



DETAILED INFORMATION

DEMOLITION

Introduction

The Trust actively encourages the use of Sustainable Demolition in order to salvage as many components as possible for re-use. In addition to Sustainable Demolition, effective waste management through the reduction in waste generation during the construction phase and sustainable transportation of waste material has significant commercial benefits in addition to creating a more efficient demolition procedure.

It should be noted that the majority of demolition works will require planning consent and the Trust will be a statutory consultee.

Pre-Demolition

All demolition works shall be carried out in accordance with:

- BS 6187 Demolition
- COSHH regulations
- Health and Safety Commission publications
- Construction (Design and Management) (CDM) Regulations
 - All other legal requirements

Method Statements and Risk Assessments should be provided to the Technical Manager. It is the developer's responsibility to ensure notifications and where required consents are obtained.

The developer's Health and Safety File should include reference stating that Trust agreement must be obtained before any works of maintenance, alteration or demolition are undertaken.

The planning and undertaking of any demolition work needs to identify, assess and address risks associated with pollution & the surrounding environment.

As part of the planning process, desk studies, asbestos surveys, site investigations and contaminated land assessments are required to identify contaminated land issues in advance of the works. A waste management plan to deal with resulting issues must be drawn up and agreed with the Technical Manager. All surplus excavated material shall be removed from site unless prior consent has been given by the Technical Manager for on-site disposal or other use.



Many species of bats, birds and other fauna that inhabit the waterside are legally protected and surveys to establish their presence are required prior to commencing the works. In addition demolition should not cause the spread of invasive species.

The use of explosives shall comply with the Home Office Regulations and shall only be permitted after full consultation with all relevant authorities including the Technical Manager.

The Trust owns and maintains many old structures, which could be adversely affected by vibration associated with certain demolition methods. An agreement on acceptable vibration allowance is required with the Technical Manager prior to works commencing. Consideration also needs to be given to nearby residents and the potential disturbance vibrations may have on wildlife.

Waterside structures often contain features of archaeological or heritage value that needs to be preserved, rescued or recovered for future use. Prior to any demolition works, the Trust can provide advice as needed but the developer should check with the local authority on any consents that are required.

Demolition Works

Demolition works adjacent to and over the canal are likely to require adequate screening to prevent debris from landing on Trust property. There should be no debris encroaching upon the Trust's land.

Dust suppression is likely to be required during demolition works, particularly near densely populated areas, sites with typically strong winds or mooring sites alongside the canal.

Debris piles are to be kept to manageable sizes as per the waste management plan to inhibit the release of dust into the atmosphere and, must not create run off towards the waterway.

Once demolition works have been completed, a canal bed survey or similar might be required to be undertaken by the developer to ensure that no material has entered the waterway. The developer may wish to carry out a pre-start survey.

The passage of boats on the navigation and the use of the towpath must be maintained where safe to do so and unless otherwise agreed.

Monitoring during demolition works is likely to be required to check design allowances are not being exceeded. If damage to a Trust structure is detected, the developer shall be responsible for the full & immediate reinstatement (to the Trust's written satisfaction) of the affected structure and any associated costs.

Extreme caution needs to be taken when removing structures located below canal water level (e.g. cellars, basements), as they may also be retaining ground water, which is associated with the adjacent canal, furthermore the developer may need to design and install temporary works to ensure the waterway structure remains in place throughout the works.



Canal &
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The canal environment, particularly derelict structures, can be home to bats, birds and other protected wildlife, and consideration should be given to the need to protect them during the works.

Where contaminated material is encountered (e.g. asbestos sheeting), steps outlined in the waste management plan must be followed to protect workers and the public from contact with the material or with gases or liquids arising from it. All necessary permits remain the responsibility of the developer.

The developer is encouraged to recycle construction waste, where appropriate. Additionally, the Trust requires that materials suitable for re-use in other areas of the network (e.g.

copings and castings) must be carefully removed and transported to a storage area. The Trust retains ownership of all such materials unless there is prior agreement with the Technical Manager.