

Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Disused buildings at Great Western Rail Yard. Please refer to accompanying Site Location Plan and 'Outline Method Statement for Demolition (Rev A)' for details.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Proposed Demolition Works

Please describe the building(s) to be demolished

Disused buildings within the Great Western Rail Yard. Please refer to the accompanying Site Location Plan and 'Outline Method Statement for Demolition (Rev A)' for details.

Please state the reasons why demolition needs to take place

To enable comprehensive redevelopment of the site.

Please describe the proposed method of demolition

Please refer to the accompanying 'Outline Method Statement for Demolition (Rev A)' for details.

How and where would spoil/rubble be disposed of?

Please refer to the accompanying 'Outline Method Statement for Demolition (Rev A)' for details.

Please provide details of the proposed restoration of the site

Please refer to the accompanying 'Outline Method Statement for Demolition (Rev A)' for details.

When do you expect the works to commence (date must be post application submission)?

06/06/2022

When do you expect the works to be completed (date must be post application submission)?

30/06/2022

Are there any public Rights of Way within the site or immediately adjoining the site?

- Yes
 No

Is redevelopment or rebuilding proposed at a later date?

- Yes
 No

Does the proposal involve the felling or pruning of any tree(s)?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

29/04/2022

Details of the pre-application advice received

Advice in relation to GW Rail Yard redevelopment.

Declaration

I / We hereby apply for Prior Approval: Demolition of building as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Adam Jones

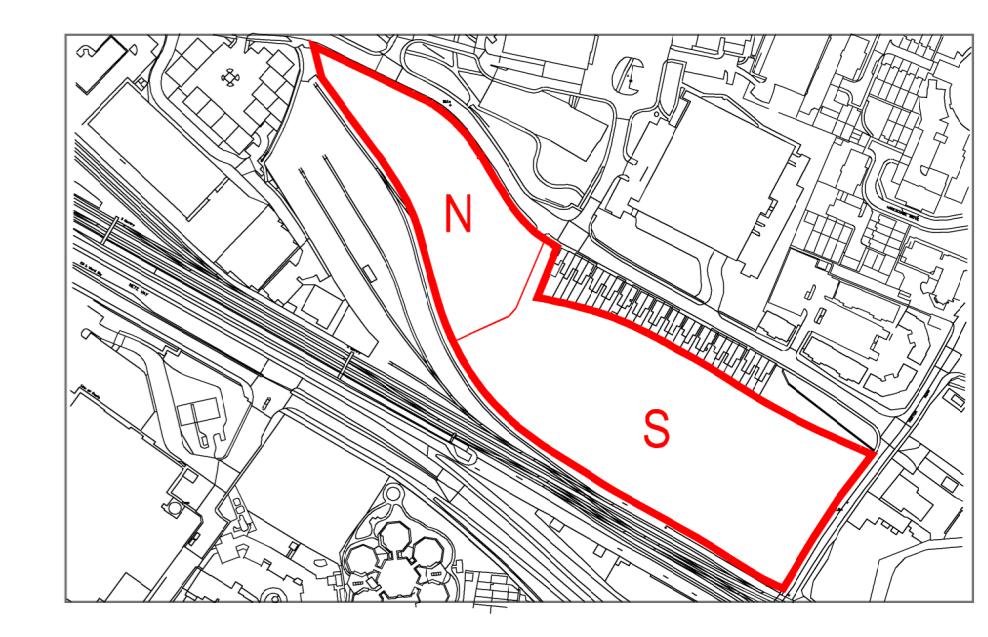
Date

06/05/2022



General Notes
 The drawing is copyright of Darling Associates. This drawing shall not be scaled. All dimensions are in metres unless stated. All dimensions shall be taken on site prior to commencing the works and any discrepancies to be reported to Darling Associates. All works shall conform to the current edition of the Building Regulations and other statutory requirements. All materials and workmanship shall conform with the relevant British Standard specifications and codes of practice. If this drawing forms part of an application for planning permission, it shall not be used for any other purpose without the express permission of Darling Associates. This drawing may incorporate information from other professionals. Darling Associates cannot accept responsibility for the accuracy and accuracy of such information. Any transition or other alterations that are required appearing in such information should be sought from the relevant profession or their appointed representative.
 Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements, Agreements to Issue, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, Survey Drawings, The Main Contractor's Agreement, Other specialist design consultant's requirements as approved by the Main Contractor. Other specialist design sub-contractor's requirements as approved by the Main Contractor.

Key Plan



- Notes**
- DEMOLITION NOTES:**
- Drawings to be read in conjunction with Structural Engineers, MSE Drawings and Specifications.
 - Any discrepancies to be clarified prior to works being carried out.
 - Demolition in line with Structural Engineers guidance and sequencing/phasing to ensure structural stability is not compromised.

HATCHES KEY:

- Existing Elements demolished Phase 1.

P01	Pre-Planning	25.04.2022	JA	JIS
REV	NOTES	DATE	BY	AUTH

DARLING ASSOCIATES ARCHITECTS

1 Greencourt Row
 London SW1P 1DH
 UK

DRAWING STATUS	
Preliminary	
TITLE Proposed Demolition Plan	
PROJECT Great Western Yard	
SCALE AT A0: 1:500	SCALE AT A3: N.T.S.
JOB NO. 19050	DRAWING 02000
	REV P01
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CHURNGOLD REMEDIATION LIMITED

St Andrew's House, St Andrew's Road, Avonmouth, Bristol, BS11 9DQ
[REDACTED]
[REDACTED]

OUTLINE METHOD STATEMENT FOR:

Demolition

CLIENT	SITE
Eutopia Homes	Great Western Road, Gloucester

Document Number:

Revision History

Rev.	Date of Rev.	Description
1 st Issue	20/04/22	First Issue
A	4/05/22	Formal Issue
B		
C		

Accepted by	Approved By
Signed..... [REDACTED] Date...04/05/22.	Signed... [REDACTED] Date...04/05/22.
Accepted by	Approved By
Sign..... Date.....	Sign..... Date.....

OUTLINE METHODOLOGY

1.0 SUMMARY

The site comprises a former railway depot and sidings of the Gloucester Great Western Road railway yard. Several commercial units are present in the north of the site, accessed off Great Western Road, which are currently occupied by FLI Structures, Jays Timber Yard, and Carlton Motors, which also includes a car workshop. A disused car park formerly leased to the NHS is located in the far northwest of the site. Outside of the tenanted areas, the main railway yard area comprises disused sidings, maintenance sheds, inspection sheds, and derelict refuelling facilities, buildings A, B, C, 1, 2, 3, 4 & 5. No internal access has been gained at this stage.



2.0 PURPOSE OF THIS DOCUMENT

This document has been prepared in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 – Schedule B Demolition of Buildings.

This document sets out supporting information on the demolition methodologies and strategies intended.

The statement details potential environmental impacts and the consequential mitigation and monitoring measures to ensure minimising the impacts so that they are not significant.

The consideration of the environmental impacts is comprising of:

- Demolition Project
- Zoning of demolition
- Demolition Contractor
- Transport
- Noise and Vibration
- Dust
- Materials Management
- Asbestos
- Oils, Fuels

- Brick and Concrete
- Liaison with neighbours and stakeholders

3.0 METHODOLOGY

3.1.1 Pre-commencement activities & Liaison with Stakeholders

The following stakeholders will be informed of the works and any licences and/or agreement to be put in place prior to/or in conjunction with a demolition contractor being appointed.

- Network Rail would require detailed negotiation on the structural demolition sequence and methodology to understand if any impact would affect the railway.
- Highway authority to form a Transport Management Plan, road closures, footpath/hoarding, licenses and timing of the works
- Environmental Health Authority for Noise, Vibration and Dust predictions, any ecological considerations, waste removals and processes.
- Local community and/or other neighbours

3.1.2 Surveys

The buildings will require the following surveys to ensure hazards are identified and management during the Demolition Phase.

- R&D Asbestos Surveys
- Hazard survey for oils, fuels etc
- Ground investigation if the Demolition Contractor goes below ground slab level
- Utilities Survey information & service isolation certificates
- Drainage surveys to understand any shared drainage runs

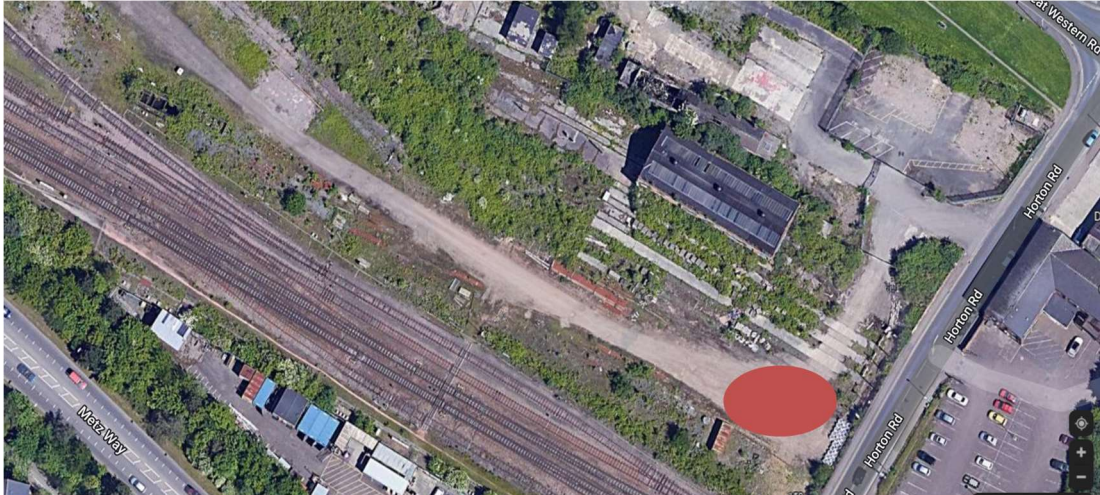
3.1.3 RAMS

- Health and Safety Plan and associated documents
- RAMS production
- ASB5 notification
- F10 notification
- Section 80/81 and 60/61 agreements
- Forms 2&3 for Network rail and agreements
- Environmental Plan and baseline readings

3.2 Site Set up

Welfare would be positioned adjacent to the site entrance on land between the railway and Horton Road, see below;

Figure 1 – Indicative Site Set Up Location



This would allow parking for site workers vehicles', ensuring no burden to the surrounding areas.

The existing buildings are set well within the site boundary and therefore well away from pedestrians accessing public footways around the site.

4.0 DEMOLITION SEQUENCE

4.1 Processing area

We anticipate setting up a materials processing area on existing concrete slabs of former buildings central to the buildings to be demolished. This will allow materials to be segregated as required by the Project Quality Plan. Its use will vary as the works progress. During soft strip and asbestos removal, the areas will be for general skip containment.

During demolition it will be used for segregation of any metalwork from masonry and concrete and then for crushing of suitable materials for back filling voids and/or removal from site.

4.2 PRE-DEMOLITION WORKS ONSITE

4.2.1 OILS/FUELS/CHEMICALS/GASES

Following receipt of the surveys works would commence with the removal of all oils, fuels, chemicals or gases highlighted in the surveys. All tanks, pipework with air condition units will be cleaned, purged and certified clean to allow dismantling or demolition works to take place.

4.2.2 ASBESTOS REMOVAL

Asbestos removal will be carried out in accordance with the Construction (Design Management) Regulations 2015 and other relevant statutory requirements

Any licensed asbestos removal will be carried out in accordance with the R&D Asbestos Survey with four stage independent clearances of completed areas. The non-licensed asbestos removal will follow the R&D Asbestos Survey with background and personnel

monitoring and clearance certificates.

4.2.3 The Pre-Demolition Activities will follow the sequence as shown on the Site Zoning Plan in Appendix A.

4.3 STRUCTURAL DEMOLITION

4.3.1 The Structures (Buildings A, B, 1, 2, 3, 4 & 5) are generally brick type construction with metal/asbestos clad roofs except for building C, which is a steel framed corrugated steel clad. Buildings are generally circa 3-8m to eaves. The demolition will be sequenced and zoned so that demolition works only start once any soft strip of the buildings has finished and allowing a sensible working space for progress and safety zones.

Building C – is close to the boundary of residential gardens to properties along Great Western Road. Detailed methodology will need to be developed to manage demolition of this building.

Noise, Vibration, Dust and Surface water filters monitoring will take place throughout the structural demolition.

4.3.2 Demolition will be carried out using a 30T-40T 360o excavator with selector and multi tool attachments. An additional excavator will be used to clear rubble into dump trucks to be processed in the processing area.

4.3.4 The general direction of demolition is East to West.

4.3.5 The structures will all be reduced to ground slab level and materials processed and temporarily stockpiled until the slabs and foundations are removed.

4.4 Substructure Removal

4.4.1 Building floor slabs will be left in situ at this stage and will be removed in the later site clearance and remediation work to the wider site.

4.4.3 Any materials not re-usable in the future development will be removed from site.

4.4.4 Continuous monitoring will take place for noise, dust and vibration.

4.4.5 Materials will be segregated to prevent cross contamination of concrete and tarmac.

4.5 Completion

The site will be left free of voids and any materials not required for follow on development will have been removed. The Health and Safety file will be completed for follow on Contractors.

4.6 ENVIRONMENT MANAGEMENT PLAN

Arrangements are detailed within the Environmental Management Plan attached to the CRL Construction Phase HSEQ Plan (CPP). These will be implemented by the site manager and communicated to workers in the site induction. Additional tool box talks may be undertaken by the site manager on relevant sections related to this method statement.

Appendix A – Site Zoning Plan

METHOD STATEMENT & RISK ASSESSMENT SIGN-OFF REGISTER

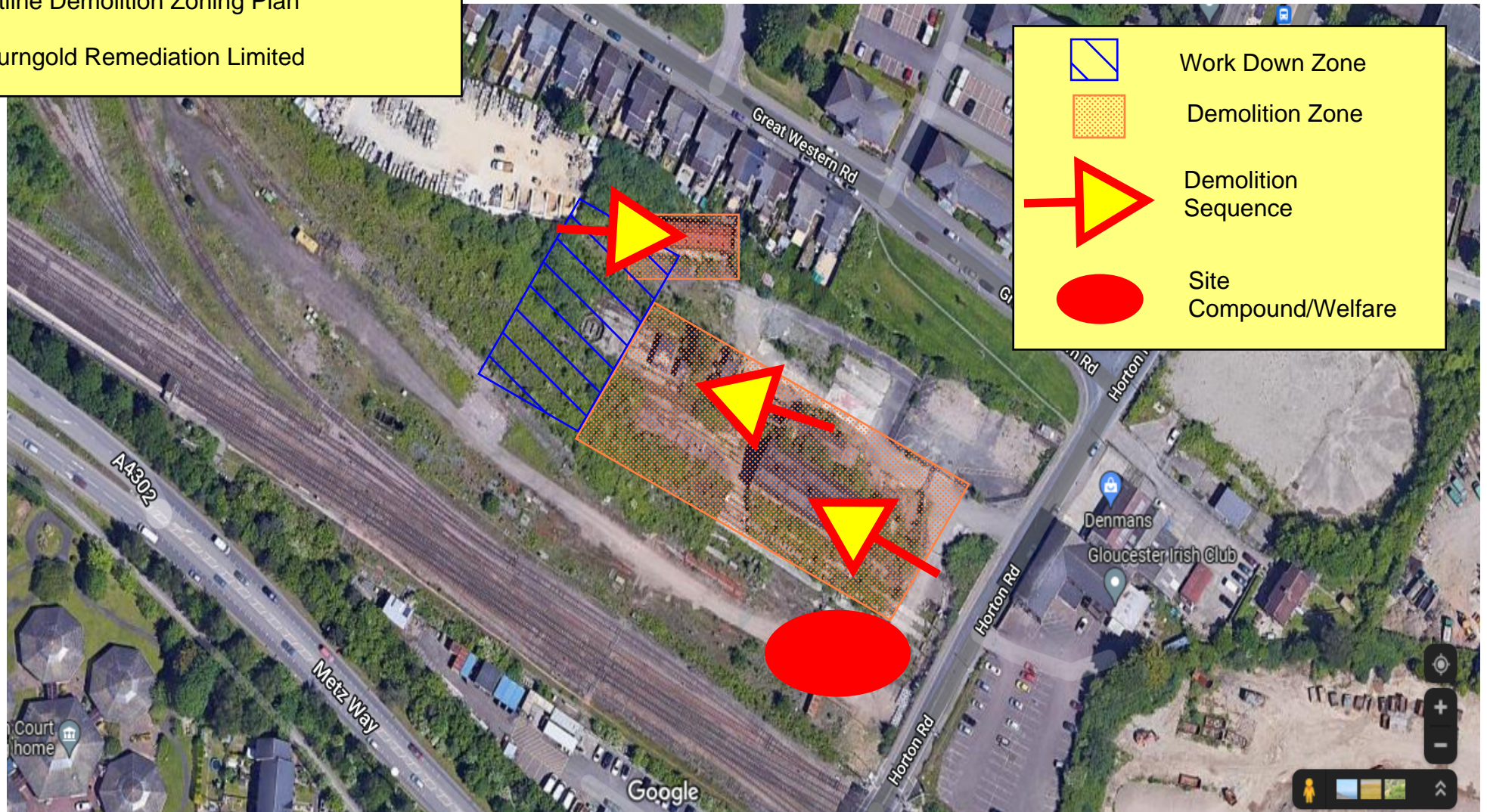
I, the undersigned, have been inducted in the procedures for the remediation works as described above by Churngold Remediation Ltd, I understand them and agree to abide by them.

Name	Signature	Company	Date

Great Western Road - Gloucester

Outline Demolition Zoning Plan

Churngold Remediation Limited



SITE NOTICE

APPLICATION FOR PRIOR APPROVAL FOR THE DEMOLITION OF ALL DISUSED BUILDINGS

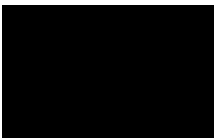
AT GREAT WESTERN RAIL YARD, GREAT WESTERN ROAD, GLOUCESTER, GL1 3AN.

**Schedule 2, Part 11, Class B of the Town and Country Planning
(General Permitted Development) (England) Order 2015 (as
amended).**

I hereby give notice that Eutopia Homes has applied to Gloucester City Council for determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

The Applicant proposes to commence demolition on 6th June 2022.

Signed on behalf of the Applicant:



Date: 6th May 2022

The Application has been submitted to:
Gloucester City Council, PO BOX 3252, Gloucester, GL1 9FW.