



**APPLICATION FOR PRIOR
NOTIFICATION OF
PROPOSED DEMOLITION**

**6 No. GLASSHOUSES
POPLARS
WALBERTON**

**STORE PROPERTY
DEVELOPMENTS LTD**

Planning • Heritage
Specialist & Independent Advisors to the Property Industry

October 2014

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APPENDICES

1. INDICATIVE METHODOLOGY

1.0 INTRODUCTION

- 1.1 Store Property Developments Ltd is proposing to dismantle the six agricultural glasshouses at the former Poplars Nursery, Yapton Lane, Walberton.
- 1.2 This report is prepared as part of a submission under the terms of Part 31, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO). The report is also prepared in response to recent case law to determine whether prior approval for the method of dismantling the glasshouses is required. There is specific guidance within the National Planning Policy Guidance (NPPG) (paragraphs 060- Reference ID: 13-060-20140306 – Paragraph 067 Reference ID: 13-067-20140306). Paragraph 067 confirms:
- a. "Before undertaking demolition which is permitted development under Part 31 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended, you must apply to the local planning authority, providing a written description of the proposed demolition. At the same time you must put up a site notice about the proposed demolition. The local planning authority will then determine whether prior approval is required for the method of demolition and any proposed restoration of the site. The local planning authority may then grant or refuse the prior approval. If, within 28 days of your application, the local planning authority has given no indication of whether prior approval is required or not, the demolition may begin without prior approval".
- 1.3 This report provides details of the proposed demolition of the glasshouses on the site, and also considers the implications of the demolition in respect of the Environmental Impact Assessment Regulations (EIA).
- 1.4 The GPDO specifically refers to demolition projects, and the title of this report refers to the prior notification for demolition works in recognition of this terminology. However, the remainder of the report (and wider submission) refers to the work as a dismantling rather than a demolition project as this

better reflects the nature of the works undertaken i.e. the works will comprise considered dismantling rather than destructive demolition.

1.5 In addition to containing the information required to supplement the formal prior notification submission process, the report also includes a formal EIA screening request pursuant to the proposed dismantling works, **should EIA screening be deemed necessary.**

1.6 For the avoidance of doubt, this submission does not relate to future development proposals for the site.

2.0 BACKGROUND

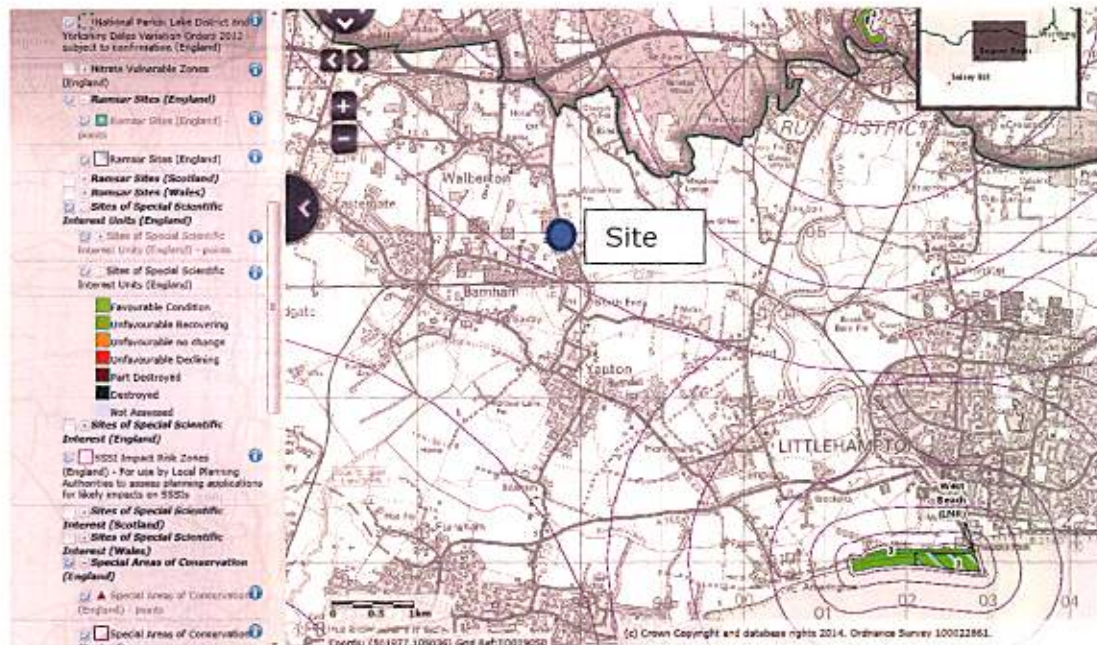
- 2.1 The site consists of vacant agricultural stores, an external storage area (which are not proposed for demolition) and six dilapidated agricultural glasshouses. The site is accessed from Yapton Lane.
- 2.2 To the east of the site is an occupied single storey office. To the north of the site there is a private residential unit. The wider area consists of a number of agricultural and industrial units, glass houses and a number of residential developments along Yapton Lane. To the east there is currently open arable land.

Site Designations

- 2.3 The UDP Proposals Map (2003) shows that the site is not subject to any designations by the UDP. The site lies outside the settlement boundaries of nearby settlements including Walberton. The Green Infrastructure Study identifies a network of Green Infrastructure (GI) assets which must be protected where possible and better connected through future development. The map demonstrates that there are no Green Infrastructure constraints affecting the site.
- 2.4 The site is within Flood Risk Zone 1 as defined on the Environment Agency Flood map and therefore highly unlikely to flood.



- 2.5 The site is not subject to any ecological designations. The nearest ecological designations are habitat designations which are located over 450 m from the site and separated by a range of commercial uses. To the west of site is located a Surface Water Nitrate Vulnerable Zone. Neither will be effected by the proposed demolition. The map below displays the closest SSSI to the site.



Habitat designation surrounding the site:



Nitrate Vulnerable Area in relation to the site:



- 2.6 Similarly, there are no heritage designations affecting the site or local area.
- 2.7 The nearest residential unit is located to the south of site boundary. The single unit is separated from the site by a row of trees.

3.0 THE PROPOSED DISMANTLING PROCESS

- 3.1 The glasshouses no longer serve an operational purpose in terms of agricultural provision and make no other positive contribution to the environmental setting of the local area.
- 3.2 The glasshouses cannot feasibly be used for any other purpose.
- 3.3 Vacant structures of this nature represent a security and safety risk in addition to being a financial, environmental and social liability. There is little practical alternative but to dismantle the glasshouses.
- 3.4 The period of dismantling is expected to last approximately 8-9 weeks. The precise methodology will be determined upon appointment of a contractor, however, an indicative methodology is included within **Appendix 1** of this report.
- 3.5 The project has the potential to generate noise, vibration and air quality (dust) pollution and general nuisance associated with the dismantling works and the transportation of materials from the site. However, these should be no more significant than for a standard construction project, mitigated by the commercial context of the location. Nevertheless a series of safeguards will be imposed on the appointed contractors to further reduce any potential impacts.
- 3.6 The first point to note is that the works will only be temporary in nature, and with a relatively short time-horizon. Secondly the programme will be designed to minimise disturbance to neighbouring uses as detailed within Appendix 1. For example damping down will be used as a method of dust suppression.

4.0 EIA SCREENING

- 4.1 Section 55(1) of the Town and Country Planning Act 1990 (as amended) states that 'development' "...means the carrying out of building, engineering, mining or other operations...." Where 'building operations' include the demolition of buildings. However Section 55(2) states that "...demolition of any description of building specified in a Direction given by the Secretary of State..."shall not be taken to involve development.
- 4.2 Paragraph 2(1) of the now revoked Town & Country Planning (Demolition – Description of Buildings) Direction 1995 excluded demolition of "...any building other than a dwelling house or a building adjoining a dwelling house" from the definition of development in accordance with Section 55(2) of the Act. Under these former provisions, dismantling of the glasshouses would not require planning permission.
- 4.3 However, the Court of Appeal judgement in the case of R (Save Britain's Heritage) v SSCLG and Lancaster City Council [2011] EWCA Civ 334 quashed the relevant provisions of Paragraph 2 of the Demolition – Description of Buildings Direction. The effect of the judgement is that the demolition of a Listed Building, a building in a Conservation Area, a building which is a Scheduled Ancient Monument, or a building that is not a dwelling house or adjoin a dwelling house is now 'development', bringing the demolition of such structures into line with the treatment of residential buildings generally.
- 4.4 The Town and Country Planning (Demolition – Description of Buildings) Direction 2014 supersedes and updates the 1995 Direction to reflect this case law.
- 4.5 Permitted development rights for such works apply, under Part 31 of Schedule 2 to the Town & Country Planning (General Permitted Development) Order 1995, albeit a request as to whether prior approval of the method of demolition and site restoration is required to be submitted to the authority in accordance with the conditions set out in Part 31 Class A(2); i.e. the enclosed prior notification submission.

- 4.6 However, in 'Save Britain's Heritage' the Court of Appeal also followed the decision of the European Court of Justice in the case 'Commission v Ireland (C-50/09)' which concluded that the "...demolition of buildings is capable of constituting a project falling within Annex 2 of the EIA Directive."
- 4.7 The effect of this declaration is that when demolition works are deemed likely to have significant effects on the environment, the local planning authority must issue a screening opinion on whether an Environmental Impact Assessment is required through reference to Schedule 2.10(b) (Urban Development Projects) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 4.8 Article 3 (11) of the GPDO (as amended by Paragraph 2 of Schedule 6 of the EIA Regulations 2011) states that "...where the local planning authority has adopted a screening opinion pursuant to Regulation 5 of the EIA Regulations that development is EIA development, that development shall be treated....as development which is not permitted by the Order". In such cases, full planning permission would be required for the works.
- 4.9 The key tests, therefore, relate to an assessment as to (i) whether the works are likely to have significant effects on the environment in the first place and (ii) if so whether these are of such magnitude to constitute EIA development.

Screening Criteria

- 4.10 On the basis of the temporary nature of the works, the safeguards that will be put in place during the period of the works, and low sensitivity of the structures and surrounding area, **it is concluded that the dismantling works will not result in significant environmental effects.** Indeed, we consider that they do not meet the criteria in Schedule 2 and screening is therefore not required
- 4.11 However, in the event that screening is deemed necessary, the dismantling works should be assessed as Schedule 2 development (Infrastructure Projects – Urban development projects exceeding the threshold of 0.5ha).

- 4.12 Regulation 4(6) states that the 'selection criteria' set out in Schedule 3 should be applied when determining whether Schedule 2 development is EIA development. The Schedule 3 selection criteria relate to the 'characteristics of development', the 'location of development', and the 'characteristics of the potential impact' as set out below:

1. The characteristics of development must be considered having regard, in particular to:

- a) The size of the development;
- b) The cumulation with other development;
- c) The use of natural resources;
- d) The production of waste;
- e) Pollution and nuisances;
- f) The risk of accidents, having regard in particular to substances or technologies used.

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered, having regard, in particular, to-

- a) The existing land use;
- b) The relative abundance, quality and regenerative capacity of natural resources in the area;
- c) The absorption capacity of the natural environment, paying particular attention to the following areas-
 - i) Wetlands;
 - ii) Coastal zones;
 - iii) Mountain and forest areas;
 - iv) Nature reserves and parks;
 - v) Areas designated by member states pursuant to council directive 2009/147/ec on the conservation of wild birds (1) and council directive 92/43/eec on the conservation of natural habitats and of wild fauna and flora (2);
 - vi) Areas in which the environmental quality standards laid down in EU legislation have already been exceeded;
 - vii) Densely populated areas;
 - viii) Landscapes of historical, cultural or archaeological significance.

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to-
- a) The extent of the impact (geographical area and size of the affected population);
 - b) The transfrontier nature of the impact;
 - c) The magnitude and complexity of the impact;
 - d) The probability of the impact;
 - e) The duration, frequency and reversibility of the impact."

Screening Assessment

- 4.13 The Schedule 3 criteria are considered below in respect of the proposed dismantling works in this location.

Characteristics of Development

- 4.14 The entirety of the works area extends to less than 2ha, thus beyond the 0.5ha indicative threshold for assessment in the EIA Regulations. No new floorspace is proposed as part of the work and there will be no permanent additional burdens on local infrastructure.
- 4.15 There are no projects associated with the local area and therefore no cumulative impact with the works proposed.
- 4.16 The use of natural resources will be limited to energy and fuel as no new development is proposed. Waste will be produced, as detailed in the method statement, however, the waste produced will not be contaminated, nor large in quantity.
- 4.17 The works are likely to generate temporary noise, vibration and air quality (dust) pollution and nuisance. The production of nuisance is considered to be limited owing to the site's characteristics i.e. it is well contained.

- 4.18 A thorough risk assessment has been undertaken to minimise the risk of accidents. Given the scale of the project, the number of people likely to be working on the site at any one time and the scope of machinery to be used, it is not considered that the proposed demolition represents a high risk aside from general health and safety considerations, the risk of accidents associated with the site will be minimised by a thorough process of risk assessment. For example, all waste will be suitable packed to ensure the safety of others during storage and carriage and also to prevent spillage/leakage, waste blowing or falling or the pilfering of contents by third parties.

Location of Development

- 4.19 The established land use of the site is agricultural with further industrial and agricultural land surrounding the site. The nearest residential properties are located within 100m however, the impacts on these dwellings will be constrained by buildings currently present on site and mature tree-belts that will remain on the site. These will provide a visual and a noise buffer to the development. However, it is acknowledged that the residential unit to the north shares the same access as the glasshouse site. There will be some impacts therefore in terms of the access and egress on a temporary basis. The prior use of the site for agricultural purposes and associated movement of a range of agricultural vehicles, is such that the temporary access for construction vehicles will be likely to have minimal impacts.
- 4.20 The site is within flood risk zone 1 as identified on the EA Flood map and not at risk of flooding.
- 4.21 The site is not subject to any ecological designations and there are no ecological designations close by. The nearest designations are separated from the site by industrial and commercial uses, and will be protected by the working methods employed in any event.
- 4.22 Similarly the site is not subject to any heritage designations which could otherwise influence the scope of the works.

- 4.23 The site is not in a densely populated area.

Characteristics of Potential Impacts

- 4.24 The extent of the pollution and nuisance impacts identified will be limited to those uses which lie adjacent to the site and adjoin the transport route. The production of waste will not be significant.
- 4.25 The proposed demolition will not result in any transfrontier impacts.
- 4.26 Whilst the probability of the identified impacts occurring is reasonably high, they are temporary in nature and their duration and frequency will be timed so as to ensure the least disruption to neighbouring uses.
- 4.27 The only permanent impact arising from the works would be the loss of the glasshouses. These are not considered to be significant structures and these are considered to have limited value in the local context, meaning this permanent impact must be considered negligible at worst. Indeed, we consider the impact to be beneficial.

5.0 CONCLUSIONS

- 5.1 In the first instance, it is considered that due to the nature and location of the works, they need not be subject to EIA screening.
- 5.2 Nevertheless, having examined the three criteria for assessing development proposals in light of the Regulations, it is considered that the proposals do not constitute 'EIA development'.
- 5.3 It is considered that adherence with the controls and mitigation measures identified will ensure that no significant environmental effects will arise throughout the temporary course of dismantling works, or as a result of the glasshouses being removed.



APPENDIX 1

INDICATIVE METHODOLOGY

Demolition & Salvage Ltd.

Ackworth Rd
Hilsea
Portsmouth
Hampshire
PO3 5NS

Project: Demolition of redundant Greenhouses Poplars Nursery
Yapton Lane,
Walberton,
West Sussex, BN18 0AS

Activity: Reduced level dig within Greenhouse footprint (Relocating topsoil elsewhere
on the site), clear foliage.
Demolish 6 No. Greenhouses, grub up any concrete footings and crush.

Start Date: End October 2014

Duration: 8-9 Weeks

Prepared by: D White

Issued to: Paul Rowland – Store Property

Revision number Original

Date: 06/06/ 2014

Summary of amendments:

1. Introduction

The Greenhouses to be demolished are sited in an area located off Yapton Lane Walberton West Sussex.

The Site is currently disused and is fenced all round, with access through security gates.

The greenhouses are overgrown with various greenery inside and out.

Having been disused for over a decade, the structures have deteriorated and are well beyond economic repair.

The construction is a steel/aluminium framework with glass panels, together with an irrigation system, concrete pathways and stanchion bases.

There are no services associated with buildings (Gas/Electricity)

2 Scope of Work

- A Site office and welfare will be placed on site in an area to be agreed with the client.
- Appropriate signage placed around the perimeter of the site.
- Existing foliage will be cleared and top soil stripped using a mini digger/bobcat and dumper.
- Demolition of the structure will be carried out using a 20t tracked excavator equipped with a hydraulic rotating grab.
- All arisings from the demolition removed from site
- Any concrete pathways/footings etc. grubbed up and crushed to be retained on site for later use.
-

3 Identified Risks

- Security
- Falling debris
- Dust
- Noise & Vibration
- Unplanned Collapse
- Use of plant and work equipment
- Working at height (falls)
- Slips, trips and falls
- Traffic management
- Environmental responsibilities

4 Method of work

To BS 6187:2000 Standards

All services are to be terminated by the client prior to any works commencing

A mobile self-contained welfare unit will be sited within the site boundary at a predetermined suitable site. This will act as the site office, changing/drying area and canteen.

The removal of overgrown foliage and the stripping back of topsoil will commence from the eastern end of greenhouse (1). A mini digger equipped with a grading bucket, together with a bobcat will load away excavated materials onto a site dumper, and these arisings will be stockpiled elsewhere on the site, according to the client's instructions.

Once the internal area has been cleared, and is level, the demolition of the greenhouse frame will take place. The framework will be systematically dismantled using a 20 ton excavator equipped with a rotating hydraulic demolition grab. This will allow for the controlled piecing down of the structure.

The materials arising from the framework will be loaded away into roll-on-off containers and removed from site for dismantling.

Glass debris will be scraped up using an excavator/grading bucket, loaded on to a tipper lorry and disposed of at a licensed landfill facility.

Concrete footpaths/bases/footings etc. will then be grubbed up, and stockpiled for crushing.

The same method will be employed for each of the five remaining greenhouses.

A mobile concrete crushing plant will be brought to site and the concrete crushed to '90mm down' grade.

Crushed concrete/hardcore will be stockpiled elsewhere on the site, according to the client's instructions.

Upon completion the site will be left in a tidy and safe condition. Any temporary fencing/welfare and plant will be removed and the site handed back to the client.

5 Labour Force

Demolition Foreman

Plant Operators x 2

Labour only operatives x 5

6 Training

All operatives working on this project are trained in demolition and are in possession of CSCS cards. Those involved with the removal of non-licensable ACM's will have undergone appropriate training for its identification, removal and disposal.

7 Portable Tools

Hand held tools – small

Mattocks

Sledge hammers

Barrows

Pinch bars

8 Mechanical plant

Hand held disc cutters

9 Track mounted equipment

1 Nr 20t 360' Excavator equipped with grapple / buckets

1 Nr Mini Digger equipped with buckets
1 Nr Bobcat
1 Nr OM Saturno mobile concrete crushing plant

10 Storage and handling of hazardous substances

Arrangements will be made for the safe handling, storage and transport of any hazardous substance and of waste containing such substances at the work place:-

By reducing to a minimum for the work concerned

- The number of employees subject to the exposure
- The level and duration of exposure
- The quantity of substances hazardous to health present at the workplace

By control of the working environment, including appropriate general ventilation

By provision of appropriate hygiene measures including adequate washing facilities

Should it be necessary to use substances classified as carcinogens, the following measures in addition to those above will be applied.

- Totally enclosing the process and handling system unless this is not reasonably practicable.
- The prohibition of eating, drinking and smoking in areas that may be contaminated by carcinogens.
- Cleaning floors, walls and other surfaces at regular intervals and whenever necessary.
- Designating those areas which may be contaminated by carcinogens, and using suitable and sufficient warning signs.
- Storing, handling and disposing of carcinogens safely, including close and clearly labelled containers

COSHH Assessments will be retained within the company office for all hazardous substances that may be used during the undertaking of operations.

11 Working at height

Work at height will be avoided where possible.

12 Work permits and licenses

Hot works permit if any steel cutting is required

13 Site Inductions / Toolbox Talks

A site induction will be given to all personnel involved with the works together with daily toolbox talks.

14 First Aid

A 20 man first aid box will be provided for this project. The first aid box will be held in the site office.

As a minimum, one first aider will appointed for this project

An Accident book B1510 will also be retained on site. The accident book will be data protection compliant.

All personnel / sensitive information will be securely locked within a filing cabinet.

The following information will be issued at induction and be displayed on the site notice board.

The nearest hospital with an A&E unit is:

Lyndhurst Road, Worthing, West Sussex, BN11 2DH

Tel
01903 205111

15 Fire prevention

Waste materials will be removed from the work areas on a regular basis to reduce fire risk
All hot works will be subject to a permit to work system.

Due to the nature of the works, hot working will be kept to a minimum.

16 Personal protective equipment

Safety head protection (conforming to EN397) *Must be worn whilst within the site perimeter*

Safety Boots (conforming to EN345) *Must be worn at all times within the site perimeter*

Gloves (conforming to EN388) *Must be worn whilst handling waste materials unless the use of gloves presents a hazard i.e. due to entanglement or if a high level of dexterity is required*

Eye Protection (conforming to EN388) *Must be worn at all times where there is a risk of eye injury*

Disposable Dust Masks (conforming to EN149) *Must be used where there are high levels of dust, silica and fumes*

Ear Protection (conforming to EN352-1) *Required during all cutting, grinding and breaking out and at any other time when 80dB (A) is exceeded*

17 Incidents and Reporting of injuries, Diseases and Dangerous Occurrences

All injuries, diseases and dangerous occurrences which come under the criteria of Schedules 1, 2 and 3 of the Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995, will be reported to the HSE, by telephone in the first instance and then, by completing the form F2508 and forwarding this to the HSE within 10 days. Alternatively, RIDDOR authorities may be contacted via the reporting line on 0845 300 9923.

Site Management will follow the procedure below:

- a) Contact the emergency services
- b) Notify the HSE (Tel:020 7556 2100)

- c) Take the names addresses and statements of any witnesses
- d) Contact Demolition & Salvage Ltd Senior Management
- e) Post an operative at the entry to the work area to direct the emergency services to the scene of the incident
- f) Ensure that the area is clear of non-essential personnel
- g) Keep a record of events and take photographs of the scene of the incident

18 Housekeeping

All employees are required to clear the waste on a daily basis, or more regularly as necessary. Bins will be provided, and when required, skips. Skips will be covered during non-working hours so as to prevent waste being blown around or the pilfering by third parties

Waste will be removed from site to a recycling facility or licensed landfill.

19 Access and egress to authorised personnel

Site gates will remain shut during working hours and all visitors/staff will sign in and out of the site. Record keeping will remain on site.

All employees will sign in daily and must attend a site induction before being allowed to work.

All employees are instructed to direct any unaccompanied third party they observe, to the Site Manager.

20 Emergency procedures

In the event of an emergency, the alarm will be raised, the Site Supervisor will be advised and the site evacuated to the assembly point. A head count will be carried out at the assembly point using the Site Attendance Register for reference.

Fire extinguishers must be in place where the work is taking place, and a manual fire bell must be in close proximity of the work taking place. In the event of a fire, the hand bell will be sounded and in the event of a small manageable fire, this will be extinguished by the workforce; failing which, everyone will be evacuated from the building and the fire brigade will be called on 999. Everyone will gather at the designated muster point.

21 Transportation

Operatives are encouraged to use public transport where possible for their journey to and from work. Where this is not possible, operatives will be transported to site via company vehicles.

Company vehicles will also be utilised for the delivery of plant and equipment to the project.

22 Signs and notices

All signage displayed by the Principle Contractor will be followed at all times

Demolition & Salvage will erect signage around the work areas.

All signage provided by Demolition & Salvage will conform to the Health and Safety (Safety Signs and Signals) Regulations 1996

23 Systems / codes of practice

- The health and Safety at Work etc. Act 1974
- The Management of Health and Safety at Work Regulations (Amended) 2006
- The Construction (Design and Management) 2007
- The Construction (Head Protection) Regulations 1989
- The Environmental Protection Act 1990
- The Personal protective Equipment Regulations 1992
- The Manual Handling Operations Regulations 1992
- The Provision and Use of Work Equipment Regulations 1998
- The Lifting Operations and Lifting Equipment Regulations 1998
- The Control of Substances Hazardous to Health Regulations 2004
- The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 1995
- The Control of Noise at Work Regulations 2005
- The Control of Vibration at Work Regulations 2005
- The Work at Height Regulations 2007

BS 6399	Imposed Loads for Floors in Offices
BS 6031:1981	Code of Practice for Earthworks
BS 6187:2000	Demolition Code of Practice

24 Statutory records

a) Plant

All plant will be inspected before first use, and at periods not exceeding 7 days, after adverse weather conditions or any event likely to affect its stability – Lifting Equipment Inspection Register (HS-F-026).

25 Air quality and dust

Damping down will be used as a method of dust suppression in accordance with BS: 6187:2000. However, if deemed necessary, fog canons will be employed at strategic points at the work face.

26 Waste management

Demolition & Salvage Ltd. Recognise their Duty of Care under The Environmental Protection Act 1990, the EP (Duty of Care) Regulations 1991, The Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991, Special Waste Regulations 1996 and other associated statutory provisions.

Controlled Waste will be released only to a registered Carrier after proof (original only) has been produced by the authorised person. All parts of the Waste Transfer note will be suitably completed with a copy remaining with Demolition & Salvage Ltd. For no less than two years.

Hazardous Waste will be removed only by a Registered Carrier after the completion of a Special Waste Transfer Note and the pre-notification of the movement to the Environment Agency, a copy of which will be kept by Demolition & Salvage Ltd. for no less than three years.

All waste will be suitably packed to ensure the safety of others during storage and carriage and also to prevent spillage/leakage, waste blowing or falling or the pilfering of contents by third parties.

All general waste will be removed from site via one of Demolition & Salvage Ltd.'s commercial vehicles. Waste removal will be undertaken during normal working hours to obviate disturbance to the surrounding residents/businesses

There is to be no burning of waste of any type on site.

27 Management of pests and weeds

There is always a possibility of rats in any industrial or residential location. This may give rise to the risk of Leptospirosis (Weils disease) transmitted by rat urine, generally absorbed into the body by cuts from infected sharp objects.

All site operatives will be informed of the risks of Leptospirosis.

Information as to the prime importance of personal hygiene and the use of personal protective equipment will be issued to all operatives during site induction.

Hot water will be provided for washing purposes within the welfare facilities.

28 Traffic Management

Access and egress to the site will be via Yapton Lane.

All vehicles will immediately enter the site to ensure that no queuing of vehicles occurs on the public highway.

Traffic marshals will oversee all vehicle movements both on and off the project.

29 Health and Safety Inspections

Health and safety inspections will be undertaken weekly and a record retained in the site office.

30 Records and documentation

All records of inspections along with all Health and Safety and Environmental documentation will be retained on site. Access to the information is freely available to all parties who may have some interest in this project.

31 Live working

All services are to be isolated by the client (Store Property.) prior to any works commencing.

The Demolition Manager must have received relevant isolation certificates before allowing any activity to commence.

32 Manual handling

Manual handling operations will be avoided where reasonably practicable by the use of mechanical or automatic equipment.

However, where manual handling operations cannot be avoided, operatives will be instructed in load reduction and suitable lifting, and team lifting techniques.

33 Non-English speaking operatives

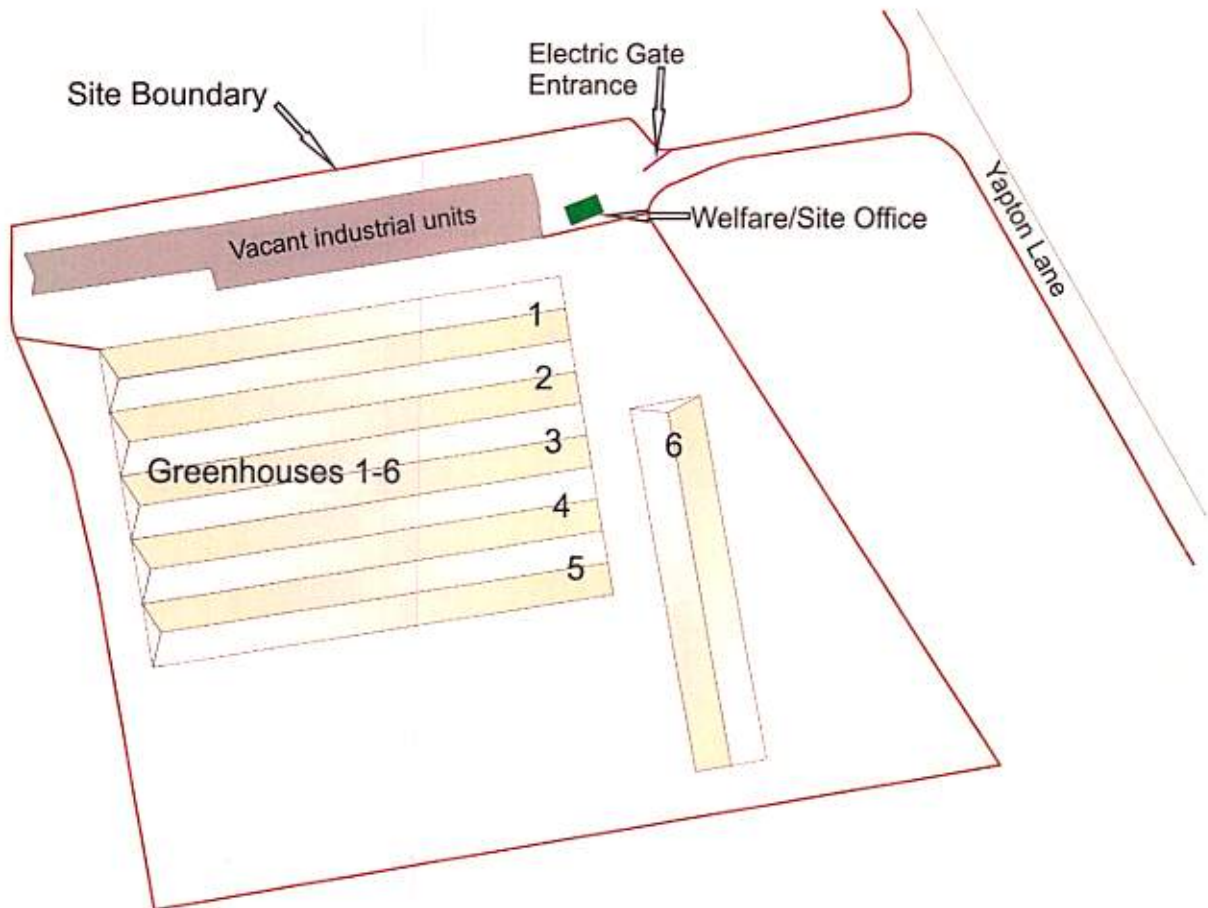
No non-English speaking operatives will be employed for this project. Should there be a requirement to employ non-English operatives, health and safety information and training will be given in their own language.

34 Parties to the project

Demolition & Salvage Ltd.
Ackworth Rd
Hilsea
Portsmouth
PO3 5NS

Paul Rowland
Store Property
Farr House,
4 Park Road,
Chichester
West Sussex, PO19 7XA

Poplars Nursery





DEMOLITION&SALVAGE

RISK ASSESSMENT

For the Demolition and disposal of 6 No. Greenhouses at:
Poplars Nursery, Yapton Lane, Walberton, West Sussex
BN18 0AS



HAMPSHIRE
chamber of commerce

Ackworth Road, Hilsea, Portsmouth, PO3 5NS Te: 023 9267 7890 Fax: 032 9267 0644
www.demolitionandsalvage.co.uk email : sales@demolitionandsalvage.co.uk

Demolition & Salvage Ltd. Company No 3435751 Director John Hughes

INTRODUCTION

The following risk assessment refers to the demolition of redundant greenhouses and reduced level dig, at Poplars Nursery, Yapton Lane, Walberton, West Sussex. This risk assessment is not definitive and may vary to ensure the safety of all those directly involved or otherwise.

Seeking out, identifying and qualifying hazards is the essence of risk management and it is important that this activity is systematically carried out during the life cycle of the project. There are numerous approaches to risk management, from the complex quantitative approach to the relatively simple qualitative approach based upon personal judgement, supported by the generalised data of risk.

Unless otherwise stated, quantitative assessments should be undertaken.

The proposed rating system is as follows:

SEVERITY	RATING BY HAZARD	VALUE
Major	Immediate danger exists, hazard capable of causing death and illness on a wide scale	3
Serious	Hazard can result in serious illness, severe injury, property and equipment damage	2
Slight	Hazard can cause illness, injury or equipment damage but the results would not be expected to be serious	1

PROBABILITY	Rating of Hazard Value	Value
Probable	Likely to occur immediately or shortly	3
Reasonably Probable	Probably will occur in time	2
Remote	May occur in time	1

The rating that is High, Medium or Low	Equals	The severity value multiplied by the probability value
HIGH	Equals	7 to 9
MEDIUM	Equals	3 to 6
LOW	Equals	1 to 2

#	HAZARD	INITIAL RISK RATING		MITIGATING ACTION	RESIDUAL RISK RATING			
		PROBABILITY	SEVERITY		PROBABILITY	SEVERITY	RISK	
1.	Serviceability and maintenance of plant, equipment and tools- The lack of causing damage, injury and/or death	3	3	High	Before using any plant, equipment or tools, operatives must check for defects. All plant, equipment and tools must be regularly checked, maintained and repaired. All plant, equipment and tools must be fitted with the appropriate safety guards, safety catches, cut-out switches, handles and grips etc. All defective parts, guards and cables must be reported immediately to the supervisor. Maintenance, service and repair records must be kept updated. Defective tools must be quarantined and must be appropriately marked as defective. All operatives are to receive appropriate training and instruction in the correct use of all plant equipment and tools. Appropriate PPE will be issued. Site supervisor to monitor the correct use of tools and PPE. Only operatives trained to CITB standards are to operate any plant, equipment and tools.	1	3	Low

#	HAZARD	INITIAL RISK RATING		MITIGATING ACTION	RESIDUAL RISK RATING	
		PROBABILITY	SEVERITY		PROBABILITY	RISK

2.	Misuse of plant, machinery and tools – causing damage, injury and/or death. Driving on site.	3	3	High	Only authorised and appropriately trained operatives are to operate plant, machinery, equipment and tools. Evidence of training and competence must be provided. All manufacturers' specifications with regard to safe working limits must be strictly adhered to. This applied to height, reach, weight and capacity. No machine, item of plant or equipment is to be repaired, adjusted or maintained by any person unless they have been trained and are authorised to do so. All plant, machinery, equipment and vehicles MUST BE IMMOBILISED when left unattended for any length of time, or when parked overnight. No vehicles, plant or machinery must block the sites' access at any time. No tools, plant, machinery or equipment must be used for any work other than what it was designed for. There is to be NO REVERSING WITHOUT A BANKSMAN of any plant or vehicle on any site regardless of whether a CCTV reversing system has been fitted to the vehicle or not. The maximum speed on site is 10mph. HSE Roadways/site traffic control/immobilisation of vehicles, Workspace transport safety (HSG 136) and Safe use of vehicles on site (HSG 144) will be adopted	1	3	Low
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#	HAZARD	INITIAL RISK RATING		RISK	MITIGATING ACTION	RESIDUAL RISK RATING		RISK
		PROBABILITY	SEVERITY			PROBABILITY	SEVERITY	
3.	Contact with underground services – causing injury and/or damage to persons and/or objects	3	3	High	Obtain all available information from the appropriate Statutory Authorities, either in the form of drawings, specification and/or site instruction. Ensure that all the Statutory Authorities have been notified. Avoiding Danger from Underground Services (HSG 47) will be used.			Low

#	HAZARD	INITIAL RISK RATING		RISK	MITIGATING ACTION	RESIDUAL RISK RATING		RISK
		PROBABILITY	SEVERITY			PROBABILITY	SEVERITY	
4.	Visitors to site. Protection to avoid injury and/or damage.	2	3	Med	On site instruction will be given to all site visitors regarding the site rules and the use of issued PPE. Where reasonably practicable, continual on-site monitoring will be carried out by the person in charge to insure that all the issued PPE is used where required and in the correct manner by all site visitors and that the site visitors strictly adhere to all the site rules.	1	3	Low

#	HAZARD	INITIAL RISK RATING			MITIGATING ACTION	RESIDUAL RISK RATING		
		PROBABILITY	SEVERITY	RISK		PROBABILITY	SEVERITY	RISK
#	HAZARD	PROBABILITY	SEVERITY	RISK	MITIGATING ACTION	PROBABILITY	SEVERITY	RISK
5.	Personal injury- generally	3	3	High	Provision of warning signs and control barriers and exclusion zones to prevent access of non-work operatives or more importantly improperly equipped and/or insufficiently trained operatives. All appropriate PPE will be used. A competent, fully trained 'First Aider' will be on site during all working hours. On-site training and inductions given to instruct when the equipment is required and its correct use. Where reasonably practical, continual on-site monitoring will be carried out by the person in charge to ensure that all necessary PPE is used, and in the correct manner. Safety awareness and induction talks given at the commencement of the work and thereafter to all new site arrivals. Health & Safety in Construction (HSG150) will be used	1	3	Low

6.	Manual Handling – causing cuts & grazes, muscular/skeletal injury, strains and sprains	3	3	Med	Where reasonably practical, avoid manual handling operations to move or lift heavy and/or bulky objects. Assess objects weight, shape and manoeuvrability considering individual or team lifting – reducing the objects size by cutting/dismantling – chose alternative way of lifting/moving i.e. mechanical methods. Operatives instructed in the correct way of lifting considering individuals capability, keeping a good posture, avoiding twisting, stooping, reaching upwards and attempting to carry unpredictable loads. All appropriate PPE will be issued e.g. safety boots and gloves. Training given to instruct when the equipment is required, and its correct use. Where reasonably practical, continual on-site monitoring will be carried out by the person in charge to ensure that all the PPE is used and where required and in the correct manner. Safety awareness and induction talks given at the commencement of the work and thereafter to all new on-site arrivals.	1	3	Low
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#	HAZARD	INITIAL RISK RATING		MITIGATING ACTION	RESIDUAL RISK RATING	
		PROBABILITY	SEVERITY		PROBABILITY	RISK
7.	Contact with and inhalation of the bacteria and funguses in bird faeces (particularly pigeon), causing diseases including: Cryptococcosis, Histoplasmosis and Psittacosis.	3	3	High	Containment of affected area, damping down, removal of contaminated materials and loose droppings/dead birds. Signage and barriers to prevent unauthorised access to affected areas. PPE including P3 or FFP3 face mask properly fitted to the individuals face. Disposable overalls, gloves. Bag up materials and waste, including overalls and masks and remove from site to appropriately licenced landfill site. Supply of adequate washing facilities.	1 3 Low

a) Noise

Should noise levels reach 80dB (A) operatives will be informed of the risks to their hearing and supplied (if requested) with either appropriately attenuated ear defenders or earplugs.

Should noise levels reach 85dB (A) or above, operatives will be informed of the risks to their hearing and supplied with appropriately attenuated ear defenders or earplugs and instructed to wear them during noisy operations. Contractors are to ensure compliance by carrying out regular active monitoring.

It is the purchasing policy of Demolition & Salvage Ltd to ensure that the noise and vibration produced by work equipment is considered with the price when new purchases are made, with a view to lowering the risk when equipment is used. Demolition & Salvage Ltd. will endeavour to purchase equipment which is advanced in technology and equipped with vibration absorbing features.

b) Vibration

To ensure that operatives are aware of 'hand arm vibration', they will be provided with adequate information on the hazard and controls, and given information in order to reduce the risk.

The table below is a 'ready reckoner' for calculating daily vibration exposures. All you need is the vibration magnitude (level) and exposure time. The ready-reckoner covers a range of vibration magnitudes up to 40 m/s² and a range of exposure times up to 10 hours.

The exposures for different combinations of vibration magnitude and exposure time are given in exposure points instead of values in m/s² A(8). You may find the exposure points easier to work with than the A(8) values:

- Exposure points change simply with time: twice the exposure time, twice the number of points;
- Exposure points can be added together, for example where a worker is exposed to two or more different sources of vibration in one day;
- The exposure action value (2.5 m/s² A(8)) is equal to 100 points
- The exposure limit value (5 m/s² A(8)) is equal to 400 points

Vibration magnitude m/s ²	Daily exposure time										
	15m	30m	1h	2h	3h	4h	5h	6h	8h	10h	
4.0	800										
3.0	450	900									
2.5	315	625	1250								
2.0	200	400	800								
1.9	180	360	720	1450							
1.8	160	325	650	1300							
1.7	145	290	580	1150							
1.6	130	255	510	1000							
1.5	115	225	450	900	1350						
1.4	98	195	390	785	1200						
1.3	85	170	340	675	1000	1350					
1.2	72	145	290	575	865	1150	1450				
1.1	61	120	240	485	725	970	1200	1450			
1.0	50	100	200	400	600	800	1000	1200			
0.9	41	81	160	325	485	690	810	970	1300		
0.8	32	64	130	255	385	510	640	770	1000	1200	
0.7	25	49	98	195	295	390	490	590	785	965	
0.6	18	36	72	145	215	290	360	430	575	720	
0.55	15	30	61	120	180	240	305	365	485	605	
0.5	13	25	50	100	150	200	250	300	400	500	
0.45	10	20	41	81	120	160	205	245	325	405	
0.4	8	16	32	64	96	130	160	190	255	320	
0.35	6	12	25	49	74	98	125	145	195	245	
0.3	5	9	18	36	54	72	90	110	145	180	
0.25	3	6	13	25	38	50	63	75	100	125	
0.2	2	4	8	16	24	32	40	48	64	80	
0.15	1	2	5	9	14	18	23	27	36	45	
0.1	1	1	2	4	6	8	10	12	16	20	

Using the ready reckoner

- Find the vibration magnitude (level) for the tool or process (or the nearest value) on the grey scale on the left of the table.
- Find the exposure time (or the nearest value) on the grey scale across the bottom of the table.
- Find the value in the table that lines up with the magnitude and time. The illustration shows how it works for a magnitude of 5 m/s² and an exposure time of 3 hours: in this case the exposure corresponds to 150 points.
- Compare the points value with the exposure action and limit values (100 and 400 points respectively). In this example the score of 150 points lies above the exposure action value.

The colour of the square containing the exposure points value tells you whether the exposure exceeds, or is likely to exceed, the exposure action or

Limit value:

	Above limit value
	Likely to be above limit value
	Above action value
	Likely to be above action value
	Below action value

- If a worker is exposed to more than one tool or process during the day, repeat steps 1 - 3 for each one, add the points, and compare the total with the exposure action value (100) and the exposure limit value (400).

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