB debris) and>NNLW products (cement, gaskets and floor vinyl).

15.3 The Asbestos removal will be carried out by licensed contractors prior to demolition

16. IN THE EVENT OF AN EMERGENCY

16.1 Site supervisors details will be contained on a sign at gate entrance and also on letter drop to all adjacent residents. Letter will also include contact details for NPTCBC representative where issues outside the control of J2R Demolition are raised.

16.2 J2R Demolition Director Responsible for Health and Safety shall be Jonathan Williams (Managing Director) – 07896 426 589.

16.3 J2R Demolition have appointed Green Hat Consulting as our external health and safety consultant (Nathan Gough 01792 797833)

17. CONCLUSION

17.1 The demolition of this former leisure facilities will be carried out safely by proven demolition methods and sequencing in accordance with BS 6187 2011 Code of Practise for Demolition.

17.2 J2R Demolition are approved and monitored by the National Federation of Demolition Contractors (NFDC) and high standards will be maintained at all times.

17.2 All waste material will be removed from site and directed to a licensed facility, withn hardcore crushed on site for re-use.

17.3 Dust, debris and noise will be kept to acceptable levels to ensure good neighbourly relations are maintained during the demolition works.

Document Produced by Jonathan Williams (Managing Director – J2R Demolition). Dated 19th February 2025

J P Williams