

Scheme for Site Treatment and Management Plan

1. Introduction

This Scheme for Site Treatment and Management Plan has been prepared in support of the planning application and addresses the requirements of the Local Planning Authority following confirmation that the proposal includes demolition works.

The purpose of this document is to set out:

- The proposed phasing of demolition and redevelopment works;
- The interim treatment of the site following demolition; and
- The management measures to ensure the site is maintained safely and appropriately during any period when the land is vacant prior to redevelopment commencing.

2. Site Description

The site comprises an existing building to be demolished as part of the approved proposals. The surrounding area is characterised by residential and/or mixed-use development (as applicable). The site is currently enclosed and accessed via an existing entrance from the public highway.

3. Phasing of Works

Note; Part of the existing building will remain in residential use during the construction period. The phasing below reflects a partial demolition and live occupied site. The development will be carried out in the following phases:

Phase 1 – Pre-Demolition

- Identification and segregation of services serving the retained occupied part of the building and the demolition area.
- Disconnection and capping of services only to the part of the building to be demolished.
- Retention and protection of live services (gas, electricity, water, telecommunications) serving the occupied dwelling.
- Erection of appropriate site hoarding and secure internal/external separation between the occupied and works areas.
- Implementation of health and safety measures in accordance with the Construction (Design and Management) Regulations.

Phase 2 – Demolition

– Demolition

- Controlled demolition of the existing structure.
- Removal of demolition arisings from site to a licensed waste facility.
- Recycling of materials where practicable, in line with sustainable construction principles.

Phase 3 – Site Clearance and Preparation

- Removal of foundations where required.
- Levelling of the site.
- Making the site safe and stable pending redevelopment.

Phase 4 – Interim Period (if applicable)

- Temporary treatment and management of the cleared site until redevelopment commences.

Phase 5 – Redevelopment

- Commencement of construction works in accordance with the approved planning permission.

4. Interim Treatment of the Site

Should there be a period between demolition and the commencement of redevelopment, the following interim measures will be implemented:

- The site will be levelled and covered with compacted hardcore or topsoil, as appropriate.
- Any exposed ground will be treated to prevent dust, erosion, or water ponding.
- Temporary landscaping or grass seeding may be introduced where the site is to remain vacant for an extended period.
- All demolition materials and waste will be fully removed from the site.

5. Site Management and Maintenance

Interface with Occupied Dwelling

- Parts of the original dwelling will be retained and remain occupied throughout the construction period.
- All demolition and construction works will be planned and implemented to ensure the continued safe occupation of the retained dwelling.

- Physical separation between the occupied areas and the works area will be maintained at all times using secure hoarding or fencing.
- Safe, unobstructed access to the occupied dwelling will be maintained for residents, emergency services and deliveries.
- Noise, dust and vibration will be managed in accordance with best practice to minimise disturbance to the occupiers.

During any period when the site remains vacant, the following management measures will be undertaken:

Security

- The site will be securely fenced or hoarded to prevent unauthorised access.
- Access gates will be kept locked when not in use.

Safety

- Regular inspections will be carried out to ensure the site remains safe and free from hazards.
- Any unstable ground, open excavations, or trip hazards will be addressed promptly.

Visual Amenity

- Boundary fencing and hoarding will be maintained in good condition.
- The site will be kept free of litter, fly-tipping, and graffiti.

Environmental Management

- Measures will be taken to prevent dust, mud on the highway, and surface water runoff.
- Any temporary drainage measures will be maintained as necessary.
- Vegetation growth will be managed to prevent the site from becoming overgrown.

6. Duration of Interim Management

The interim site treatment and management measures will remain in place until such time as redevelopment commences or an alternative scheme is agreed in writing with the Local Planning Authority.

7. Conclusion

This Scheme for Site Treatment and Management Plan demonstrates that appropriate measures will be in place to ensure the site is treated and managed responsibly

following demolition works and during any interim period prior to redevelopment, safeguarding public safety, visual amenity, and the surrounding environment.