Old Mill Lane Gasholder Station, Old Mill Lane / Twibell Street, Barnsley
Application for Prior Notification of Proposed Demolition

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April 2014

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1. Introduction

1.1. National Grid is proposing to dismantle the existing gasholder and associated structures at the Old Mill Lane gas holder station in Barnsley. A site location plan is attached at **Appendix 1**.

1.2. This report is prepared as part of a submission under the terms of Part 31, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (the GPDO). The report is also prepared in light of recent case law to determine whether prior approval for the method of dismantling the gasholder and associated structures, with corresponding site restoration, is required.

1.3. 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 works as a dismantling rather than a demolition project as this better reflects the nature of the works undertaken; i.e. the works will comprise dismantling rather than destructive demolition.

1.4. 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**.

1.5. It should be noted that the EIA screening request is included as a means by which to expedite the process of dismantling works taking place on the site, rather than because the **temporary** works could result in significant environmental effects (i.e. the test of the EIA regulations).

1.6. For the avoidance of doubt, this submission does not relate to future development proposals for the site, or any subsequent remediation works. The dismantling of the gasholders is, however, a necessary first step in preparing the site for any future redevelopment.

2. Background

Existing Site Structures

2.1. The decommissioned gasholder is of a spiral guided above ground construction with a riveted steel tank diameter of 45 metres. It is redundant and isolated, with the associated pipework also having been purged prior to dismantling.

2.2. The associated structures to be dismantled include the single storey brick antifreeze boiler house and cubicle, and the above ground pipework to the north west of the holder, in addition to the breaking out of other concrete structures and removal of lighting columns.

2.3. Detailed plans and drawings of the structures to be dismantled within the context of the site and surrounding area are included as part of the wider submission package. The demolition requirements plan is shown at **Appendix 2** for ease of reference.

Site and Surrounding Area

2.4. The gasholder is located approximately 1.6km to the north of Barnsley town centre. It forms part of approximately 2.5ha area of land owned by National Grid. The gasholder compound (0.7ha) is separated from the remainder of the site by the River Dearne.

2.5. The site is bound to the north, north-east and north-west by the River Dearne, beyond which is primarily woodland in the ownership of National Grid. A band of mature trees also runs along the top of the river embankment within the holder compound; the compound is set at least 3m above the level of the river.

2.6. Land to the south of the site is occupied by the vacant Comet unit and associated car parking, adjoining which are the Howdens Joinery and Plum Centre retail warehouse units, which are all served via the same access from Twibell Street. Twibell Street itself is bounded by residential properties on the southern side (with the closest properties being approximately 100 metres from the gasholder).

2.7. The site is accessed via a gated entrance from the former Comet car park. The car park is accessed via Twibell Street which in turn links to Harborough Hill Road. These access arrangements are utilised for both customer parking and servicing for these retail units (i.e. the site is regularly accessed by HGV's).

2.8. The environmental context of the site is largely commercial with the nearest residential properties some distance to the south and set within the same commercial environment. The relationship of the site with the river and associated woodland also represents a material consideration.

Statutory Designations

2.9. The site falls partly within flood zones 1, 2 and 3 as defined on the Environment Agency Flood Map, although in practice it is difficult to envisage the site being subject to flooding, due to the levels changes between the compound and the river. This is largely irrelevant in any event as the proposals are to remove built development from the site.

2.10. The Dearne Valley Park Local Nature Reserve is located approximately 140 metres to the east of the holder (north of the river) and broadly follows the course of the River Dearne.

2.11. A deciduous woodland priority habitat is located adjacent to the (east) site. UK priority habitats are those that are identified as being the most threatened and requiring

conservation under the UK Biodiversity Action Plan (UKBAP). However, the proposed works will have no adverse effect on these designations.

Summary

2.12. In summary, the main potential areas of sensitivity arising from the works are:

- The residential properties located to the south on Twibell Street;
- The River Dearne which forms the northern site boundary, and to a lesser extent the tree belt running along this boundary; and
- The Dearne Valley Park local nature reserve (located 140 metres to the north-east), and adjoining woodland.

2.13. The potential implications of the works for these receptors are considered within this report and reflected in the other documents contained in the submission.

Relevant Planning History and Context

2.14. There is no relevant planning history relating to the site. A current application promoted by Peel Holdings for a new foodstore includes the gas holder compound site (as well as the adjoining retail warehouse units), but this remains undetermined.

2.15. The site is unallocated in the Barnsley Unitary Development Plan or the Barnsley Core Strategy.

2.16. Regarding the emerging local development framework, the Barnsley Development Sites and Places Consultation Draft (2012) identifies that the area to the north and east of the site is designated as Green Belt, green space and a local wildlife site. This designation does not affect the gasholder site.

2.17. There is no link between this prior notification submission and any future application for redevelopment of the site, including the pending foodstore scheme. However, the gasholder is no longer in use and serves no beneficial purpose; the dismantling will make the site available for redevelopment in a form considered appropriate by the council in due course.

2.18. In summary, neither adopted nor emerging policy relating to the site contains anything of direct relevance to this submission.

3. The Proposed Dismantling Process

3.1. The gasholder no longer serves an operational purpose in terms of gas storage and makes no other positive contribution to the amenity or environmental setting of the local area.

3.2. The structure cannot feasibly be used for any other purpose and represents a significant maintenance liability to National Grid.

3.3. Vacant structures of this nature represent a security and safety risk, and a financial, environmental and social liability to National Grid. In this instance, where the site could be put into more productive use, there is little practical alternative but to dismantle the holders.

Proposed Method of Dismantling and Restoration

3.4. All plant, equipment and services linked to the structures to be dismantled have been decommissioned, isolated and disconnected in advance of dismantling works commencing, thus minimising any potential on-site risks.

3.5. The temporary period of dismantling works is not expected to exceed 35 weeks. The works will be undertaken in accordance with a high standard of public safety and duty of care.

3.6. The precise demolition methodology will be determined upon appointment of a contractor. However, a range of methods can be used, including cold methods with a range of specialised heavy duty dismantling attachments working in a controlled methodical manner from top down, or 'by hand' with contractors using hot methods to cut down the holders piece by piece.

3.7. Given the physical constraints of the site, the focus is likely to be on the latter, particularly due to the requirements imposed on the contractors to protect existing trees on site where possible (see drawing 8003A).

3.8. The dismantling of the holder will not disturb the ground or any associated sub-surface contaminants. The gasholder will be dismantled to ground level, but the shallow tank base shall be retained, as will the concrete upstand around the base, and in filled with clean material. Single storey structures on the site will be dismantled to ground level with the ground floor slab left in place.

3.9. The steel from the holders will be sorted before being removed for recycling. It is anticipated that in excess of 90% of the materials removed will be recycled.

3.10. At all times, the site will remain secured with additional security and fencing installed around the area of works for their duration.

3.11. Excluding site set-up (circa 20 movements) and demobilisations (circa 20 movements), the total average HGV movements over the 35 week programme is not anticipated to exceed 6 per week, or one per day based on a five and a half day working week. Even if the majority of these movements are focused on a 10 week period during the overall programme (which is possible) then this only equates to 22 per week or 4 per day.

3.12. If the programme can be reduced, this may result in a modest increase in HGV movements, but the extent (timescales) of disturbance would be reduced accordingly. In any event, HGV movements will be managed to avoid peak periods of congestion in the interests of good practice.

3.13. The precise dismantling methodology will influence the degree of temporary local

disturbance and the length of the works programme. However, it is likely to be the case that more intrusive dismantling methods will result in the shortest programme and vice versa (e.g. noise levels may be greater, but for a shorter period of time), and the approach may be altered through the programme to reflect changes in circumstances and feedback from the local community (see below).

3.14. 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.

Summary of Environmental Safeguards

3.15. Detailed asbestos surveys have been undertaken to inform the dismantling methodology, and a Demolition Asbestos Survey report is included within the submission package. The report concludes that no asbestos has been identified. In the unlikely event that asbestos removal is required a site–specific asbestos removal specification and method statement will be produced in order to facilitate any asbestos removal works.

3.16. The waste generated from asbestos removal will be notified and disposed of in accordance with the Hazardous Waste (England & Wales) Regulations 2005 (Amended 2009). The contractor will ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Environmental Protection Act 1990.

3.17. The outline programme is designed so as to minimise disturbance to local residents and users of the adjoining road network. For example, it is proposed to restrict working hours on the site to 08:00 – 18:00 Monday – Friday and 08:00 – 13:00 on Saturdays.

3.18. Where possible, materials will be stockpiled on site in order to enable timed vehicle movements which avoid morning and evening rush hour periods.

3.19. All contractors working on the project will be vetted for competence in line with current HSE guidance. National Grid requires all contractors to make commitments to complete the works in a safe and considerate manner adhering to National Grid's minimum standards documentation. These specifications are very clearly set out in the tender package.

3.20. National Grid have experience from over 100 gasholder dismantling projects and only source contractors from a selected panel of approved organisations, each of which have a track record of working to National Grids exacting standards and benefit from knowledge gained from National Grid's experience of such projects.

3.21. The relevant Building Regulation consents will be obtained and works will be closely coordinated with the Council's Building Control section and Environmental Protection Officer with the statutory best practice measures being adopted in relation to hazardous materials (e.g. asbestos), noise and air pollution.

3.22. Noise, dust and vibration monitoring equipment will be installed and impacts will be recorded and mitigated in accordance with British Standard Guidance (for example BS 5228-2:2009), CIRIA Guidance Note C692 'Environmental good practice on site', and National Grid's own guidance relating to the Specification for the Demolition of Redundant Structures.

3.23. Where necessary (depending on prevailing weather conditions, for example), other measures will be utilised such as wheel washing facilities for all vehicles leaving the site.

3.24. The local community will be provided with information on the nature and content of the works in advance of commencement, with the opportunity to provide feedback on the proposals in addition to a dedicated free-phone number to call in the event of any complaints or queries during the course of the works.

3.25. In addition to these more general measures, a series of safeguards will be put in place to reflect the natural sensitivity of adjoining land and the river.

Habitats & Ecology

3.26. The River Dearne, to the north of the site, is a UKBAP and Barnsley LBAP habitat and forms part of the northern site boundary. An Extended Phase I Habitat Survey is included as part of the submission package.

3.27. In relation to the Dearne Valley LNR and UKBAP which are the nearest statutory designation to the site, the report notes that the impact of the dismantling from the increase in particulates is likely to be negligible.

3.28. The Habitat Survey recommends that the river and its banks are not subject to any works, and it is clear that this will be the case.

3.29. The survey confirms that the holder compounds and the structures themselves have limited ecological value, in terms of the scope to support protected species. The boundary landscaping could support nesting birds and represent foraging routes for bats, but again the main mature trees along this boundary are to be protected through the works. Any trees to be removed will be subject to survey in advance, and the works are not scheduled to commence until beyond the main breeding season (September).

3.30. Other habitats which may support protected species are not located on the site or are located away from the gasholder area. As such the dismantling will not impact on these habitats.

3.31. Relevant permits and consents will be obtained from the Environment Agency and drainage board for undertaking works in proximity to the River Dearne adjoining the site. Measures (e.g. binding) will be introduced to prevent contamination from site run-off, should this be agreed as necessary through the process.

Post Dismantling and Restoration

3.32. The prior notification submission relates to dismantling works and modest restoration activities only. The environmental implications of any subsequent activities (e.g. site redevelopment or remediation) will be assessed separately through respective planning applications.

4. EIA Screening

Application of the Regulations to Dismantling (Demolition) Projects

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 "*…the 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 gasholders and associated buildings would not have been defined as 'development' and 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 adjoining 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 <u>when demolition works are deemed likely to have significant effects on the environment</u>, 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 and the safeguards that will be put in place during the period of the works, **it is concluded that the dismantling works will not result in significant environmental effects**.

4.11. **Therefore, it should not be necessary to screen the proposals**.

4.12. 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).

4.13. Regulation 4(6) of the Regulations 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 relates 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

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

Characteristics of Development

4.15. The entirety of the works area extends beyond 0.5ha. No new floorspace is proposed as part of the works. There will be no permanent additional burdens on local infrastructure.

4.16. Whilst there are development proposals within the local area (such as the current application for a foodstore on land off Twibell Street (LPA ref: 2013/1387)) the proposals raise no matters of cumulative impact with the works proposed by National Grid.

4.17. The use of natural resources will be limited to energy and fuel as no new development is proposed. Waste will be produced, primarily in the form of steel, but the majority (a target of 90% has been set) of this will be recycled.

4.18. The works are likely to generate temporary noise, vibration and air quality (dust) pollution and nuisance.

4.19. Aside from general health and safety considerations, the risk of accidents associated with substances stored on the site has been minimised through the isolation of the gasholder. Any operational equipment will be fully protected from accidental damage during the course of the works, as will any remaining live plant.

4.20. Any other potentially hazardous substances (e.g. asbestos) will be removed in accordance with statutory guidelines, and ground contaminants will not be disturbed by the works. An asbestos survey is included in the submission.

Location of Development

4.21. The established land use is industrial in nature. The nearest residential properties are approximately 120m to the south of the gasholder. Surrounding uses to the south accommodate large scale retail warehouse buildings and associated car parking and made ground. Surrounding uses to the north are formed by the River Deane and associated woodland.

4.22. Noise, vibration and dust arising from the dismantling works and associated vehicle

movements are likely to result in some temporary negligible impacts to the residential properties and ecological receptors, although the longer term impacts (removal of the holders and consequent site restoration) are likely to be positive in terms of outlook, bat foraging, etc.

4.23. The site falls partly within Flood Zones 1, 2 and 3 as identified on the Environment Agency Flood Map. However, this is considered to be misleading due to the levels difference between the site and the river.

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 as the proposals are for the removal of a single gas holder, but will be mitigated through the proposed recycling and re-use of materials; i.e. 'waste' arising from the works will be negligible.

4.25. Transfrontier impacts will be limited to the transportation of material from the site. These movements will result in immaterial effects on the local highway network and be temporary in nature.

4.26. Whilst the probability of the identified impacts occurring is 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 potential permanent impact arising from the works would be the loss of the holders. However, this will be positive in nature given that the holder is not subject to any specific local or national designation, and does not make a positive contribution to the local environmental character or setting.

Ecology

4.28. The site has been subjected to ecological surveys which include:

- A desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest, and records of protected/notable species within the site and its environs;
- An extended Phase 1 Habitat survey involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species, and a reconnaissance survey for evidence of protected fauna or habitats capable of supporting such species;
- An investigation of any buildings or built structures and trees for their potential to support bats, including a survey of internal and external features; and
- An assessment of the potential ecological constraints to the proposed works at the site and recommendations for further survey, avoidance, mitigation, and enhancement where appropriate.

4.29. The assessment concludes that there is no evidence of protected species being present on the gasholders or any of the associated buildings proposed to be dismantled. Some of the woodland and river features within and adjoining the site will be subject to appropriate protection through the course of the works.

Control of Noise, Dust and Vibration

4.30. In undertaking the works, all relevant best practice guidance shall be adhered to in order to minimise these impacts, including the BS 5228:2009: Noise and Vibration Control on Construction and Open Site, the Noise Abatement Act (1960), and CIRIA Guidance Note

C692: Environmental Good Practice on Site (2010).

4.31. The appointed contractor will be required to prepare a Noise and Vibration Monitoring Plan. This shall be agreed both with the Project Manager and with the Council, as required. A Method Statement/Procedure for Dust Control and an Air Quality Management Plan shall also be prepared by the contractor. These documents will form an Environmental Management Plan.

4.32. Routine monitoring of noise, dust and vibration shall be undertaken during the course of the works with additional mitigations measures imposed if necessary.

Transportation

4.33. It is estimated that the average number of HGV movements transporting materials from the site during the period of the works will be no more than 22 per week. HGV movements will be timed to avoid peak periods of congestion.

4.34. Within this context, and linked to the temporary nature of the works, it is not considered that there will be any significant negative transportation effects arising from the works.

Visual Amenity

4.35. Removing the run-down industrial structure will have a positive visual effect in the short term, with future redevelopment providing a longer term benefit.

Ground Conditions

4.36. As the ground will not be broken by the dismantling works there are no ground contamination risks arising from the proposal. Appropriate measures will be put in place, in conjunction with the Environment Agency, to prevent run-off into the River Dearne.

4.37. In addition good working practices will be adhered to.

Screening Request

4.38. In the first instance, it is considered that due to the nature and location of the works, they will not have any significant effects on the environment and need not, therefore, be subject to EIA screening.

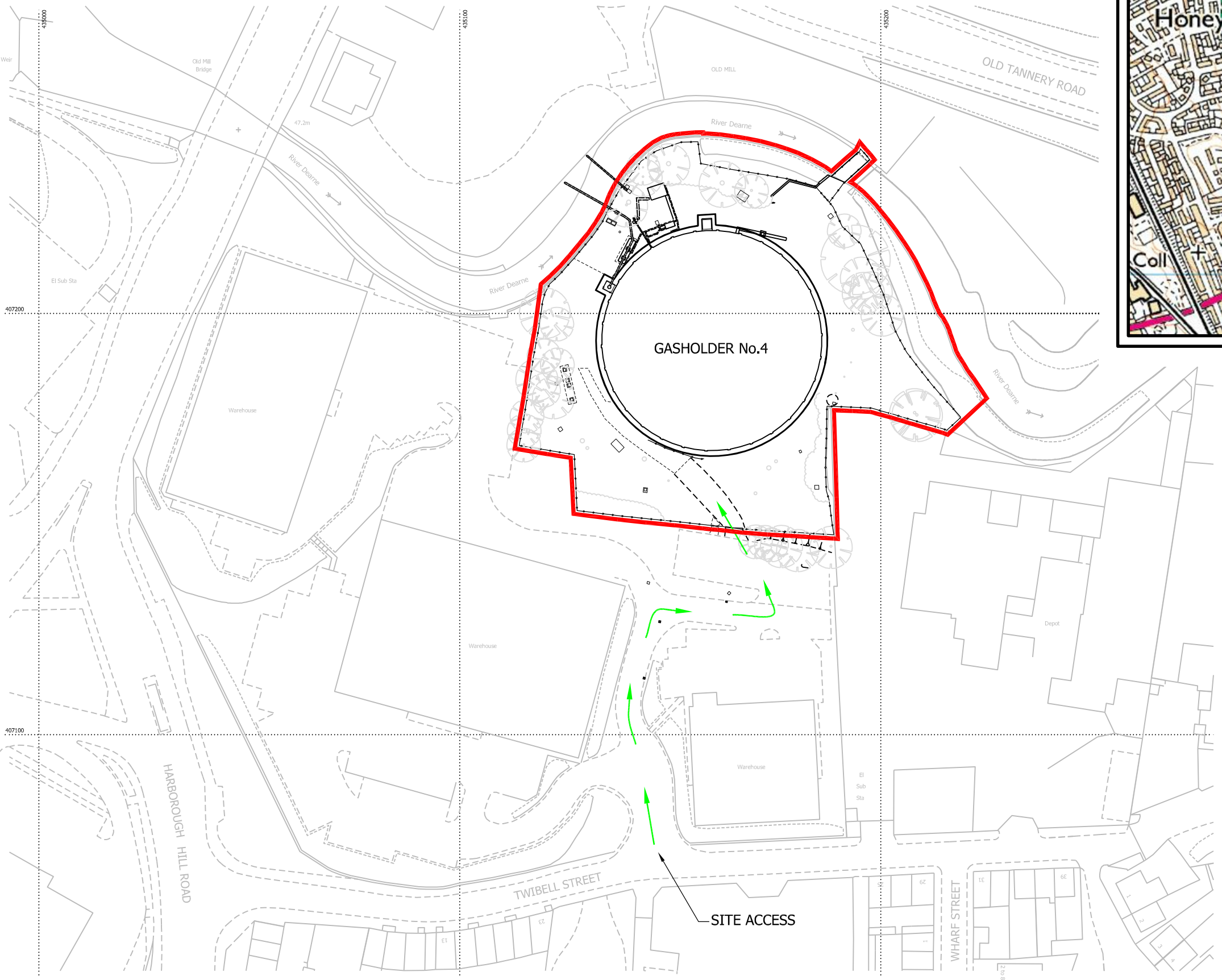
4.39. Nevertheless, having examined the three criteria for assessing development proposals in light of the Regulations, it is considered that the proposals do not constitute ‘EIA development’.

4.40. It is considered that adherence with the controls and mitigation measures identified will ensure that no significant environmental effect will arise throughout the temporary course of the dismantling works, or as a result of the holder and associated structures being removed.

APPENDIX 1

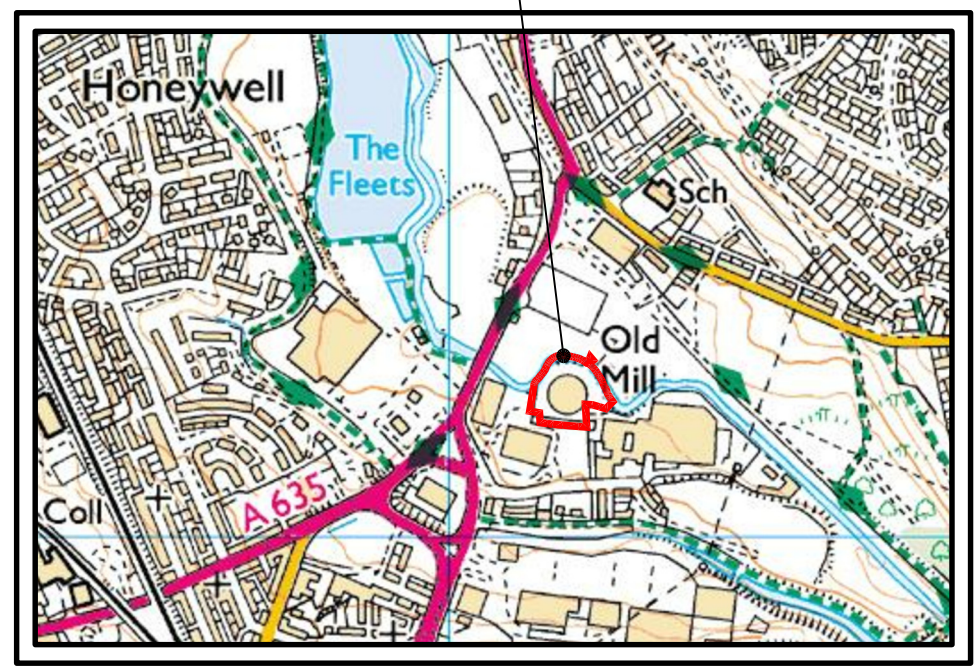
DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS

N



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SITE PLAN
SCALE 1:1000



LOCATION PLAN
SCALE 1:10,000

SITE ADDRESS:
BARNSLEY GASHOLDER STATION
TWIBELL STREET
BARNSLEY

KEY

NATIONAL GRID PROPERTY SITE OWNERSHIP BOUNDARY

ACCESS ROUTE TO DEMOLITION WORKING AREA

REV	DESCRIPTION	BY	CHK	APP	DATE

Client
NATIONAL GRID PROPERTY HOLDINGS LTD

GENEVA BUILDING,
LAKE VIEW DRIVE,
SHERWOOD BUSINESS PARK,
ANNESLEY, NOTTINGHAMSHIRE
NG15 0ED

TEL: +44 (0)1623 684 550
e-mail: nottingham@wyg.com

Project:
GAS HOLDER DEMOLITION
BARNSLEY

Drawing Title:
SITE LOCATION & LAYOUT PLAN

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APPENDIX 2

DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS

N

OLD MILL

OLD TANNERY ROAD

River Dearne

ANTIFREEZE BOILER HOUSE TO BE REMOVED

CONCRETE FOOTBRIDGE TO REMAIN

EMBANKMENT

2.3m HIGH PALISADE FENCE

1.1m HIGH WALL

0.4m HIGH WALL

CONCRETE

CONCRETE FOOTBRIDGE

0.8m HIGH PALISADE FENCE

ALL ABOVE-GROUND PIPEWORK, VALVES AND SUPPORTS TO BE REMOVED. HOLES IN EXISTING PALISADE FENCE TO BE MADE GOOD ONCE PIPEWORK HAS BEEN REMOVED

CUBICLE TO BE REMOVED

GRAVEL

GRASS

LIGHTING COLUMN TO BE REMOVED

STAIRS TO BE REMOVED

SIPHON PITS TO BE PUMPED OUT, CLEARED AND BACKFILLED IN ACCORDANCE WITH THE SPECIFICATION

2.3m HIGH PALISADE FENCE

EXISTING 500mm HIGH CONCRETE UPSTAND AROUND GASHOLDER BASE TO BE RETAINED. ON COMPLETION OF GASHOLDER REMOVAL THE REMAINING SHALLOW TANK IS TO BE BACKFILLED TO TOP OF UPSTAND IN ACCORDANCE WITH THE SPECIFICATION

CONCRETE

CONC UPSTAND

GRASS

EMBANKMENT

GASHOLDER No.4 TO BE REMOVED.

ABOVE GROUND GASHOLDER DEMOLITION WORKS INCLUDE DEWATERING, DESLUDGING, REMOVAL OF STEELWORK AND REMOVAL OF REDUNDANT PIPEWORK

WOODED WITH NUMEROUS SMALL TREES

2.3m HIGH PALISADE FENCE

River Dearne

BELOW-GROUND OIL SEPARATOR OVERFLOW SYSTEM TO BE REMOVED AND VOIDS BACKFILLED IN ACCORDANCE WITH THE SPECIFICATION

2.3m HIGH PALISADE FENCE

GRAVEL

CONCRETE

0.4m HIGH ARMCO BARRIER

CONC UPSTAND

CONCRETE BLOCK TO BE REMOVED

LIGHTING COLUMN TO BE REMOVED

ARMCO BARRIER TO BE REMOVED

TREE CANOPY

2.3m HIGH PALISADE FENCE

LIGHTING COLUMN TO BE REMOVED

GRASS

KERB

CONCRETE

GRASS

NOTE:
ALL EXISTING PALISADE FENCING TO REMAIN

2.3m HIGH PALISADE FENCE

CONCRETE ROAD TO REMAIN

CONCRETE

ASPHALT

Depot

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NOTES

1. DO NOT SCALE
2. DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACT DRAWINGS AND SPECIFICATION
3. ANY DISCREPANCIES ON THIS DRAWING NOTED BY THE CONTRACTOR SHALL BE BOUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF WORKS ON-SITE
4. ANY SURVEY INFORMATION USED IN THE PREPARATION OF THE DRAWING IS NOT WARRANTED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THIS SURVEY INFORMATION PROVIDED
5. THE CONTRACTOR IS REQUIRED TO ADMINISTER ALL ASPECTS OF THE SITES HEALTH AND SAFETY DURING HIS POSSESSION IN ACCORDANCE WITH ALL CURRENT CODES OF PRACTICE AND LEGISLATION GOVERNING HEALTH AND SAFETY AND TO COMPLY WITH ALL CDM REGULATIONS
6. NO DEMOLITION WORKS ARE TO TAKE PLACE UNTIL A WRITTEN METHOD STATEMENT / DEMOLITION PLAN HAS BEEN PREPARED AND COMMUNICATED TO ALL SITE PERSONNEL
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES ON THE SITE PRIOR TO COMMENCING THE WORKS. THE CONTRACTOR IS TO LIAISE WITH THE RELEVANT STATUTORY UNDERTAKERS. CONTACT DETAILS ARE AVAILABLE IN THE PRE-TENDER HEALTH & SAFETY PLAN
8. THE CONTRACTOR IS TO REFER TO THE RELEVANT DEMOLITION / REFURBISHMENT ASBESTOS SURVEY REPORT FOR THE IDENTIFICATION AND LOCATION OF ALL ASBESTOS CONTAINING MATERIALS IN THE BUILDINGS TO BE DEMOLISHED, AND IS TO CARRY OUT THE REMOVAL OF ALL ASBESTOS CONTAINING MATERIALS IN ACCORDANCE WITH THE SPECIFICATION AND CURRENT LEGISLATION PRIOR TO THE DEMOLITION WORKS COMMENCING
9. THE CONTRACTOR IS TO REFER TO THE RELEVANT HAZARDOUS MATERIALS INFORMATION IN THE SPECIFICATION AND IS TO REMOVE AND PROPERLY DISPOSE OF ALL HAZARDOUS MATERIALS IN ACCORDANCE WITH THE SPECIFICATION AND CURRENT LEGISLATION PRIOR TO THE DEMOLITION WORKS COMMENCING

KEY

- NATIONAL GRID PROPERTY SITE OWNERSHIP BOUNDARY
- BUILDINGS / STRUCTURES TO BE REMOVED
- H — APPROXIMATE EXTENT OF HERAS FENCE AS DEMARKATION AROUND INVASIVE SPECIES AREAS

0 2.5 5 7.5 10 12.5 m

SCALE 1:250

REV	DESCRIPTION	BY	CHK	APP	DATE
A	GENERAL AMMENDEMNTS	RLC	MB	MB	09.04.14

Client

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Project:

GASHOLDER DEMOLITION
BARNSLEY

Drawing Title:

GASHOLDER
DEMOLITION REQUIREMENTS

Scale @Custom	Drawn	Date	Checked	Date	Approved	Date
1:250	RLC	20.03.14	MB	27.03.14		

Project No.	Office	Type	Drawing No.	Revision
A074754-149	51	CS	B004	A

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