

The Town and Country Planning (General Permitted Development) Order 1995 (as amended)

Schedule 2 Part 31 Class A

Proposed demolition of Ysgol Y Graig School (former), Cefn Coed, Merthyr Tydfil

Written Description in relation to the Proposed Development

Introduction

A planning application has been submitted to demolish the former Ysgol y Graig School and to leave the site for re-development. The site will be left in gravel finish ready for re-development.

The reasons why demolition needs to take place

The council seek to demolish Ysgol y Graig School because the building has fallen into disrepair. The school is now closed with a new school built in the near vicinity, replacing this property. The school will fall into further disrepair and attract unwanted vandalism if it is not demolished and re-developed.

The proposed method of demolition

The proposed demolition will be carried out by an experienced, competent firm of demolition contractors. They will prepare a comprehensive method statement and a detailed application will be made, as required, to the Council under the provisions of the Building Act 1984. A health and safety and risk assessment will be provided by the contractor. An asbestos survey will be carried out prior to demolition. Any found would be carefully removed in a controlled manner in accordance with the relevant Regulations.

The site will first be secured. Scaffolding will be erected with protective coverings, after receiving the appropriate consent from the Highways Authority. The method statement will identify exclusion zones, covered walkways, and health and safety requirements for site operatives.

The demolition will take place progressively both internally and externally, in accordance with the approved method statement. The method statement will identify the sequences required to prevent accidental structural collapse. Stonework, slates and other architectural features of the building will be conserved and recycled where practicable for re-use. The basement areas will be made safe, and where buildings adjoin the site, due care will be taken to ensure that they are not damaged, and where necessary, any exposed structures will be made good.

All services will be stopped off and made safe in conjunction with the statutory bodies and service providers. All vehicles and machinery attending the site will be appropriately supervised in the interest of public and highway safety.

Appropriate provision will be made to suppress dust and to protect members of the public during the process of demolition. The demolition will not take place during unsocial hours.

How and where would spoil/rubble be disposed of?

It is intended that much of the demolished material can be recycled and reused. However, where material cannot be recycled it will be disposed of lawfully, at licenced facilities.

Site restoration

The objective is to redevelop the site, subject to planning permission. Accordingly restoration proposals will have this in mind. The site will be cleared of all demolished material, levelled, and screens to an appropriate standard will be erected around the site for safety reasons and to avoid trespass.