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DEMOLITION METHOD STATEMENT
923/DMS

Residential building, Bryn Erddig, Longueville, Erddig Road
Wrexham LL13 7DS.

Prepared on behalf of:
Pinefold Limited
Emral House Nursing Home
11 Chester Road
Wrexham
LL11 2SA

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1.0 General Principles

1.1 Introduction

This method statement is prepared in support of the planning process and the Prior Notification for Demolition of the residential building known as Bryn Erddig.

The demolition of the building will be procured using a specialist demolition sub-contractor. The sub-contractor will be appointed following a competitive tender process.

Accordingly, the final construction method statement, the Construction Phase Health and Safety Plan and the individual method statements for the various operations involved in the physical demolition of the building will be produced by the specialist demolition contractor once appointed. These documents can be submitted to the Planning Authority, as appropriate, in due course.

The purpose of this document is to identify the general principles and parameters for the demolition works. This method statement will be issued to the contractors at tender stage. Tenders will not be accepted where they deviate from the principles of this Demolition Method Statement.

The building has been vacant for some significant time without potential for reoccupation. Accordingly, the building is now to be demolished.

There is no intended future development of the land as a result of the demolition, any proposed building will be subject to a separate planning application. Its use is to be landscaped grounds and the footprint of the demolished building will be turfed.

2. Scope of Work

This Demolition Method Statement identifies the procedures required to ensure the surrounding residential buildings can remain in full, safe operation throughout the demolition process, with minimal impact. It also sets out the principles of demolition to prevent any disruption to other neighbouring properties and to prevent any impact on the highway or surrounding roads.

The building owner is the freeholder of the building and land and resides on land adjacent to the site. Accordingly, there is already good lines of communication between the neighbours. The demolition of the building has been discussed with the neighbours.
The existing landscaping at the site, including the trees, are to be retained as per the submitted tree survey.

Prior to any work commencing the existing trees on the site will be pruned as required to reduce their canopies, with the intention of minimising future damage. Tree trunks will be protected with suitable foam padding. Exclusion zones will be created around each tree using physical barriers.

It is anticipated that work will commence in late autumn 2025. The demolition of the building is anticipated to take 8 weeks maximum.

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1.3 Asbestos

Any Notifiable Asbestos present on the site will be removed by a licenced contractor with all clearance certification being forwarded to the building owner. An asbestos register has already been procured by the building owner and a further demolition and refurbishment asbestos survey will be commission in accordance with statutory requirements once the specialist demolition contractor is appointed.

All ACM will be removed in accordance with the HSE guidelines. Tight controls will be implemented along with background air monitoring.

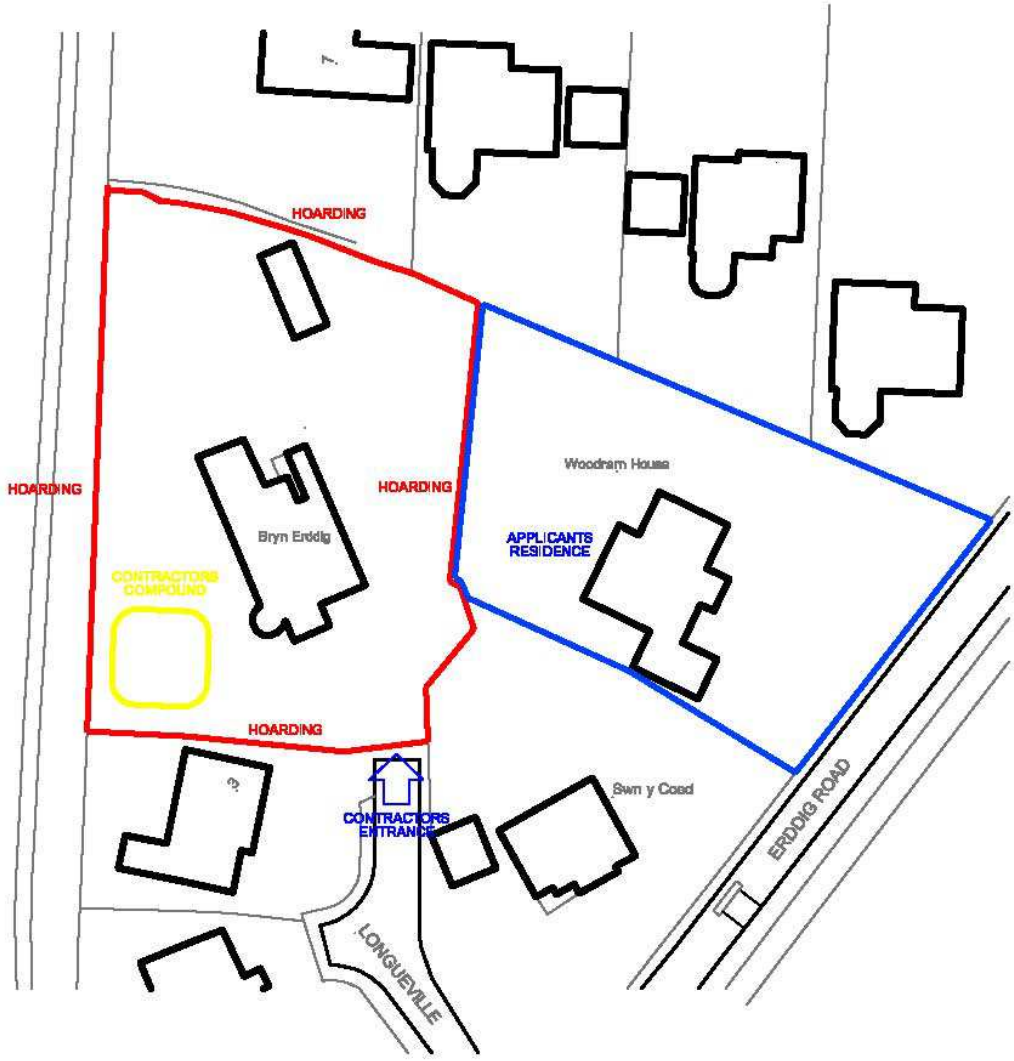
All ACMs will be removed prior to the general demolition and separated as far as is practicably possible from other materials. ACMs will be contained and transported to the most appropriate waste facility licenced to receive asbestos containing materials. A delivery notice for all asbestos will be issued to the client and included in the health and safety file, so that there is a complete audit trail for all ACM materials removed from the site. Any materials that may have been contaminated by asbestos debris will also be removed to a licenced waste disposal facility for appropriate separation and grading.

The working methods and restrictions will be developed prior to the main site start with the appointed specialist contractor.

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1.4 Order of Works



1. A letter drop will be carried out by the building owner to all surrounding neigbours prior to the work commencing. This will describe the works, the overall duration and provide contact details for the specialist demolition contractor.
2. Issue appropriate notification to the HSE under the Construction (Design and Management) Regulations 2015
3. The trees on the site will be pruned and protected as described above
4. Set up exclusion zones & erect boundary fencing. Ensure access is maintained and not restricted to/from Longueville/Erddig Road from the existing access road. No work will be undertaken from the highway. A ply and timber hoarding will be provided by the specialist demolition contractor to prevent unauthorized access onto the site. The hoarding will be set

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back at the junction of the site access road, off of Longueville, to ensure is maintained on to the highway for vehicles coming on and off the site. The hoarding will be erected before any other work commences
5. All access to the demolition site will be from the access road only.
6. The contractor will provide a Heras fence hoarding and compound inside the line of the perimeter hoarding. Welfare huts and facilities will be provided inside the compound
7. Implement site security and safe access by providing a holding zone between the entrance to Longueville and the gate to the site. This will ensure vehicles can pull into the site off of the road but are still unable to gain access to the building site without the site manager/banksman opening the gate.
8. A banksman will be provided by the specialist demolition contractor for the duration of the work to coordinate the safe ingress and egress of vehicles from the site. All deliveries to the site to be radioed in prior to coming onto the access road
9. Establish wheel washing facilities on site to prevent the highway becoming dusty or muddy. Establish water supply and hosing facilities to allow the access road to be cleaned as necessary following egress of any plant from site.
10. Check status of all services and ensure disconnection notification is within the IMS Folder or that services to be disconnected are marked as being live.
11. Create space for the delivery of the waste and general bins & initial drop zone.
12. Receive waste bins to site and carry out soft strip and collection of loose debris.
13. Fence off, delineate and erect Signage to Main Hazard Zones.
14. Establish internal exclusion zones to enable structural demolition. Drop zone to move progressively with demolition.
15. Liaise with client regarding monitoring and works methods.
16. Issue appropriate notification to HSE regarding notifiable asbestos removal and clearly delineate this zone on site.
17. All wastes to be progressively removed from site via the route indicated on the traffic management plan.
18. Samples of the 6F2 should be sent to the Lab for grading as soon as the crusher starts work.
19. Upon completion of the slab lifting the site is to be left graded with all stockpiles of 6F2 located in agreed positions. The stockpiles need to be uniform in shape and to have been surveyed and quantified by the specialist contractor
20. The site should be surveyed, and an as built drawing produced.
21. Sign off works to date with the consultant representatives as the project proceed.

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2.0 Health & Safety Responsibility

A specialist demolition contractor will be selected and appointed by Pinefold Limited for the project. The specialist demolition contractor will be responsible for implementing all Health & Safety matters. The specialist demolition contractor will be responsible for developing this information to produce a detailed construction phase H&S plan. This plan will be submitted to the client and viewed by the principle designer for the project. The specialist demolition contractor will prepare the necessary method statements for the project.

The construction phase H&S plan and the method statements will be available for submission to the planning authority as appropriate (and if requested) prior to commencement.

The specialist demolition contractor will remain responsible for the safe implementation of their developed H&S plan for the duration of the work

The specialist demolition contractor will be required to consult and maintain a continuing close relationship with the Client and their consultant team to ensure the works proceed safely without risks to life and injury of either party's employees or the general public.

No other Contactors will be working within the demolition zone. All employees are expected to raise matters of safety concern with the specialist demolition contractor's foreman who will have full responsibility for implementing this method statement and controlling health and safety on site.

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3.0 Site Procedures

3.1 Pre-Start Activities

1. Site office / mess cabin / welfare will be set up as a Principal Contractors compound area.

The Compound will be fenced separately and will be accessed off from the site.

Prior to commencing on the site, the following will be provided/carried out unless already received from the Client;

2. Verify that the compound fencing, and boundary fencing is in place and secure daily and take regular progress photos.

3. An inspection will be carried out in the building and site generally to identify if any drug / needle activity has taken place and also animal faeces. If required a separate toolbox talk will be given to personnel working onsite to be made aware that if any needles are found that they inform the site manager immediately. (None has been identified to date).

If any are found, they will be removed using extended grabber and placed in a concealed sharps container. The sharps will be removed offsite and incinerated by an appropriately licensed contractor.

4. On site co-ordination will be established with a site meeting at the start of the project.

5. Plant & Equipment on site will be determined by the specialist demolition contractor but is likely to include (but not be limited to) the following;

- Excavators & various attachments
- Skidsteer loader
- MEWPS
- Small hand tools & access equipment
- Dust suppression equipment & dumpers
- Crushing & screening equipment and loading shovel
- Waste skips & road wagons

3.2. Induction

1. The specialist demolition contractor will be required to ensure that all site operatives attend a site induction. No operatives will be allowed on site without this

2. All operatives will be required to sign in and out of the site

3. A further induction will also be carried out for the specific on site Method Statement, Risk Assessments & COSHH assessments of their task, location of hazardous materials, stability of the buildings, the use of the ‘hot-works’ permit system and 'no- go' areas i.e. drop zones,

environmentally protected areas etc. and the traffic management system. In addition, regular toolbox talks will be given to the operatives throughout the contract

4. Site working hours will be, unless otherwise authorised:

- 07:30 – 18:30hrs Monday to Friday (Tower lights and task lighting to be used if required, compound and works area only to be illuminated). and Saturdays 8:00am: 1:30pm.
- **No Sunday or Bank Holiday working.**

3.3 Site Boundary & Working Areas

1. On receipt of the building its boundary will be clearly identified, fenced and maintained. Dilapidation photographs are to be taken of the adjacent structures, boundary walls etc. These should be taken at regular intervals during the demolition and slab lifting stages.

2. On commencement of the works signs will be erected warning of the nature of the works to be undertaken. These will be displayed on the boundary and local exclusion zones. Security signs will also be erected.

3.4 Welfare

All operatives are to use the welfare facilities provided, these will be explained in the site induction and are to be maintained and respected by the operatives at all times.

The following is provided –

a) Toilets & Washing facilities

b) Drying room for wet clothing

c) Canteen & Mess facilities

d) First aid facilities in the site office

3.5 Delivery, Storage / Plant, Materials *(Access, traffic routes, storage and working areas defined)*

1 Each work area is to be made secure, there is a boundary fence in place with additional fencing required to close off the compound internally

2 The route into site will be via the existing access off Beaumont Road and then onto the site via the gated entrance

3 The Site Manager will be aware of incoming vehicles in the first instance, but we have set a contingency in case vehicles arrive unexpectedly. The important consideration is that a large vehicle is able to pull off Beaumont Road into the site. They must also be excluded from entering the site. Access through the site gate will only be via contacting the Site Manager. In

this way the main road and footpath is kept clear and any unauthorised entry into the site is prevented.

4. When vehicles are leaving the site, then again, the gate will need to be unlocked. The exception to locking the gate will be when it is fully manned, which may be the case for turning a delivery vehicle around that has entered the site.

5. Site workers will exit the compound through a side gate to the plant area, or to access the main site.

6. Where required an experienced banks man wearing high visibility clothing will be posted at the site entrance to protect pedestrians whilst marshalling wagons on/off site.

7. Operatives will be made aware of designated traffic routes on the site.

8. In order to prevent congestion on and to the local roads, traffic conditions will be monitored, and deliveries or wagons controlled accordingly.

3.6 H & S of General Public

In addition to all the precautions and methods described earlier other considerations in order to ensure the Health & Safety of the General Public, and onsite workforce will be the responsibility of the Site Manager. The site must be secured to prevent inadvertent access during the working day or at night. The perimeter must be regularly checked.

3.7 PPE (personal protective equipment)

1. All personnel will wear hard hats, high visibility vests and safety footwear when on site.

2. Gloves must be worn when/where identified in the associated Risk Assessment Control Measures.

3. Dust masks must be worn when/where identified in the associated Risk Assessment Control Measures.

4. Ear protection will be provided when/where identified in the associated Risk Assessment Control Measures.

5. Eye protection must be worn when/where identified in the associated Risk Assessment Control Measures.

3.8 Site Safety Inspection

1 Site safety is of prime importance and to this end the appointed specialist demolition contractor will be required to ensure the site is continuously monitored for safe working practices by the Site Manager and Contracts Manager

2. A formal safety inspection will be carried out at weekly intervals and resulting comments on

the report implemented

3.9 General

1. Demolition processes give rise to conditions that, unless carefully controlled, can have an adverse and direct effect on the general public and the surrounding environment.

2. The following considerations will be made to reduce the impact of demolition works but retain effective and efficient methods.

3.10 Dust

1. In order to prevent any dust being generated at source, dust emissions will be controlled at the working face, drop zone, crusher and loading away area by fine water spray. The quantity of water emitted by the sprays will be regulated and controlled to prevent any flooding at ground level

2. In addition, dust generated during any other activities will be strictly monitored, managed and controlled under the environmental permit conditions to avoid air borne transportation of potential contaminants

3.11 Services

1. The termination/diversion of existing mains/services must be confirmed prior to commencing any works in the vicinity of said mains/services. The locations of all
other remaining services if required are to be determined by using a combination of existing drawings and CAT scan cable detector used in conjunction with a Genny Unit.

2. LV services entering the site are to be surveyed initially by Telec Solutions and arrangement made to terminate and cap the redundant spurs. The locations of the terminations are to be surveyed and are to coincide with points just outside the new boundary as far as is practicable.

3. A water service to an existing Fire Hydrant within the site will be maintained during the course of the works.

4. No Gas Pipework is to be removed prior to receipt of the Gas Purge Certificate.

5. The drainage system will be assessed to establish where services are live and where drain runs can be capped off. There are live drainage runs that appear to pass under the buildings. These will need to be protected during the works. The slab if necessary is to remain if this is deemed the best method of protection.

6. Removing all fuses will isolate the switchboards. Physical checks will be made to wall and lighting sockets in several locations around the building. If the meter remains in a building, it is almost certain that the incoming electric is live. Where there is doubt assume everything is live until information in the form of a disconnection certificate proves to the contrary. Having been provided with disconnection certification if doubt still remains get the cable checked by the Utility provider.

7. Works will be carried out to conform to the requirements of Health & Safety Executive Guidance Note HS(G)47 'Avoiding Danger from Underground Services'.

8. Works will be carried out to conform to the requirements of Health & Safety Executive Guidance Note GS6 'Avoidance of Danger from Overhead Cables', and the National Joint Utilities document 'Recommendations on the Avoidance of Danger from Underground Electricity Cables'

3.12 Use of power tools & handheld tools*:*

1. Where power tools are to be used, they will in the main, be powered by extra low voltage power packs, i.e. battery powered tools. In all other cases 110v ac power tools will be used in conjunction with suitably rated, centre tapped portable tool transformers. Where extension leads are required, they will only be attached to the secondary side of the aforementioned transformers and will be in serviceable condition.

2. There will be a requirement to use handheld breakers during the demolition process in isolated areas of work. The operatives will be rotated so exposure to Hand Arm Vibration will not be significant. These operations, however, will be monitored and operatives will receive health surveillance if conditions dictate.

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4.0 Detailed demolition method statements

1. The demolition works will be procured with a specialist demolition contractor. The specialist demolition contractor will be required to prepare and produce a detailed H&S plan and method statements identifying the exact sequence of works. The demolition plan from the specialist contractor shall be submitted for approval prior to commencement of the project

4.1 TRAFFIC MANAGEMENT Site Rules

The following site rules are applicable to all delivery/wagon drivers (refer also to Construction Phase Plan):

1. Drivers must follow the established site routes and adhere to the speed restrictions on site.

2. All drivers must report to the Site Manager's office where necessary prior to unloading.

3. The driver must follow the safe operating limitations of the particular vehicle.

4. Vehicles must only be parked in a safe area, with the engine switched off and the brakes applied.

5. During loading, the driver must not remain on the vehicle unless his position is adequately protected.

6. Ensure all loads are safe prior to transportation.

4.2 REVERSING OPERATIONS APPLICABLE TO ALL PLANT AND VEHICLES ON SITE.

1. Reversing must be eliminated wherever possible.

2. If reversing is required it must only be undertaken within the designated reversing areas. The need for a banksman should be eliminated through clear instructions where possible.

3. If reversing requires a Banksman it must only be undertaken with an authorised Banksman present **(who will have received training on site and be a designated trained banksman)** and within the designated reversing areas.

4. Reversing must not be undertaken without the driver checking for the location of persons, plant or materials before any reversing commences.

5. Operators/drivers must remain in their vehicles at all times unless instructed otherwise. If Operatives/drivers must leave their vehicles they should wear
appropriate PPE as a minimum safety footwear, Hi Vis vest and safety helmet.

6. **The driver must stop if they lose sight of the Banksman during the reversing**

operation.

7. **NEVER WALK OR STAND BEHIND ANY PLANT / VEHICLE AT ANY TIME**

5.0 SITE RULES

1. Smoking is only permitted on site in designated areas and not in buildings or near waste, fuel bowser etc.
2. No operatives are to work under the influence of alcohol or drugs. No alcohol or drugs allowed on site,
3. Playing of radios or similar equipment is not permitted on site.
4. Operatives must be courteous to the general public and building staff at all times.
5. Emergency exits and equipment, access/egress routes and uploading points are not to be obstructed.
6. Hot works permits must be obtained for all hot cutting operations.
7. All substances are to be used and stored in accordance with written instruction and are to be returned to storage after use.
8. All liquid spillages are to be cleaned up immediately.
9. All waste is to be disposed of in the correct container.
10. All hazard notices / warning signs displayed on the premises are to be obeyed.
11. All hazard notices displayed in the workplace are to be read and you are to ensure that you understand the instructions.
12. All safety equipment and facilities provided are to be used and are not to be misused or willfully damaged.
13. Protective clothing and safety equipment is to be stored in accordance with the instructions.
14. The work area is to be kept clean and tidy at all times.
15. All emergency procedures relevant to the workplace are to be obeyed.
16. Any use or damage to fire fighting equipment is to be reported immediately.
17. Prompt medical assistance must be sought for any injury received at work and the injury must be reported as soon as possible.
18. Contractor’s personnel will not be permitted outside the defined works area.
19. No unauthorised person shall be allowed on site.

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6.0 Control of Substances Hazardous to Health

Assessment of the risk to health of all hazardous substances to be used on this site will be carried out. These will be based upon the appropriate manufacturers Hazard Data Sheet for each substance, but will be assessed in the circumstances in which each substance is used (a pro-forma is included for this purpose). The amount and usage of hazardous materials on the contract is expected to be minimal. The known hazardous material at present is DIESEL AND OIL for which a COSHH sheet is provided in the Health & Safety Plan.