



DEMOLITION ENVIRONMENTAL MANAGEMENT PLAN
FOR
YGG TREGELES (PHASE 3)



Issue 2 – 9th April 2026

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Demolition Engineers**

On Behalf of - J2R Demolition Limited

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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 single storey structures within boundary.

1.2 The work consists of the soft strip, asbestos removal (if present), complete demolition (include slab and foundations), demolition of boundary walls and bike shelter and cart away of all arisings, 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 an educational premises in a residential area surrounded by properties to the west and south. To the north is woodland areas and to the east of the site is a disused field. Footprint of main building is measured 500m².

2.2 The structure is a purpose built educational facility which was built pre-1945. There are spacious hardstandings to the south of the building which provide good access.

2.3 Access to the site shall be via St Johns Terrace (main road) with all vehicle movements giving consideration for local residents and restricted to 10mph site.

2.4 The main building consists of a masonry single storey structure (3m at eaves and 6m at ridge) with trussed tiled roof.

2.5 The small bike shelter/car port type building at entrance is also masonry construction with timber trussed roof. Both buildings are deemed beyond life and shall be demolished to make way for the new facilities.

2.6 Stone boundary walls shall also be removed as part of the works.

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

3.0 BACKGROUND

3.1 The building is currently in use and shall be closed at end of summer term 2026.

3.2 The building shall be made secure on decant by school and all services to the building shall be isolated and disconnected ahead of works commencing.

4.1 The scheme involves the soft strip, asbestos removal (if present), soft strip, demolition, grubbing up all slabs and foundations. 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 Knox and Wells. Knox and Wells Logistics plan shown below for demolition period.

Holiday 2020 - Week 1 & 2

Shrubbery Removal to Northern Site Boundary & Remove Play area to NW Corner

Remove Northern Section of wall for site access

Remove Car Port

Site Access / Egress Via existing entrance gates

Service Isolations / Asbestos Removals / Demolition

Establish temporary fenceline to secure site.

Temporary Site Office / Welfare

Existing School pedestrian access is maintained

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

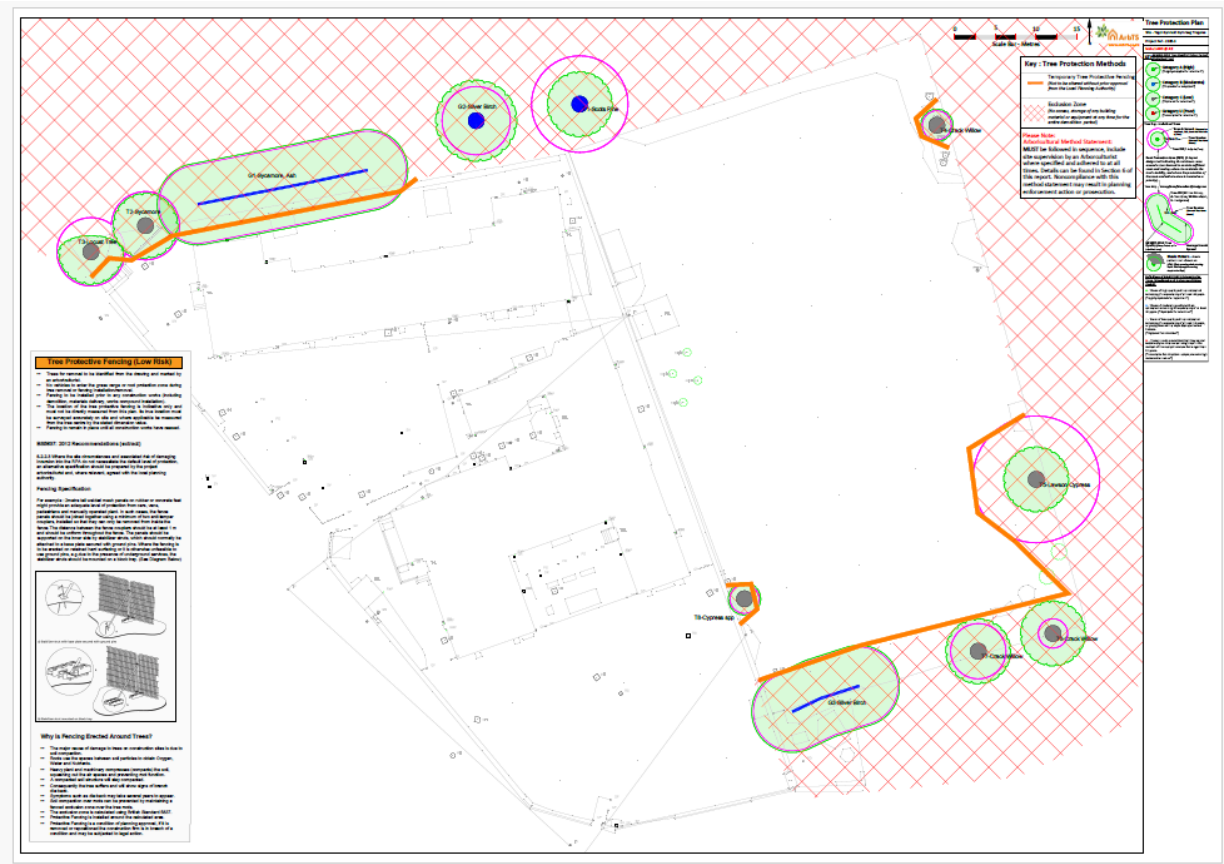
4.4 Traffic Management shall be in accordance with plan below as presented to residents at Engagement Event

Strategaeth Mynediad y Cerbydau Trosgludo

Delivery Vehicle Access Strategy



4.5 For the duration of the works, tree protection zones shall be established by Knox and Wells in accordance with plan below (extract from ArbTS_2385.3_Ysgol Gynradd Gymraeg Tregales dated 26th March 2026)



4.6 For ease of reference the future new build plans are shown below.

Cynllun Logisteg Adeiladaeth y Bloc Newydd

New Block Construction Logistic Plan



5. SEQUENCE OF DEMOLITION STAGES

5.1 Appointment of a principal contractor (Knox and Wells) and competent demolition contractor (J2R Demolition Limited – NFDC Accredited) to monitor and manage the site in accordance with The Construction (Design and Management) Regulations 2015.

5.2 Confirm isolation and disconnection of services – by NPTCBC / Knox and Wells.

5.3 Serve appropriate notices (Section 80/81 Demolition notice by Knox and Wells to NPTCBC Building Control).

5.4 Carry out Asbestos Demolition survey - removal to be carried out by Licensed Asbestos Removal Contractor;

5.5 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
- Establish tree protection zones
- All vehicle parking will be located within the site
- Establish traffic management plan – see access statement by Knox and Wells
- Provide compound area and welfare facilities

5.6 Identify any potential hazards

- Chemicals, oils
- Asbestos
- Live services
- Environment considerations – Noise, dust, vibration affecting nearby properties
- Ecological – nesting birds, bats, reptiles

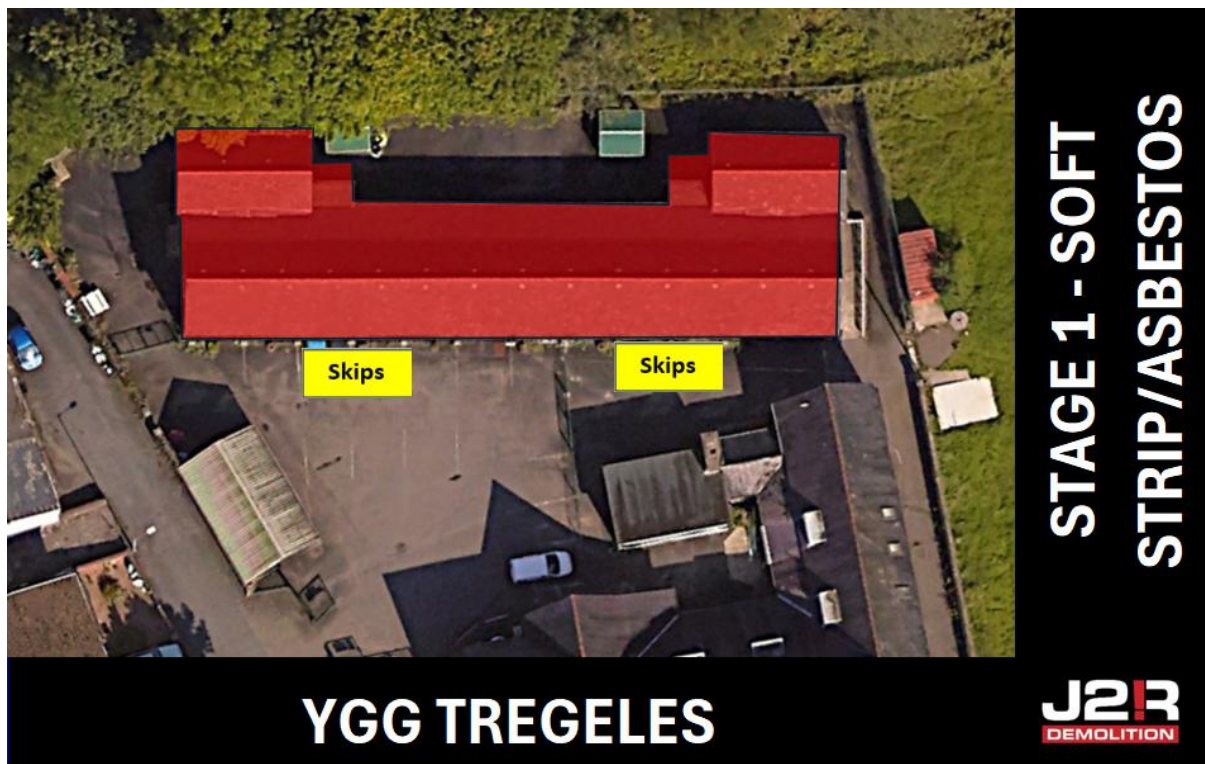
5.7 Drainage

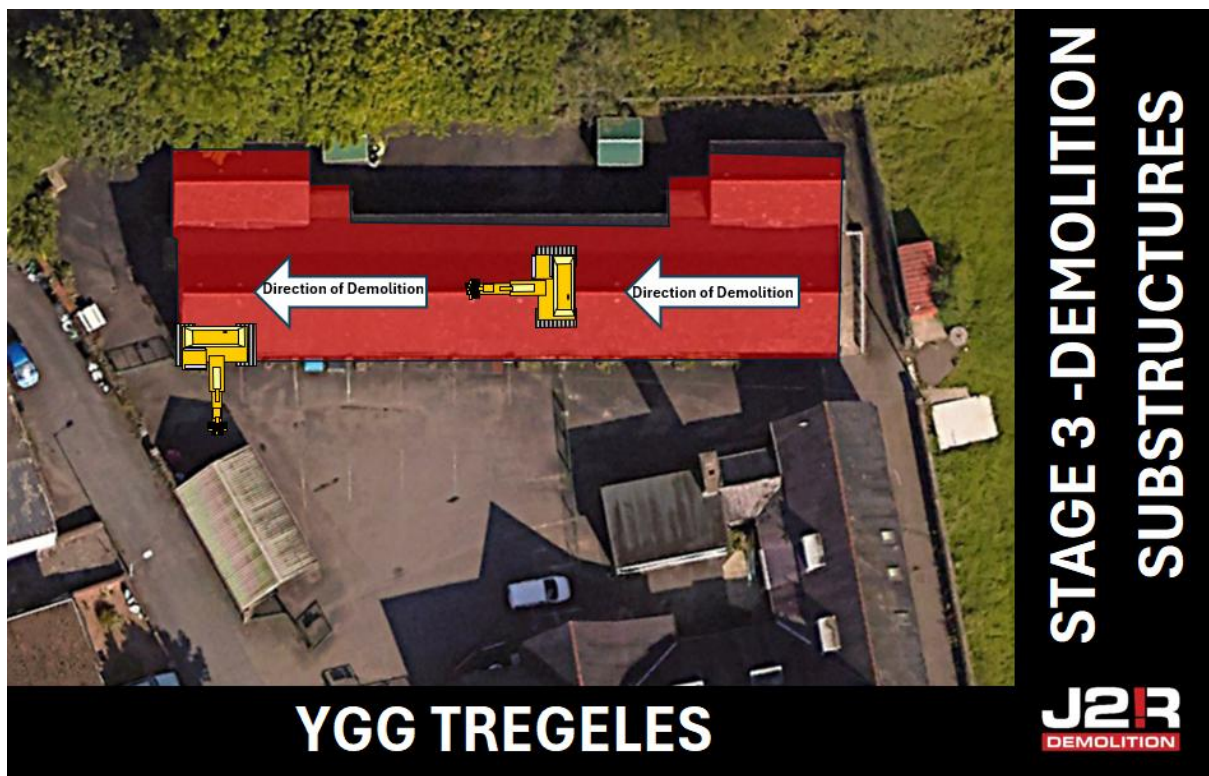
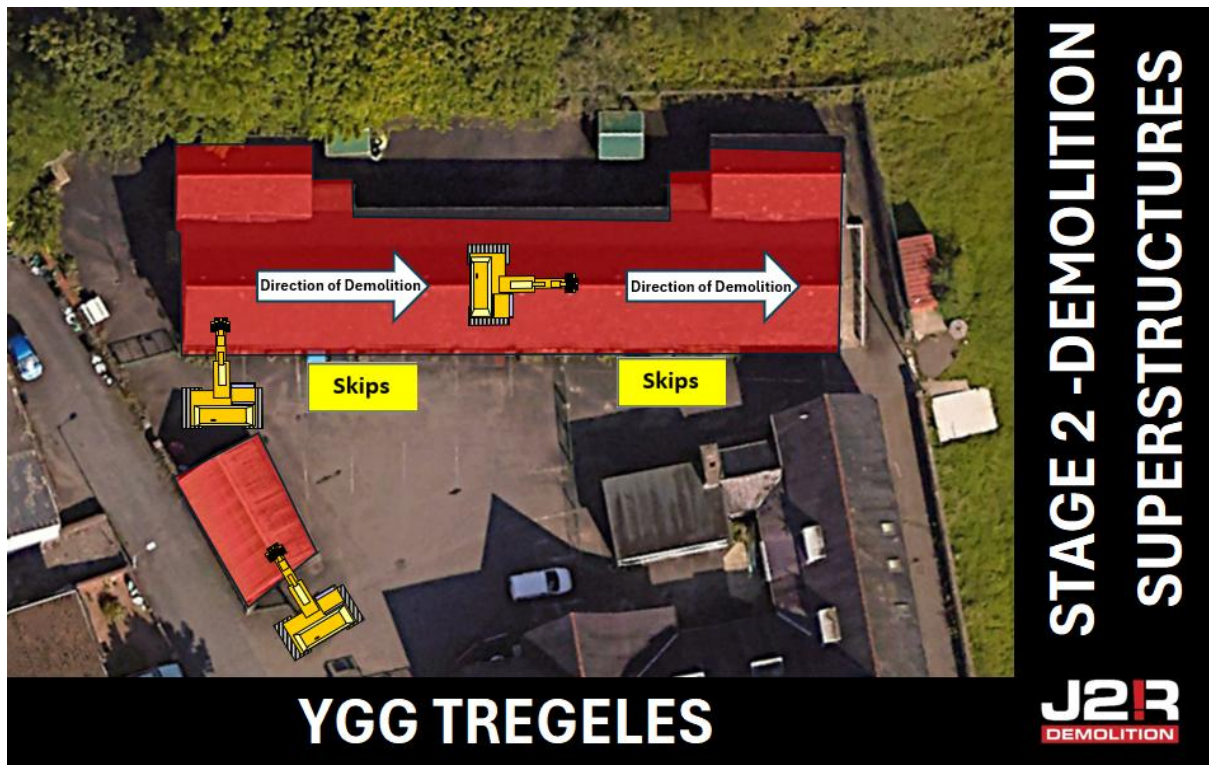
- It is understood there is no live drainage present within demolition zone. Knox and Wells to identified location of drainage to be grubbed up, plugged and retained prior to works commencing;
- All manholes to be protected with road plates during demolition phase to avoid damage.
- Drainage and water management to retained car park areas will remain unchanged;
- Post completion of demolition, building footprint shall be tracked in with any changes in level battered down into building footprint to avoid surface run off.

5.8 Demolition works

- Asbestos strip,
- Soft strip of internal fixtures, fittings and finishes
- Locate, plug and protect drainage
- Remotely demolish structures i.e. mechanical demolition shall be 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 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 or 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.
- Knox and Wells to provide free issue, suitable and unlimited water supply for duration of the works.

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 disposed off site to licensed recycling facility.

7.2 Hazardous waste i.e. Asbestos (if present) 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, hardcore and asbestos.

7.4 All waste shall be removed from site in 40yd skips with debris netting with hardcore via 8 wheel tippers.

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 / vans.

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. However, with all hardstandings being retained all vehicles will remain on hard surfaces which will be frequently cleaned using soft brushes.

10.2 Knox and Wells to provide free issue, suitable and unlimited water supply for duration of the works.

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 / vehicle movements access via any route during the hours of 08:30am - 09:30am and 2:45pm – 3:45pm during school term times.

11.4 Overall duration of works shall be 5 weeks. Start date to be agreed with NPTCBC.

12. ACCESS

12.1 Access to the site shall be via St Johns Terrace in accordance with Knox and Wells Delivery Vehicle Access Strategy

Strategaeth Mynediad y Cerbydau Trosgludo

Delivery Vehicle Access Strategy



12.2 Knox and Wells 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 along St Johns Terrace (main road) – wide highway almost 7m wide



- View up St Johns Terrace leading to school – 5m wide with good splay and visibility



- Access into school off St Johns Terrace



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 – no further actions required.

15. ASBESTOS

15.1 A Refurbishment and Demolition survey shall be issued by Knox and Wells prior to works commencing.

15.2 The Asbestos removal will be carried out by licensed contractor prior to demolition.

16. IN THE EVENT OF AN EMERGENCY

16.1 J2R Site supervisors details will be contained on a sign at gate entrance and Knox and Wells shall undertake 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 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.

17.3 All waste material will be removed from site and directed to a licensed facility.

17.4 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 (AMIDE)

Managing Director – J2R Demolition

J P Williams

9th April 2026