

Proposed Demolition Ref DM/2122/0007

We propose to commence demolition as soon as necessary permissions have been obtained. Approximate commencement date 10/03/2022. Approximate completion date 20/03/2022.

Ecological assessments have been conducted and ecology conditions have been discharged :-

P/2021/1181 - DISCHARGE OF CONDITION 10 (ECOLOGY) OF PLANNING PERMISSION P/2020/0732

The contractor is Tegid Davies Builders Ltd of Canolfan, High Street, Glyn Ceiriog (07968 231167) Sub contractor Huw Edwards Ltd.

Risk assessment

Bronydd stands alone. The nearest dwelling house belongs to the applicant and is approximately 40m to the east of Bronydd. The nearest dwelling to the south is approximately 60m away and separated by a strip of woodland. The nearest dwellings to the west and north are more than 300m away.

Access to the site for large machinery is via the private track running west to east from the western end of Quarry Road. This track is also a public footpath (FP12) for some of its length. The footpath diverges from the track approximately 80m to the west of Bronydd and passes to the northern side of the engine shed. To the west and north of Bronydd a steep wooded mound forms a natural barrier between the demolition area and the footpath. A disused engine shed forms an additional barrier to the north.

Warning signs will be displayed where the track leaves Quarry Road and at the point where the footpath approaches Bronydd from the East warning pedestrians of vehicle movements. (See attached map).

Barriers will be erected to prevent pedestrians straying from the footpath to the demolition site.(see attached map)

All machinery operators are appropriately trained and licensed and will wear high viz and other PPE where appropriate.

An asbestos survey has been carried out (please see attached). A few small pieces of asbestos were found and these will be removed prior to demolition and taken to a public asbestos disposal facility.

Electrical supply was disconnected by Scottish Power in 2020 following damage caused by a falling tree. The meter box was removed at the time of disconnection.

There is no gas supply.

The property has a private water supply which has been disconnected.

Demolition Method Statement.

Scaffolding will be erected and roofing tiles will be removed individually under the supervision of an ecological consultant to avoid harm to bats.

As many roof tiles as possible will be recycled

Roof lead will be removed and sent for recycling.

Prior to demolition copper and lead piping will be removed from the house for recycling. All other metal will be removed for recycling.

Timbers will also be removed prior to demolition and either recycled or stored nearby for reuse in construction or for fuel for domestic heating. No timber will be burned in the open air.

The building will be demolished by mechanical demolition using excavators

Rubble will be stored locally for reuse in construction projects.