

Planning Services
Knowsley Metropolitan Borough Council
Ground Floor
Yorkon Building, Archway Road
Liverpool
L36 9FB

PLANNING PORTAL SUBMISISON REF: PP-11298582

9 June 2022

Dear Sir / Madam,

**DEMOLITION OF BUILDINGS AND ASSOCIATED BUILDINGS AND STRUCTURES
(BUILDINGS IDENTIFIED ON DEMOLITION DRAWING NO. 12211-AEW-XX-XX-DR-
A-0507-S2-P02) AT THE SOVEREIGN BUSINESS PARK (FORMER SOVEREIGN
DISTILLERY), WILSON ROAD, HUYTON, KNOWSLEY, L36 6AD**

**APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION UNDER
SCHEDULE 2 PART 31 CLASS A.2 SUB PARAGRAPH (B) OF THE GENERAL
PERMITTED DEVELOPMENT ORDER (GPDO).**

ON BEHALF OF NETWORK SPACE

In accordance with Schedule 2 Part 31 Class A Demolition of Buildings of the GPDO, in particular the conditions of Class A.2 sub paragraph (b) we have completed the Application Forms for Prior Notification of Proposed Demolition and have prepared a written description of the proposed development providing details of the method of demolition and any proposed restoration of the site. The planning fee of £96 will be paid to Knowsley Metropolitan Borough Council.

The written description of the proposed development contained in this letter identifies and describes the buildings to be demolished, outlines the methods of demolition including the disposal of materials, and restoration of the site.

The submission package comprises the following documents:

Spawforths

Junction 41 Business Court, East Ardsley, Leeds, West Yorkshire. WF3 2AB
t: 01924 873873, f: 01924 870777, mail@spawforths.co.uk, www.spawforths.co.uk

Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

Submission Title	Ref no./ Dwg no.	Size /Scale	Author
Prior Approval Application Form	N/A	A4	N/A
Cover Letter	P4478-SPA-LT-TP-0003-A (This letter)	A4	Spawforth's
Existing GA Roof Plan (Demolition)	12211-AEW-BC-RF-DR-A- 0806-S2-P01-Unit C	1:200 @ A0	AEW Architects
Existing GA Elevations (Demolition)	12211-AEW-BC-XX-DR-A- 0807-S2-P01-Unit C	1:200 @ A0	AEW Architects
Existing GA Sections (Demolition)	12211-AEW-BC-XX-DR-A- 0808-S2-P01-Unit C	1:200 @ A0	AEW Architects
Existing GA Floor Plans (Demolition)	12211-AEW-BC-ZZ-DR-A- 0805-S2-P01-Unit C	1:200 @ A0	AEW Architects
Existing GA Roof Plan (Demolition)	12211-AEW-BC-RF-DR-A- 0816-S2-P01-Unit F	1:200 @ A0	AEW Architects
Existing GA Elevations (Demolition)	12211-AEW-BC-XX-DR-A- 0817-S2-P01-Unit F	1:200 @ A0	AEW Architects
Existing GA Sections (Demolition)	12211-AEW-BC-XX-DR-A- 0818-S2-P01-Unit F	1:200 @ A0	AEW Architects
Existing GA Floor Plans (Demolition)	12211-AEW-BC-ZZ-DR-A- 0815-S2-P01-Unit F	1:200 @ A0	AEW Architects
Location Plan	12211-AEW-XX-XX-DR-A- 0501-S2-P03	1:1000 @ A1	AEW Architects
Existing Site Plan	12211-AEW-XX-XX-DR-A- 0502-S2-P04	1:1000 @ A1	AEW Architects
Proposed Demolition Plan	12211-AEW-XX-XX-DR-A- 0506-S2-P01	1:500 @ A1	AEW Architects
Proposed Demolition Plan	12211-AEW-XX-XX-DR-A- 0507-S2-P02	1:500 @ A1	AEW Architects
Extended Phase I Habitat Survey	Rev A	A4	Rachel Hacking Ecology
Demolition Method Statement	AJK MS/2505	A4	AJ Kelly
S81 Application Form			
Asbestos Demolition Survey Report (Unit between Unit F & C)	J723761	A4	Tersus Group

Asbestos Refurbishment Survey Report (Unit C)	J723744	A4	Tersus Group
Asbestos Demolition Survey Report (Unit E)	J723762	A4	Tersus Group
Asbestos Refurbishment Survey Report (Unit F)	J723749	A4	Tersus Group
Asbestos Demolition Survey Report (Warehouse F)	J723758	A4	Tersus Group

WRITTEN DESCRIPTION AND JUSTIFICATION

Description of Development Proposal

The proposal is for demolition of all buildings and structures identified on Demolition Plan Drawing No. Plan No. 12211-AEW-XX-XX-DR-A-0506-S2-P01.

The main elements of the demolition works comprise:

- Demolition of existing structures and walls
- Stripping off soft and hard covers site wide
- Processing of oversize materials by crushing
- Backfilling and restoring site levels to employers requirement for future construction works

METHODS OF DEMOLITION

Demolition Method Statement

AJ Kelly Ltd Demolition Contractors, have been instructed to undertake the demolition works detailed in this submission. Please cross reference to the Demolition Method Statement which are submitted in support of this application.

The information below provides a summary of these documents and the demolition works.

The duration of the demolition programme will be sixteen weeks.

Site Hours of Operation – It is envisaged that the hours of operation on site will be between 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday (when applicable).

We will inform the occupants of all neighbouring commercial properties of our works and timescales involved.

All plant and machinery to be switched off when not in use.

All complaints will be actioned immediately by the SHEQ Manager.

The site perimeter will be secured with the existing security fencing and further supplemented with an inner ring of Heras type fencing erected and maintained where building is being demolished to aid security management and provide exclusion zones.

Strip out Works

The location of all Asbestos Containing Material's (ACMs) detailed within a refurbishment and demolition survey will be applied to the locations within the relevant buildings by means of florescent spray paint.

All non-structural items not connected/ affected by asbestos will be stripped out by hand prior to mechanical demolition. Fire doors will remain in position to ensure compartmentalisation of the structure remains.

Generally, all strip out work will be undertaken starting at upper levels and working outwards back to the point of entry. Work will be carried out in a controlled manner keeping escape routes free of obstacles and debris.

Waste materials generated from the strip out operation will be segregated and placed in the appropriate containers for recycling as far as reasonably practicable.

If during the demolition phase of the works materials found are suspected to contain asbestos, all works in that area will cease. The Site Manager will identify the non-licensed asbestos materials from the pre-demolition survey. From this we will compile a job specific RAMS for the removal and disposal of non-licensed ACMs from the site.

All ACMs will be wrapped/ bagged accordingly and decontamination facilities will be provided as required for the duration of the works.

Waste materials will be disposed of in lockable enclosed waste skips provided by a suitably licensed waste carrier and taken to a licensed landfill site for disposal.

Areas from which ACM's have been removed will be thoroughly checked and subject to re-assurance air monitoring on a regular basis by an independent UKAS accredited laboratory.

Delivery of Materials and Plant

AJ Kelly plant and equipment will be delivered to site via road wagons and will either be self-off loading, hi-ab assisted or manually off-loaded competent persons only.

Banksman in attendance at all times during off-loading. Delivery drivers are to unchain etc. from ground level unless the wagon/ trailer has adequate guardrails wherever possible. All Deliveries will un-loaded within the site boundaries.

Demolition of Structures

Demolition of structures will be carried out using demolition specific excavators in accordance with BS6187:2011 Code of practice for demolition. Typically, machines will range from 20-50 tonne dependent upon height and construction type. Excavators will be operated by trained and competent drivers who hold the relevant CPCS qualifications.

All excavators are equipped with the latest quick hitch system which allows the swapping of attachments without the operator leaving the cab which is completed within a couple minutes per change over.

Demarcation zones will be formed around the structures to be demolished using Heras's type fencing and suitable warning notices will be posted.

Dust suppression

A water mist spray will be applied where the building is being demolished. This can be delivered by either, or a combination of a boss type water cannon or a mist spray delivered at source from the arm of the excavator.

As required concrete elements of the building will be broken up using a concrete pulveriser fitted to the excavator. The blades of the pulveriser can be changed as when required to cut through sections of steel and reinforcement.

The structure will be demolished from top down ensuring structural stability of the remaining sections is maintained throughout. Works will be carried out to ensure as much of the resultant loose/ falling materials are directed into the footprint of the original structure.

The demolition specification excavator with grapple type attachment will commence the de-sheeting of the building/ structure by grabble a hold of the sheeting at placing it on the floor below. All such sheeting will then be re-loaded mechanically into suitable sized skips and transported from the site for disposal.

Progressively as the steel frame is exposed it will be systematically cut down using the shears on the excavator. Each roof truss will be cut free of the head of one of the supporting columns and lowered towards the ground; the other end of the roof truss will be free of the head of the supporting column and lowered to the ground where, still using the shears attachment on the 45t excavator, it will be further processed to allow it to be placed into a 28m³ roro skip for subsequent removal from site for recycling as scrap.

Isolated columns will be folded-over to the horizontal by application of force at two-thirds height by the 20t excavator. Once horizontal, the column will be cut near its base and further reduced in size as necessary using the shears attachment on the 20t. This process will be repeated until the demolition of the building has been completed.

Materials will be cleared away as work progress in a systematic manner and the site will be kept free of trip hazards as far as reasonably practicable.

At the end of each working day the building will be left free of all loose demolition debris and made secure. Any fencing that has been temporarily removed or relocated to facilitate the demolition operations will be re-secured back into its normal position.

The slab will be left clean and tidy. Any metal protrusions will be cut flush to the slab and any voids backfilled with hardcore.

Resultant materials from the demolition process will be segregated as the work progresses and recycled as far as reasonably practicable wherever possible.

All resultant materials produced will be moved, handled and disposed of in accordance with The Controlled Waste (England & Wales Regulations) 2012 by a licensed waste haulier to licensed recycling facilities wherever possible. Materials that cannot be recycled will be transported to a suitably licensed waste transfer station or landfill site.

Crushing materials

Materials will be moved to a location adjacent to the crushing plant and stockpiled in a manner which will allow the excavator plant to sit on the stockpile to facilitate the loading of materials into the crusher. This raised position improves the drivers view for loading and ease of handling materials.

The crusher will be attended at all times by the operator who will be responsible for supervising loading, quality of product, monitoring emissions, stockpile size and dust suppression. Material unsuitable for crushing will be removed by the machine operator and he will be able to suspend loading operations at any time.

Crushed product will be stored on site in locations for their future use; these will mainly be in the positions occupied by the structures prior to their demolition.

The mobile crusher will be operated at all times in accordance with the conditions of operating permit.

All materials suitable for crushing will be grade to a 6f2 aggregate and used for the filling of any voids, and leaving the site level ready for the second phase of the construction works all surplus materials will be removed from site.

Water Pollution prevention Measures

The following measures are to be put in place to ensure there are no pollution incidents:

- Oil and liquid chemicals are to be stored and handled as described in the above section.
- A Site Incident Response Plan will be produced where quantities exceed 200ltrs.
- All static plant must have drip trays or plant nappies. These are to be placed under mobile plant when parked up at the end of the shift. All leaks are to be reported for immediate action.

- All existing surface water drains will be painted blue and all foul water drains will be painted red.
- No waste water is to be pumped to any Controlled Waters or to any Foul or Surface Water Drains.

Cleanliness of Surrounding Roads & Footpaths

The site manager/ supervisor will monitor this on a daily basis and instigate cleaning procedures as and when required.

In terms of prevention of debris on the road. AJ Kelly have a duty of care to ensure that all vehicles comply with all relevant road traffic legislation and will minimise the amount of mud generated on site by ensuring that all site roads are maintained in a clean and good condition.

Asbestos

A Refurbishment and Demolition Asbestos Survey Report has been undertaken for each building to be demolished.

Asbestos containing materials identified or presumed to be present have been outlined in the surveys, along with the locations of where the asbestos has been identified, non-asbestos samples of materials have been taken and any locations that were inaccessible during the survey works are summarised below.

Unit between Unit F & C

There were three ground floor areas specified that were unable to be accessed as part of the survey. As such these areas should be presumed to contain asbestos until proven otherwise.

Of the areas accessed, no asbestos was detected in this area.

Unit C

There were three ground floor areas specified that were unable to be accessed as part of the survey. As such these areas should be presumed to contain asbestos until proven otherwise.

There were two areas where low risk category C asbestos was detected. Of these two areas identified, they scored 8 and 10 points respectively.

Unit E

There were three ground floor areas and two first floor areas specified that were unable to be accessed as part of the survey. As such these areas should be presumed to contain asbestos until proven otherwise.

There were two areas of asbestos identified which are classified as low risk (category C) to very low risk (category D). Of the two asbestos areas identified, they scored 9 and 7 points respectively.

Unit F

There were two ground floor areas and one first floor areas specified that were unable to be accessed as part of the survey. As such these areas should be presumed to contain asbestos until proven otherwise.

Of the areas accessed, no asbestos was detected in this unit.

Warehouse F

One ground floor area was unable to be accessed as part of the survey. As such this area should be presumed to contain asbestos until proven otherwise.

The asbestos survey identified five areas of low risk (category C) to very low risk asbestos (category D). It is recommended that all category C and D asbestos is removed.

Ecology

An Extended Phase I Habitat Survey was undertaken in 2021 by Rachel Hacking Ecology Ltd.

Further survey works will be undertaken to accommodate an update to the original proposals. The details of which will follow in subsequent reports for completion during the correct survey windows throughout 2022.

If any work to the scattered scrub needs to be carried out within the bird nesting season (generally March to August) then a nesting bird survey will be required immediately prior to work commencing.

The Extended Phase I Habitat Survey did not find evidence of Great Crested Newts, Bats or Badger setts located within the site.

The Japanese Road should be eradicated from the site as part of the proposed development.

The Phase I Habitat Survey does makes recommendations to provide bird boxes that could be erected onto future buildings where possible.

Site Restoration

All materials suitable for crushing will be grade to a 6f2 aggregate and used for the filling of any voids, and leaving the site level ready for the second phase of the construction works all surplus materials will be removed from site.

Conclusion

On the basis of the written description of the proposed development, the details of the method of demolition and proposed restoration of the site contained within this letter and the appended information we would be grateful if you could provide written notice within 28 days that prior approval is not required in order for demolition to be carried out in accordance with the details submitted. If prior approval is required we would be grateful if you could give the requisite notice as soon as practicable or within 28 days to avoid any further undue delay to the commencement of demolition works on the site.

If you require further information to determine this application, we would be grateful if you could provide confirmation of this as soon as possible so we can supplement this application with the necessary information within 28 days.

Yours sincerely

LAURA YOUNG BA (Hons)

Assistant Planner

Laura.young@spawforths.co.uk

Encl: As detailed above

Cc: J Burnett, Network Space

Ref: P4478-SPA-LT-TP-0003-A