SPALDING ENERGY EXPANSION

DEMOLITION AND CLEARANCE OF THE EXISTING BUILDINGS OCCUPYING THE PROPOSED SEE SITE
Details Pursuant to Condition (38) of the 2015 Deemed Planning Permission

Background / Purpose of this Document

On 11 November 2010, Consent under Section 36 of the Electricity Act 1989 was granted and a direction that deemed planning permission be granted under Section 90 of the Town and Country Planning Act 1990 was made (the Original Consent and the 2010 Deemed Planning Permission) for a generating station to be known as the Spalding Energy Expansion (SEE) at West Marsh Road, Spalding, Lincolnshire. On 30 October 2015, a variation to the Consent under Section 36C of the Electricity Act 1989 was granted and a direction that the Conditions of the 2010 Deemed Planning Permission be varied under Section 90(2ZA) of the Town and Country Planning Act 1990 was made (the Varied Consent and the 2015 Deemed Planning Permission).

Pursuant to the provisions of Condition 4(2) of the Varied Consent and Condition (53) of the 2015 Deemed Planning Permission, the gas turbine technology option selected for SEE comprises that set out at paragraph 2(a)(ii) of the Varied Consent, namely: "*one* [Combined Cycle Gas Turbine] *CCGT unit including a gas turbine, a heat recovery steam generator (HRSG), a steam turbine with a rated electrical output of up to 645 MW with Open Cycle Gas Turbine (OCGT) unit(s) and associated equipment with a total rated electrical output of less than 300 MW".*

Condition (38) of the 2015 Deemed Planning Permission provides that: "*The commencement of the Development shall not take place until an Asbestos Survey and environmental / demolition audits have been undertaken and any specific requirements identified for the existing buildings occupying the proposed SEE site have been agreed by the Council".*

This Document is submitted in order to satisfy the requirement imposed by this Condition, and discharge Condition (38) to allow for the commencement of the Development.

Demolition and Clearance

The "*existing buildings occupying the proposed SEE site*" comprised the British Sugar Sports and Social Club and a disused Administration Building.

Demolition and clearance of these existing buildings has been undertaken under a Demolition Notice issued by South Holland District Council[1]. The Demolition Notice is attached. Overall the works included: demolition; local grubbing up of the foundations; and, removal of near surface deposits of demolition arisings from previous site clearance works.

To inform the latter activity, the results of two reports were used.

These reports comprised:

- 'Asbestos Inspection Report: Bulk Sample Survey', Version 1, Green Shield Environmental, February 2017 (the Inspection Report); and,
- 'Waste Delineation and Soil Management Options Report', Fortitude Environmental, April 2017 (the Survey Report).

Based on the Inspection Report, a near surface intrusive survey was undertaken to determine the presence or otherwise of asbestos within the fill materials. The findings of this survey are presented within the Survey Report.

The Survey Report identified local asbestos contamination, but at concentrations below 0.1 per cent. Such concentrations are below that which defines the material as hazardous.

These materials have now been removed from the Proposed Development site.

[1] Demolition Notice Reference: DEM-00247-2016. Issued 18 July 2016.

The Building Regulations 2010 and the Building Act 1984

Agent ref:	**Not Provided**	**Online ref:**	**PAPER**
Type:	**DEMOLITION**		
Received:	**14th July 2016**		

SOUTH HOLLAND DISTRICT COUNCIL

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Applicant:
Mr David Pickering
Spalding Energy Company Ltd
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PE11 2BB

Proposal: Demolition of Two Storey Building

Location: Former British Sugar Plc, Sports And Social Clubs West Marsh Road Spalding

Date: **18th July 2016**

Reference: **DEM-00247-2016**

Dear Sir/Madam

In response to your Section 80 Notice received by the Building Control Section on **14th July 2016** , I herewith enclose the following Counter Notice served under Section 81 of the Building Act 1984.

Should you have any queries regarding this matter please contact the writer on 01775 761161 on the above extension.

You are reminded of the legal duties associated with the proposed work under the Health and Safety Legislation, in particular the Construction (Design and Management) Regulations 1994, the Construction (Health, Safety and Welfare) Regulations 1996 and Regulations dealing with removal of asbestos. These matters are dealt with by :

The Health and Safety Executive
The Pearson Building
55 Upper Parliament Street
Nottingham NH1 6AU
Telephone 0115 971 2801 and can be contacted for further information.

You are also reminded that the application submitted, (Section 80), is for Building Regulation purposes only and you are advised to contact the Development Control department to confirm whether Planning Permission is required.

Yours faithfully

LABC

Ruth Dowling, Building Control Surveyor
rdowling@sholland.gov.uk

1. Work to be carried out in accordance with the requirements of BS 6187.

2. Demolition work should only be carried out between the hours of 0800 and 1800 hours between Monday and Friday and between 0800 and 1300 hours on Saturdays. No work shall be carried out outside these hours, including Sundays and Bank Holidays, if noise due to such work is transmitted beyond the site boundary to the detriment of the nearby residential properties.

3. All noisy work shall at all times be kept to a minimum and best practicable means are to be taken to ensure that noise does not pass beyond the boundary of the site. All plant machinery shall be properly maintained and operated so as to minimise nuisance. All works should be compliance with the British Standard Code of practice BS 5228.

4. Adequate precautions should be taken to ensure that no dust or odour is released which causes a public nuisance.

5. Bonfires which result in either dark or black smoke are prohibited. Ideally burning should not be used as a method of waste disposal and in any event smoke or fires should not be a nuisance to the neighbourhood.

6. Cable burning with view to the recovery of metal is prohibited.

7. A building to be demolished should be carefully examined for any asbestos content prior to it being demolished or work started. In the event of asbestos being found, its removal shall be in accordance with the Health and Safety at Work Act 1974 and the regulations in the Code of Practice made thereunder. Removal of any such asbestos shall be in accordance with the requirements of the Control of Pollution Act 1974.

8. Adequate fencing or screening ought to be provided to ensure that no unauthorised persons are able to gain access to the site. Adequate warning notices should be provided. Where necessary, higher level fine mesh screens should be erected to minimise dust drift.

9. Arrangements should be put in hand to ensure that no mud or dust is carried from site onto pavements and roads.

10. Adequate on site refuse storage facilities are to be provided.

11. In the event of contaminated material being found on site, adequate arrangements are to made for its storage, examination, and subsequent disposal.

12. Ideally the name and registered office of the demolition contractor should be displayed in a conspicuous position on the site.

13. All drains and sewers are to be properly sealed and their whereabouts properly logged and recorded. No material, which could interfere with the flow of the drain/sewer, should be allowed to enter the same.

DEM-00247-2016 BC66C

BUILDING ACT 1984
SECTION 81
NOTICE TO PERSON UNDERTAKING DEMOLITION WORKS

In respect of the building known as **Former British Sugar Plc, Sports And Social Clubs West Marsh Road Spalding**, **TAKE NOTICE** that **SOUTH HOLLAND DISTRICT COUNCIL** pursuant to Section 81 of the Building Act 1984, **HEREBY REQUIRES** you, within 28 days of the demolition, to take the following action when demolishing the above building, that is to say:

a) to weatherproof any surface of an adjacent building which is exposed by the demolition;

b) to repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it;

c) to remove material or rubbish resulting from the demolition and clearance of the site;

d) to disconnect and seal at such points as the Council may reasonably require, any sewer, drain or water pipes in or under the building to be demolished;

5. to remove any sewer, drain or water pipe in or under the building to be demolished and seal any sewer, drain or water pipe with which the sewer, drain or pipe to be removed is connected;

f) to make good to the satisfaction of the Council the surface of the ground disturbed by anything done under paragraph (d) or (e) above;

g) to make arrangements with the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building;

h) to make such arrangements with regard to burning material on site as may be reasonably required by the Health and Safety Executive and/or the Fire Authority;

i) to take such steps as the Council may consider reasonably necessary for the protection of the public and preservation of public amenity;

Before you comply with any requirements of paragraph **(d)** and **(e)** above , you must give at least **48 hours notice** in writing to the Council.

Before you comply with paragraph **(f)** above, you must give at least **24 hours notice** in writing to the Council.

Failure to give such notice will incur liability to a fine not exceeding £100.00.

Attention is directed to the provision of Sections 82 (2), (3), (4), 83 (1), (2), (3), of the Building Act 1984. Any appeal in pursuance of these provisions should be made to a Magistrates Court and must be brought within 21 days from the date of the service of this Notice.

Dated this 18th day of July 2016

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Building Control Manager