1 MILL LANE
HORSEMAN'S GREEN
WHITCHURCH
SY13 3EA

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Wrexham CBC Planning.

Re P/2024/1515

Method Statement re demolition of 2 Mill Lane Cottages SY13 3EA.

The proposed demolition is of a small cottage - 5 X 6m in plan and less than 4m to the eves.

The building is in a poor condition and built primarily of old and crumbly brick with a timber frame and brick infill to the north side. The framed wall is currently mostly suffering from wet rot and is leaning on the adjacent attached building, no. 1 Mill Lane

The east wall is a party wall to no.1 and once removed will be replaced by a new construction.

It is intended that the building be taken down by hand because of the potential of damage to no.1 and subsequently this should result in an absolute minimum of dust and noise

It is intended to remove the chimney and roof first followed by the brick infill to the north timber frame, the frame shall then be secured by suitable ties such that it cannot fall towards or onto the public road.

The west gable and south elevation shall then be taken down followed by the timber frame and all waste removed from site by a licenced contractor.

As to noise and dust,on a case by case basis, the scope of the works is very limited and in addition we are the immediate neighbour who would be inconvenienced ,subsequently any nuciance should it be caused would be to ourselves only. The nearest properties are Hanmer Mill Farm around 100m to the East and Hill Crest aproximately 300m to the west.

Working Hours 8am to 5pm 5 days per week, Saturday, 8am to 1pm.No bank holiday working.

There will be a permanent water supply to damp down dust if required.

Waste will be removed to on site skip by a licenced waste removal company

Plant - A minidigger will be used for preliminary grounworks and final landscaping and is expected to be on site maximum of 10 days aggregate.

Deliveries will be by maximum 20ton vehicles which have negotiated the lane many times before and can access to the site with relative ease. Deliveries are expected to be an occasional inconvenience to others and will be managed with due consideration.

Other than the normal vibration of a minidigger as above, and deliveries there will be no excessive impact on neighbours further afield