

DEMOLITION METHOD AND SITE RESTORATION STATEMENT

Cefn Fforest Farm, Treharris, CF46 5RN

1.0 Introduction

1.1 This statement has been prepared in support of a prior notification for demolition at Cefn Forest Farm, Treharris. The notification is made under Schedule 2, Part 31, Class A of the Town and Country Planning (General Permitted Development) Order 1995, as amended in relation to Wales. Part 31 grants planning permission for building operations consisting of the demolition of a building, subject to the limitations and conditions set out within that Part. Where applicable, the developer must apply to the local planning authority for a determination as to whether its prior approval will be required in relation to the method of demolition and any proposed restoration of the site.

1.2 This statement therefore describes:

- the buildings and structures to be demolished;
- the proposed method and sequence of demolition;
- measures to control the environmental and amenity effects of the works;
- ecological precautions;
- the management and disposal of demolition materials; and
- the treatment and restoration of the affected land following demolition.

2.0 The site and surrounding area

2.1 Cefn Fforest Farm is situated in a rural countryside location to the north of Treharris. The site contains a traditional farmhouse together with an attached barn, as well as single storey additions / extensions to the west and east elevations.

2.2 The principal farmhouse is a substantial, two-storey building of traditional construction. It is set within a wider farmstead containing areas of hardstanding, boundary walls and agricultural land. Access to the site is obtained from the existing vehicular access serving the property.

2.3 The surrounding area is predominantly rural in character. Grassland, hedgerows, trees and traditional stone boundary walls provide visual and ecological connectivity with the wider countryside.

3.0 Scope of the proposed demolition

3.1 The proposal is for the demolition of the barn and extensions shown by orange dashed lines on the submitted drawings. The principal two-storey farmhouse shown in solid black will be retained.

3.2 The demolition works include:

- the substantial single-storey barn to the south of the farmhouse;
- the single storey extensions to the west of the retained farmhouse
- the conservatory type structure at the main entrance to the property.

3.3 The demolition site plan and floor plan define the horizontal extent of the structures to be removed. The submitted elevations similarly distinguish the lower extensions and ancillary ranges to be demolished from the principal farmhouse, which will remain in place.

3.4 No demolition of the principal two-storey farmhouse is proposed as part of this notification.

4.0 Submitted drawings

4.1 The statement should be read alongside the following drawings:

- PD105 – Proposed Demolition Site Plan;
- PD106 – Proposed Demolition Floor Plan;
- PD107 – Proposed Demolition Elevations, Sheet 1 of 2; and
- PD108 – Proposed Demolition Elevations, Sheet 2 of 2.

4.2 The contractor will verify the dimensions, construction and condition of the buildings on site before commencing work. The precise structural relationship between the extensions and the retained farmhouse will also be confirmed before demolition begins.

5.0 Appointment of contractor and pre-commencement planning

5.1 The demolition will be undertaken by a competent and appropriately experienced demolition contractor.

5.2 Before work begins, the contractor will prepare detailed, site-specific risk assessments and method statements. These will be informed by an inspection of the structures and, where necessary, advice from a suitably qualified structural engineer.

5.3 The contractor will ensure that:

- the extent of demolition is clearly identified and understood;
- the retained farmhouse and all retained structures are properly protected;
- appropriate temporary support is installed where necessary;
- all relevant services are identified and isolated;
- an appropriate asbestos refurbishment and demolition survey has been undertaken;
- ecological requirements are communicated to all site personnel; and
- suitable plant, equipment and qualified operatives are available.

5.4 The detailed contractor's method may be refined following opening-up works and confirmation of the structural relationship between the retained farmhouse and the extensions. Any revised method will continue to follow the principles and environmental safeguards contained in this statement.

6.0 Site establishment and security

6.1 Before demolition begins, the operational area will be securely separated from the remainder of the site.

6.2 Temporary fencing or another suitable secure barrier will be installed around the demolition area where required. Warning signs will be displayed at appropriate access points. Access to the working area will be restricted to authorised personnel.

6.3 The existing access to Cefn Fforest Farm will be used by demolition plant, skips and collection vehicles. Vehicles will enter and leave the site in a controlled manner. A trained banksman will supervise reversing and other significant vehicle movements where visibility is restricted.

- 6.4 Plant, skips and contractor vehicles will be accommodated within the site. They will not be stored or parked on the public highway.
- 6.5 The site will be left secure at the end of each working day. Any unstable or partly demolished elements will be made safe before operatives leave the site.

7.0 Services

- 7.1 Before demolition starts, all existing services serving or passing through the structures to be demolished will be identified.
- 7.2 Electricity, water, gas, telecommunications, drainage and any other relevant services will be disconnected, isolated, diverted or suitably protected as appropriate. No structural demolition will commence until the contractor is satisfied that the relevant services have been made safe.
- 7.3 Services required for the retained farmhouse will be protected or temporarily rerouted where necessary. Any exposed service connections resulting from the removal of the extensions will be properly capped, sealed or otherwise made safe.

8.0 Asbestos and hazardous materials

- 8.1 A suitable refurbishment and demolition asbestos survey will be undertaken before intrusive demolition work begins.
- 8.2 Any asbestos-containing material identified by the survey will be removed by an appropriately qualified contractor before the affected part of the building is demolished. Removal, containment, transport and disposal will be undertaken in accordance with the applicable health and safety and waste-management requirements.
- 8.3 A copy of the asbestos survey will be available to the contractor on site.
- 8.4 Should any previously unidentified suspect material be uncovered, work in the immediate area will cease. The material will not be disturbed further until it has been assessed and, where necessary, sampled by a competent person.
- 8.5 Other potentially hazardous materials, including oils, fuels, chemicals, fluorescent tubes, batteries and electrical equipment, will be removed separately and transported to an appropriately authorised facility.

9.0 General demolition sequence

- 9.1 The works will be undertaken methodically and in a controlled sequence. The indicative sequence is as follows:
 - 1. Establish the secure working area and provide warning signage.
 - 2. Confirm the demolition limits against drawings PD105–PD108.
 - 3. Complete the asbestos and hazardous-material procedures.
 - 4. Disconnect, isolate or protect services.
 - 5. Carry out any necessary opening-up and structural investigations.
 - 6. Install temporary propping, support or weather protection where required.

7. Undertake the internal soft strip.
8. Carefully separate the extensions from the retained farmhouse.
9. Remove roof coverings and roof structures.
10. Demolish external and internal walls progressively from the top down.
11. Remove floors, slabs and foundations where included within the works.
12. Sort, load and remove demolition materials.
13. Make good and weatherproof the exposed elevations of the retained farmhouse.
14. Clear, grade and restore the affected area.

9.2 Demolition will generally proceed from the outermost parts of the extensions towards their junction with the retained farmhouse. This will reduce the risk of uncontrolled loading or damage to the retained structure.

9.3 No building element will be allowed to fall outside the controlled demolition area.

10.0 Soft strip

10.1 Before structural demolition, the extensions will be soft stripped as far as reasonably practicable.

10.2 The soft strip will include the controlled removal of items such as:

- doors and windows;
- sanitary fittings;
- redundant mechanical and electrical installations;
- internal fixtures and fittings;
- non-load-bearing partitions;
- loose ceilings and floor finishes;
- timber fittings;
- glass; and
- other readily separable materials.

10.3 Materials will be removed carefully and separated into appropriate waste streams. Reusable items will be salvaged where practicable.

10.4 Soft-strip works will also allow the contractor to inspect concealed junctions between the extensions and retained farmhouse before structural demolition proceeds.

11.0 Separation from the retained farmhouse

11.1 Particular care will be taken where the structures to be demolished physically adjoin the retained farmhouse.

11.2 Before demolition at these junctions begins, the contractor will establish:

- the form and thickness of the adjoining walls;
- whether any walls or roof members are shared;
- whether structural elements within the extensions provide support or restraint to the farmhouse;
- the location of concealed services; and
- the need for temporary support.

- 11.3 Where a wall or structural element is shared, it will not be removed until a suitably qualified person has confirmed an appropriate method of separation and support.
- 11.4 The junction will generally be separated using controlled hand tools or small mechanical tools. Large mechanical plant will not be used indiscriminately against the retained farmhouse.
- 11.5 Any retained wall exposed by the removal of an adjoining structure will be checked for stability and condition. Necessary temporary protection, propping and weatherproofing will be provided promptly.

12.0 Roof demolition

- 12.1 Roof coverings will be removed in a controlled manner before the supporting roof structure is demolished, unless a competent structural assessment identifies a safer alternative sequence.
- 12.2 Corrugated sheets, tiles, flashings, gutters and other roof components will be removed carefully. Materials capable of concealing bats will be handled in accordance with the ecological precautions in Section 20.
- 12.3 Roof timbers and supporting members will be dismantled progressively. Structural members will not be cut or removed where doing so could destabilise the retained farmhouse or an adjoining part of the structure.
- 12.4 No operative will work beneath an unsupported or unstable roof element.

13.0 Demolition of walls and structural elements

- 13.1 Following the removal of the roof, the walls will be demolished progressively from the highest level downwards.
- 13.2 Depending on the confirmed condition and construction of the structures, demolition may be undertaken using a combination of:
- hand tools;
 - small powered tools;
 - appropriately sized excavators;
 - hydraulic grabs;
 - buckets; and
 - hydraulic breakers where necessary.
- 13.3 The plant used will be proportionate to the scale of the buildings and available working area.
- 13.4 The demolition will be inward-facing so that debris is retained within the site. Walls will not be undermined or allowed to collapse in an uncontrolled manner.
- 13.5 The condition of the remaining structure will be monitored throughout the works. If unexpected movement, cracking or instability is observed, work will cease and the position will be reviewed by the site supervisor and, where necessary, a structural engineer.

14. Plant and equipment

14.1 The precise plant will be selected by the appointed demolition contractor, but is likely to include:

- an appropriately sized demolition excavator;
- hydraulic grab and bucket attachments;
- a hydraulic breaker, if required;
- hand and powered demolition tools;
- mobile dust-suppression equipment;
- wheelbarrows or small dumpers;
- skips; and
- tipper or grab lorries.

14.2 All plant will be operated by trained and competent personnel. Plant will be inspected and maintained in accordance with the relevant requirements.

14.3 Plant movements will be supervised where necessary, and an appropriate exclusion zone will be maintained around operating machinery.

15.0 Protection of the retained farmhouse

15.1 The retained farmhouse will be protected throughout the demolition works. Protective measures will include, as appropriate:

- temporary propping or restraint;
- physical barriers between plant and the retained building;
- controlled hand separation at sensitive junctions;
- monitoring for movement and cracking;
- protection of retained openings;
- temporary boarding;
- weatherproof membranes or coverings; and
- prompt making good of exposed masonry and roof junctions.

15.2 The contractor will ensure that demolition debris does not strike or impose loading upon the retained structure.

15.3 On completion of demolition, the exposed parts of the farmhouse will be left stable, secure and weather-resistant. Any permanent reconstruction or external alteration not forming part of the demolition works will be dealt with separately under the relevant planning or building-control process.

16.0 Hours of working

16.1 To protect the amenity of nearby occupiers, demolition and associated vehicle movements will generally take place during the following hours:

- Monday to Friday: 08:00–18:00;
- Saturday: 08:00–13:00; and
- no demolition work on Sundays or bank holidays.

16.2 Exceptionally quiet activities may take place outside those hours only where necessary and where they would not cause material disturbance.

16.3 Deliveries and collection vehicles will be scheduled to avoid unnecessary queuing or idling.

17.0 Noise and vibration

17.1 Noise will be controlled through good site practice. The contractor will:

- use appropriately sized and maintained plant;
- switch off plant when not in use;
- avoid unnecessary engine idling;
- use lower-impact techniques near the retained farmhouse;
- avoid unnecessary dropping of materials;
- locate stationary plant away from sensitive boundaries where practicable;
- undertake the noisiest operations within the stated working hours; and
- keep residents or other affected occupiers informed where particularly noisy operations are anticipated.

17.2 Hydraulic breaking will be limited to that which is reasonably necessary. Where practicable, materials will be lifted, pulled apart or processed using grabs rather than repeatedly broken by impact.

17.3 The contractor will monitor the effects of vibration on the retained farmhouse. Work will stop if unexpected structural movement or damage is observed.

18.0 Dust and air quality

18.1 Dust will be controlled throughout the demolition works. Measures will include:

- damping down demolition areas and debris where necessary;
- the use of a fine water spray during dusty operations;
- minimising the drop height of materials;
- avoiding demolition during exceptionally windy conditions where dust cannot be controlled;
- covering or damping dusty loads before they leave the site;
- maintaining clean access routes;
- preventing excessive accumulation of loose debris;
- sweeping or washing affected hard surfaces; and
- ensuring vehicles do not deposit mud or debris on the public highway.

18.2 Water will be applied in a controlled manner to avoid excessive surface-water runoff.

18.3 Burning of demolition waste will not take place on site.

19.0 Mud and debris on the highway

19.1 The existing access and internal route will be inspected regularly during the demolition works.

19.2 Mud, dust or debris deposited by site vehicles will be removed promptly. Where necessary, vehicle wheels will be cleaned before leaving the site.

19.3 Loads leaving the site will be appropriately contained or covered. The public highway will not be used for the storage of materials, plant or skips.

20.0 Ecology

Bat survey

- 20.1 A Bat Activity Survey Report was prepared by BE Ecological Ltd in June 2026.
- 20.2 The survey included an internal and external inspection and two dusk activity surveys undertaken on 28 May and 18 June 2026. Although the buildings were initially assessed as having moderate potential because of gaps in the roofs, stonework, eaves and exposed timbers, no bats or evidence of bats were found within the buildings. No bats were observed emerging from or returning to either building during the activity surveys.
- 20.2 The buildings were therefore not identified as bat roosts, and the survey concludes that a European Protected Species licence from Natural Resources Wales will not be required on the current evidence.
- 20.3 The survey nevertheless records foraging and commuting activity by common pipistrelle, soprano pipistrelle, noctule and Myotis species around the buildings and grounds. The site and its surrounding vegetation therefore retain value as bat foraging and commuting habitat.

Precautionary measures for bats

- 20.4 The following measures will be followed:
- the winter period will be avoided because of the unlikely but possible presence of hibernating bats;
 - the demolition contractor and operatives will be briefed on the survey findings before work begins;
 - roof sheets, tiles, flashings, timbers and loose stonework will be removed carefully;
 - materials capable of concealing bats will not be crushed immediately upon removal;
 - exposed cavities, joints and roof junctions will be inspected as demolition progresses;
 - any temporary lighting will be limited to that required for safety;
 - lighting will be directed downwards and away from surrounding hedgerows, trees and other dark habitat;
 - unnecessary night-time working will be avoided; and
 - retained vegetation and landscape features used by commuting and foraging bats will be protected.
- 20.5 Should a bat or evidence of bats be found, work in the immediate area will stop. The bat will not be handled unless by an appropriately licensed person or where necessary to prevent immediate harm. Advice will be obtained promptly from a suitably qualified ecologist and, where appropriate, Natural Resources Wales.
- 20.6 Work will not resume in the affected area until appropriate ecological advice has been received.

Swallows and other nesting birds

- 20.7 The bat survey records two pairs of swallows flying into and out of the main farmhouse. The farmhouse is being retained, but the demolition works have the potential to cause disturbance because the extensions adjoin the retained building.
- 20.8 The following measures will therefore be followed:

- the contractor will be informed that swallows have been recorded using the retained farmhouse;
- the retained farmhouse and any swallow nesting locations will be protected from physical damage;
- demolition should, where reasonably practicable, be undertaken outside the principal bird nesting season;
- where demolition is undertaken during the nesting season, the structures to be demolished and their junctions with the farmhouse will be checked for active nests before work begins;
- the check will be carried out by a suitably competent person and, where necessary, a qualified ecologist;
- if an active nest is found, it will not be damaged, destroyed or obstructed;
- an appropriate undisturbed buffer will be maintained around the nest;
- works affecting the nest will be postponed until the young have fledged and the nest is no longer in use; and
- materials and plant will not be positioned so as to obstruct established access to an active swallow nest within the retained farmhouse.

20.8 All other active bird nests discovered during the works will receive the same protection.

21.0 Trees, hedgerows and boundary features

21.1 No unnecessary removal of trees or hedgerows is proposed as part of the demolition works.

21.2 Retained vegetation and traditional boundary features will be protected from damage by plant, stored materials and vehicle movements. No demolition material, fuel or chemicals will be stored against retained trees, hedgerows or drystone walls.

21.3 Any tree roots exposed unexpectedly will be protected from compaction and contamination.

22.0 Pollution prevention

22.1 Fuel, oils and chemicals will be stored securely and in suitable containers. Refuelling will take place within a controlled area away from drains, watercourses and soft ground where practicable. Spill kits will be available on site, and operatives will be instructed in their use.

22.2 Any spill will be contained and cleaned promptly. Contaminated materials will be removed by an appropriately authorised waste contractor.

22.3 Demolition debris, concrete washout, fuel or silt-laden water will not be allowed to enter drains, watercourses or surrounding land.

23.0 Waste Management

23.1 Demolition materials will be managed in accordance with the waste hierarchy. Materials will be separated, where practicable, into streams including:

- stone;
- brick and blockwork;
- concrete and hardcore;

- timber;
- metals;
- glass;
- plasterboard;
- general non-hazardous waste; and
- hazardous waste.

- 23.2 Suitable stone, brick and timber will be considered for salvage and reuse. Clean masonry and concrete may be processed for reuse as aggregate or fill where lawful and appropriate.
- 23.3 Waste that cannot be reused or recycled will be removed to an appropriately authorised facility. Waste carriers will hold the necessary registrations, and relevant waste-transfer documentation will be retained.
- 23.4 No waste will be buried or burned on the site.

24.0 Foundations and below-ground structures

- 24.1 Foundations, floor slabs and below-ground structures associated with the demolished extensions will be removed where required by the scope of works.
- 24.2 Excavation close to the retained farmhouse will proceed cautiously. Foundations that provide support, restraint or weather protection to the retained building will not be removed until their function has been assessed.
- 24.3 Any resulting voids will be filled using suitable clean material and compacted in layers. Finished levels will be arranged to avoid creating unsafe depressions or directing surface water towards the retained farmhouse.

25.0 Site restoration

- 25.1 Following demolition, all loose debris and waste will be removed from the site. The affected land will be:
- cleared of demolition arisings;
 - made safe and free from hazardous projections;
 - filled and compacted where foundations or slabs have been removed;
 - graded to suitable levels;
 - arranged so that water does not pond against the retained farmhouse;
 - temporarily surfaced or reinstated using clean stone, topsoil or another suitable material; and
 - left in a clean, stable and tidy condition.
- 25.2 Where the land is required in connection with a future development proposal, the interim restoration will provide a safe and visually orderly surface pending the implementation of any separately authorised works.

26.0 Making good the retained building

26.1 At the completion of demolition, the exposed elevations and junctions of the farmhouse will be inspected. Temporary or permanent making-good works will be undertaken as necessary to ensure that the farmhouse is:

- structurally stable;
- weather-resistant;
- secure against unauthorised access;
- protected against water ingress; and
- visually tidy.

26.2 Any temporary treatment will use appropriate durable materials and will remain in place until superseded by separately approved permanent works.

27.0 Unexpected conditions

27.1 If unexpected structural, ecological, archaeological, contaminated-land or service-related conditions are encountered, work in the affected area will stop.

27.2 The position will be reviewed by the relevant competent professional before work resumes. Where necessary, Merthyr Tydfil County Borough Council or another statutory body will be contacted.

28.0 Expected timescale for completion

28.1 The demolition works are expected to be completed over a 4 week period.

29.0 Conclusion

29.1 The proposal is limited to the demolition of the extensions and ancillary ranges shown in orange dashed line on drawings PD105–PD108. The principal two-storey farmhouse will be retained.

29.2 The works will be undertaken progressively by a competent demolition contractor. Particular care will be taken at the junctions with the retained farmhouse, and the building will be left structurally stable, secure and weather-resistant.

29.3 The measures set out in this statement will control noise, dust, vibration, waste, traffic and pollution. The recommendations and precautionary measures arising from the June 2026 Bat Activity Survey will be observed, including protection of the site's value for commuting and foraging bats and safeguards for the two pairs of swallows recorded using the retained farmhouse.

29.4 Following demolition, all arisings will be removed, the affected land will be made safe and level, and the site will be left in a clean and orderly condition.