

Foxhill Farm Farmstead Foxhill Lane Halewood Knowsley L26 4XG

DEMOLITION AND ENVIRONMENTAL MANAGEMENT PLAN
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REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning have been retained to create a Demolition and Environmental Management Plan (DEMP) to attach to planning application reference number 23/00009/OUT. This is a, *Hybrid application comprising; Full planning permission for the demolition of existing bungalow, barn and part demolition of Foxhill Farmhouse, outline planning permission for the erection of 3no. Dwellings and renovation of existing 2no. Dwellings (access, layout and scale to be considered) - appearance and landscaping reserved for future approval.*

at Foxhill Farmhouse Foxhill Lane Halewood Knowsley L26 4XG ('the site').
- 1.2. This has been supplied in order to commence the demolition of the buildings on site, as set out in the above description, on approval of the proposal. This statement is provided and will be adhered to throughout the demolition phase of the development.
- 1.3. Throughout the demolition phase of the development, the developer will ensure that industry best practice is followed and that they protect the local community and environment. Accordingly, they have developed this DEMP to identify how we intend to deliver the project.
- 1.4. The DEMP will govern the Contractors' undertakings during the development of the site. The DEMP may require revision during the course of the development to reflect any changes in legislation or other issues arising, for which approval from Knowsley Council will be required and sought accordingly, if found to be a material variation/amendment.
- 1.5. The Site Management Team will be inducted to familiarise them with the contents of this DEMP. All personnel will be inducted to ensure that they understand the conditions of the DEMP for implementation during site activities.
- 1.6. A copy of this document will be held on site at all times along with all other associated documentation and information.



/2 SITE DESCRIPTION

- 2.1. The application site comprises the farmhouse, farm cottage, attached barn and bungalow (Foxhill Farm Farmstead). There are eight other buildings / remnants of buildings on the wider site which have been used for a variety of other uses including agriculture, equestrian and B2 / B8 uses. The location of these buildings is shown on the original Existing Site Plan (ref. 17/147/E03) which is submitted under application (ref. 20/00470/OUT).
- 2.2. The site is shown on the Location Plan (ref. GL4321/00) and an aerial image of the site is provided in Figure 1 below, with a red edge around the development proposed under this scheme.



Figure 1. Aerial Image of the Site (Source: Google Maps).

- 2.3. The array of building quality on site can be seen in Figure 2 and 3 below (Foxhill Farmhouse, Foxhill Cottage and The Bungalow), whereby some of the built form is currently habitable, Building I shown on the original Existing Site Plan (ref. 17/147/E03) is partially demolished however a large portion of the structure remains.



Figure 2. Aerial Image of Foxhill Farmhouse and Buildings G & I (Source: Google Earth).



Figure 3: Aerial Image of Foxhill Bungalow

- 2.4. The wider site consists of mainly hardstanding surface, with some small areas of soft landscaping, particularly on the periphery of the site. The soft landscaping is mainly grass and trees, whereby the trees screen the site from many angles. The wider area consists of largely agricultural fields, with the settlement of Halewood to the south.
- 2.5. The site subject to this planning application are the three existing properties on site, the bungalow, Foxhill Farmhouse and Foxhill Farm Cottage (see Figure 2 and 3 above) and their associated and defined residential curtilages.
- 2.6. Access is currently taken from Foxhill Lane, where the access point is located between Foxhill Farmhouse and the Bungalow adjacent to the site.



/3 MITIGATION OF NOISE AND VIBRATION

- 3.1. Best practice will be adopted at all times to minimise unnecessary noise. Regular inspections will be made to ensure this procedure is maintained.
- 3.2. The requirements to minimise noise will be included in site induction with tool-box talks provided to all contractor's personnel working on the site.
- 3.3. Hours of operation will be limited to the following times:
 - Monday to Friday 08:00 – 18:00
 - Saturday 08:00 – 13:00
 - No time on a Sunday or Bank Holidays
- 3.4. This will limit the effect of noise on the surrounding area.
- 3.5. Although not exhaustive, the following best practice procedures will be followed:
 - Plant and machinery shall be regularly maintained to control noise emissions, with particular emphasis on lubrication of bearings and the integrity of exhaust silencers,
 - So far as is practicable, noisy plant or equipment shall be situated remotely from noise sensitive receptors. Barriers such as site cabins, acoustic enclosures and stockpiles shall be employed where practicable to reduce noise,
 - Machines in intermittent use shall be shut down where possible or otherwise throttled down to a minimum when not in use,
 - Compressors will be fitted with properly lined and sealed acoustic covers and the use of pneumatic percussive tools will be avoided,
 - Where practicable, battery operated tools will be used in lieu of petrol/diesel powered generators, and
 - Noise when loading or unloading vehicles, dismantling scaffolding or handling materials will be minimised by avoiding drops from height and the use of resilient mats where practicable.



- 3.6. No demolition work audible at the site boundary will be permitted outside of the approved working hours detailed within the Planning Consent.
- 3.7. The compound and any fixed plant such as pumps, mortar silos and generators, will be located as far away from residential receptors as is practicable.
- 3.8. Regular monitoring of all noise generating operations will be undertaken by the Site Management Team. This process will determine any areas where improvements are required, as well as confirming that the measures employed are functional and effective.
- 3.9. We can confirm that works will only be carried out within the red edged area of the site, and all site compounds and storage of materials will be contained and maintained on the site and not beyond the red edge.



/4 MITIGATION OF DUST AND AIRBORNE POLLUTANTS

- 4.1 Activities with the potential to create airborne particles during the development works include:
- Demolition of buildings on site including levelling of the site to achieve the required levels.
 - Removal of materials from site.
 - Vehicle movements on haul roads.
- 4.2 The requirements to minimise dust emissions and potential airborne pollutants will be included in the site induction and toolbox talks schedule provided to all contractor's personnel working on site.
- 4.3 The following measures will be implemented to minimise dust emissions and airborne pollutants:
- Dust emitting activities will be located away from sensitive receptors where practicable,
 - A suitable wheel wash facility will be provided (if necessary) at the entrance to the site for use by all visiting vehicles to wash down before exiting site and driving on to the Highway,
 - The Site Management Team will visually monitor the cleanliness of the access road on a regular basis. They will have the ability to employ mechanical road sweepers if required.
 - Haul routes within the site will be damped down during dry conditions using water sprays or bowsers.
 - All loads potentially dust emitting materials entering and leaving site will be covered.
 - Unnecessary movements of traffic around site will be minimised and excessive speeds prohibited.
 - All vehicles will switch off engines when not in use.



- There will be no burning of materials on site.
- Damping and sealing of stockpiled materials will be utilised where necessary.

4.4 A nominated member of the Site Management Team will be responsible for daily visual inspections and recording of evidence of dust emissions. These inspections will include the site boundaries and working areas along the public highway.



/5 MEASURES FOR THE CONTROL OF TRAFFIC

To and From Site

- 5.1 Access for the site will be off Foxhill Lane, adjoining Gerrards Lane.
- 5.2 Traffic for the demolition activities during the development will utilise the access routes as identified below in Figure 4.
- 5.3 Where possible, vehicular movements will be outside of peak local traffic times. Foxhill Lane has passing places available for use if traffic meets head on the lane.



Figure 4: Location of materials delivery traffic

Within the Site

- 5.4 Temporarily constructed traffic routes will be used to provide safe access from the primary traffic route to ensure safe a transition between work areas for vehicles and pedestrians.
- 5.5 Until formation of the permanent footpaths, temporary pedestrian routes will be formed to provide safe access to and from carpark and welfare areas.
- 5.6 A site speed limit of 10mph will be imposed on surfaced roads and 5mph on unsurfaced roads. Speed limit signs will be positioned accordingly.
- 5.7 The site compound is to be located to the North of the site. Access is via Foxhill Lane.



/6 MATERIALS HANDLING, STORAGE AND COMPOUND

- 6.1 Handling of any materials will be undertaken with due regard to the prevention of noise and dust. Drop heights will be minimised, stockpiles of loose materials will be kept to a minimum and covered if necessary.
- 6.2 Similar precautions will be adopted when loading and unloading excavated soils.
- 6.3 Dedicated lay down and storage areas will be created, ideally away from sensitive receptors. Figure 5 below indicates the location of said area for materials storage.

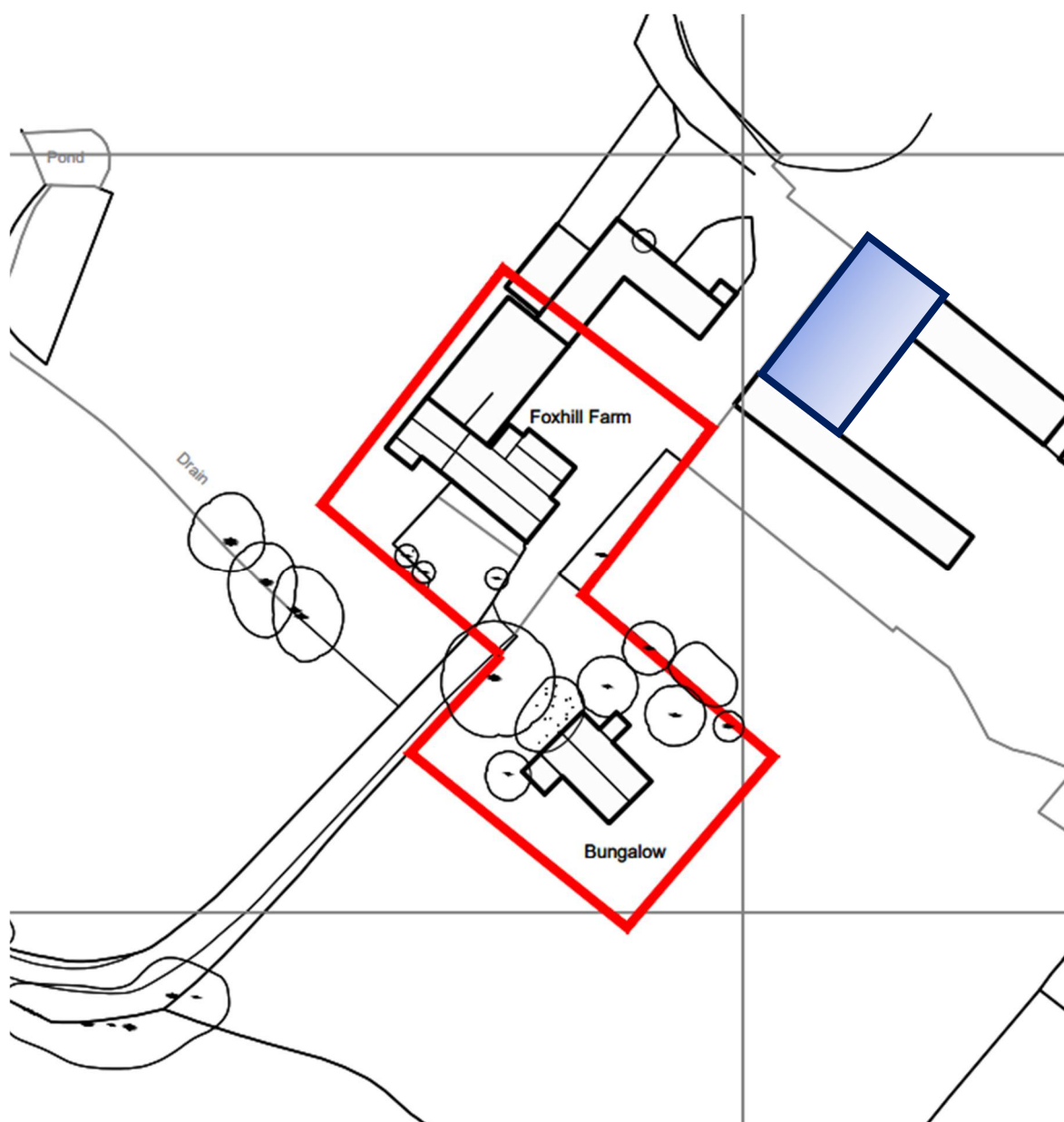


Figure 5: Area shown for materials storage (Blue Rectangle Area)



- 6.4 The storage area, while not within the red edge for this development, is within land controlled by the applicant and is suitable for storage of said materials.



/7 WASTE MANAGEMENT STRATEGY

Site Waste Management Plan

- 7.1 The Site Waste Management Plan (SWMP) will be developed in conjunction with the company's SHE Policy and Procedures to ensure maximum compliance is achieved to all legislative requirements. The completed SWMP will be available on site at all times and will form part of the contractor inductions and tool-box talks.

Recycling and Re-using

- Spoil and demolition material will be recycled for re-use where reasonably practicable.
- Waste oil will be sent for recycling.
- Where separate waste skips can be used for on-site segregation, this will be undertaken with relevant signage displayed.
- Where on-site segregation cannot be achieved this will be undertaken by our waste partner at their own facility.

Disposal

- Waste oils, exhausted batteries etc to be disposed of as hazardous waste.
- Verification will be made to ensure sub-contractors follow their legal duties with respect to "Duty of Care".
- Light bulbs, fluorescent tubes, aerosol cans and similar hazardous waste will be disposed of in accordance with the regulations.

Procurement / Purchasing

- The site management team are made aware of tender waste allowances and are expected to reduce these further.
- Storage and handling of materials are to be controlled and minimised.
- Recycled packaging materials will be supplied where possible.
- Suppliers are to be influenced to minimise packaging.



Site Accommodation / Welfare Facilities

- All welfare facilities, as detailed in our Good Housekeeping Policy, will be kept in a clean and tidy condition.
- The control of welfare waste is essential and will be closely monitored to reduce the likelihood of vermin presence.
- Regular cleaning routines are to be adopted.



/8 SITE LIGHTING

- 8.1 Temporary lighting to the site compound and sales complex will be provided for reasons of safety and security.
- 8.2 Lighting will be mains electricity powered except during any periods where mains connections have not been made.
- 8.3 So far as is practicable, lights will be placed at low level consistent with effective use and will be angled so as not to directly face or illuminate any adjacent residential properties.
- 8.4 All temporary site and task lighting during the demolition period will only be utilised during regular site operation times.
- 8.5 The Site Management Team will undertake end of day inspections to ensure that no lights are left on outside of working hours.



/9 PUBLIC RELATIONS AND LIAISON

- 9.1 Throughout the duration of the project, the Site Management Team will be accessible for all members of the general public.
- 9.2 Complaints will be logged, reviewed, and actioned where necessary, with a full update provided to the originator.
- 9.3 All complaints are reviewed to determine if there are any trends for further improvements to mitigate future occurrence.
- 9.4 The site subject to demolition works will be secured with security fencing to ensure no unauthorised access.
- 9.5 Safety Signage will be displayed regarding the site with directional signage to the site offices.
- 9.6 Safety is of paramount importance to the developer and will be the number one priority whilst the development is in progress.
- 9.7 If any additional actions are deemed necessary, these will be reviewed and implemented with the environmental management plan being updated accordingly.



/10 MEASURES TO MITIGATE EFFECTS ON WILDLIFE

- 10.1 Due to the site's location close to Designated Sites of Ecological Importance, the below measures should be implemented to mitigate any impact on the local wildlife as a result of the demolition of existing buildings on site.
- 10.2 This should be read in conjunction with the Ecological Impact Assessment (dated May 2023) provided with the application by Bowland Ecology.

Woodland

- 10.3 Cartbridge Lane Wood SBI is located approximately 45 m from the site boundary. As such, no contractors will enter the woodland during the demolition phase and appropriate pollution control and prevention measures will be applied throughout the demolition period. In the absence of statutory guidance in England it is advised that the following information published on the NetRegs website is adhered to during the works;
- Maintaining high standards of housekeeping throughout the duration of the demolition work;
 - Speed limits will be enforced on the site access road and working areas will be dampened down during dry periods to prevent dust;
 - Covered wagons and skips will be used;
 - All stored materials and excavated topsoil will be placed in a bunded area protected from rainfall and runoff; and
 - Oil spill kits to be kept on site and drip trays or plant nappies to be used when refuelling and left under stationary machinery.

- 10.4 Trees on site being retained shall be adequately protected during the demolition phase by establishing Root Protection Areas (RPAs), in accordance with BS5837.

Bats

- 10.5 As a precautionary measure with respect to bats, the following Reasonable Avoidance Measures (RAMs) are recommended during works and should be adhered to throughout the development.
- Before any work proceeds, all contractors should be made aware of the possible presence of bats and the signs to look for (Appendix F - Ecological Impact Assessment (dated May 2023)),



- Prior to works commencement, a bat box (Schwegler, Habibat or similar) will be installed on a suitable mature tree close to the site to provide an appropriate roosting feature in case any bats are unexpectedly found during the works,
- Where possible, demolition shall be carried out over winter between 1st October and 1st March, when hibernating bats are highly unlikely to be present,
- Contractors will ensure the careful hand removal of all potential roosting features (e.g., fascia boards; roof tiles; and roof lining) with a suitably qualified bat ecologist on call; and
- If bats are unexpectedly encountered, all works within that area will cease temporarily. The ecologist will attend site and carefully move the bat(s) wearing gloves, check for injuries and place the bat(s) within a suitable container before relocating the bat(s) to a bat.

Badgers

- 10.6 Any excavations or open pipework associated with works should be covered overnight or fitted with egress boards to prevent animals becoming trapped.

Birds

- 10.7 Any building demolition and vegetation removal works should take place outside the breeding bird season which runs from March until August inclusive to prevent any impacts upon nesting birds. Any demolition and clearance that must be carried out within the bird breeding season will be subject to a pre-clearance bird survey carried out by a suitably experienced ecologist. No works will be carried out within 5 m of an identified nest until the young have fledged and are no longer returning to the nest site. Works will only be undertaken once a scheme ecologist has declared the nest to be no longer in use.

Amphibians

- 10.8 During any works within the site, the following precautionary measures will be adopted to minimise impacts on common amphibians.
- Before works commence, all contractors will be aware of the potential to encounter common amphibians,
 - The working footprint should be kept to a minimum,
 - Any trenches or other excavations required within the site will be backfilled before nightfall, or a ramp left to prevent amphibians from becoming trapped within them.



Trenches should be carefully inspected in the morning prior to commencement of works,

- All stored materials should be raised off the ground, on pallets stored over habitat of low value to amphibians such as areas of hardstanding, and
- Common amphibians encountered at any time during works should be moved to a safe location away from the works and placed within a similar habitat to which they were found.



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