

Former Garston Gasworks, Liverpool
Application for Prior Notification of
Proposed Demolition of Gasholders

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1. Introduction

- 1.1. National Grid is proposing to dismantle the two gasholders and associated structures at the former Garston gas works in the Garston area to the south of Liverpool.
- 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 gasholders 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 considered 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 or restoration works. The dismantling of the gasholders is, however, a necessary first step in preparing the site for any future redevelopment, or infrastructure requirements.

2. Background

Existing Site Structures

- 2.1. The wider site contains two holders, former gas infrastructure and a 'live' National Grid compound containing office buildings and pipework.
- 2.2. The holders are of differing construction. The western holder is of a column guided construction and is the more visible of the two (i.e. the tank previously rose and fell within the permanent column guides). The eastern holder is a 'freestanding' spiral guide construction with no above ground guides.
- 2.3. Both holders contain below ground tanks which extend below the ground level by 12m and 10m respectively. The below ground tanks do not extend beyond the outline of the respective holder.
- 2.4. The western holder has a diameter of 65m is a prominent feature on the skyline, but does not represent notable examples of this type of gasholder construction and correspondingly has limited significance from a heritage perspective.
- 2.5. The eastern holder is approximately 46m in diameter and contains no prominent permanent structures. The holder is largely hidden by vegetation.
- 2.6. The gasholders are redundant, isolated from the network and purged of gas.
- 2.7. Detail plans and drawings of the structure to be demolished within the context of the site and surrounding area are included as part of the wider submission package. The Demolition Plan is attached at **Appendix 1** for ease of reference.

Site & Surrounding Area

- 2.8. The site is approximately 4km to the south / south east of Liverpool City Centre. They form a large part of a 4.5ha area of land owned by National Grid, but are separated from the remainder of the site by a palisade fence. The holders are located on the southern edge of the site with Gasholder no.1 in the south west corner and Gasholder no.2 in the south east. A site location plan is enclosed at **Appendix 2**.
- 2.9. Gasholder no.1 fronts Banks Road and given the four tier column guides is visible in the local area. Gasholder no.2 is screened by foliage and is not visible.
- 2.10. Part of the site is in use as a live National Grid gas monitoring and Pressure Reduction Station. This area will remain operational and will be protected during the course of the works. The dismantling works will have no effect on the operation of live infrastructure.
- 2.11. The uses adjoining the site are mixed. It is located to the south of the A561/Speke Road and the Liverpool Freight Terminal railway line, and north of Banks Road. The railway forms the site's northern boundary with a wooded area to the east, and a Grade II Listed church adjacent the western boundary. Recently developed housing dominates the land uses to the south (beyond Banks Road). Beyond Speke Road and the railway to the north lies Garston District Centre, this accommodates a range of commercial uses and residential properties.
- 2.12. The wider area contains housing community uses and two schools. The schools are separated from the site by dense woodland and/or residential uses.
- 2.13. Beyond the site confines, this area of Liverpool (adjacent the River Mersey) is a largely

commercial/industrial area.

- 2.14. The wooded area to the east of the site and a small area of land between the two holders are designated as Local Wildlife Sites (LWS). However the LWS designations do not cover the holders themselves or other structured to be demolished.
- 2.15. The site is accessed from Banks Road, either via the Church Road/A561 or the Banks Road/A561. Banks Road itself is a largely residential street, though its width should be sufficient to accommodate larger vehicles which need to access the site. Speke Road (A561) is a key route to the south of Liverpool and links a number of commercial uses along the River Mersey with the motorway network
- 2.16. The gasholders are within Flood Zone 1 as defined on the Environment Agency flood map and therefore highly unlikely to flood.

Relevant Planning History and Policy Contest

- 2.17. There are no planning applications relating to the gas holders, or for the site in general. However, the site is subject to a number of policy designations in respect of future development.

Liverpool UDP

- 2.18. It is within an area allocated as a 'Primarily Industrial Area' in the Liverpool UDP. To the south is a 'primarily residential development', and to the east is a local nature reserve and proposed park.

Garston Village Masterplan

- 2.19. The site is identified for housing in the Garston Village Masterplan and is noted as the 'Banks Road Development Site'.
- 2.20. The masterplan shows a mix of housing with open space and associated access roads. Although the masterplan notes that the gas works have 'dominated' the area to the south of Garston, it recognises the benefits of removing the holders to develop the site and better reveal the adjacent Grade II listed church.

Emerging Liverpool Local Plan

- 2.22. The benefits of redeveloping the site have been recognised by both National Grid and Liverpool City Council in representations to the emerging Local Plan and site masterplan.
- 2.23. Although the local plan is at a very early stage of preparation and carries very little weight, it provides a useful steer on the direction of travel on this site (i.e. a potential residential allocation in line with the Garston Village Masterplan).

Summary

- 2.24. Whilst the site contains an ecology designation and is adjacent a protected woodland, the works will have no impact on these designations.
- 2.25. The site has been identified as suitable for residential development by the Council. The emerging allocation of the site for residential development is recognition of the need to remove the holders, the emerging plan recognises the benefits of doing so.
- 2.26. The western holder, whilst visually prominent, has no discernible heritage value or significance that would encourage its retention.

3. The Proposed Dismantling Process

- 3.1. The gasholders no longer serve an operational purpose in terms of gas storage and make no other positive contribution to the environmental setting of the local area.
- 3.2. The structures cannot feasibly be used for any other purpose.
- 3.3. Vacant structures of this nature represent a security and safety risk in addition to being a financial, environmental and social liability. In which case there is little practical alternative but to dismantle the holders.

Proposed Method of Dismantling

- 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.
- 3.5. The period of dismantling works is expected to last approximately 37 weeks (or just over nine months). The timescales and process of the dismantling works is dictated by the nature of the site, and scale of the holders.
- 3.6. The precise 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. In either scenario the same safeguards will be applied to protect local amenity and operation of the railway, in particular.
- 3.7. The dismantling of the holders will not disturb the ground or any associated sub-surface contaminants. The gasholders will be dismantled with the concrete tank base and sides retained to be backfilled at a later date (which will be subject to separate consideration by the Council). The void created by the removal of the holders will be securely fenced to avoid trespass and ensure site and public safety.
- 3.8. The material from the holders themselves will be sorted before being removed for recycling. It is anticipated that in excess of 90% of the materials removed will be recycled.
- 3.9. At all times, the site will remain secured with additional security and fencing installed around the area of works for their duration.
- 3.10. Excluding site set-up (circa 20 movements) and demobilisations (circa 20 movements), the total average HGV movements over the 37 week dismantling and backfilling programme is anticipated to be around 7 per week on average, or at most 2 per day based on a five and a half day working week.
- 3.11. 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. HGV movements will be managed to avoid peak periods of congestion and anti-social hours.
- 3.12. 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).

- 3.13. A series of safeguards will be imposed on the appointed contractors to further reduce any potential impacts.

Summary of Environmental Safeguards

- 3.14. National Grid have experience from over 100 gasholder dismantling projects and only source contractors from a selected panel of approved organisations and specialists, each of which have a track record of working to National Grid's exacting standards and benefit from knowledge gained from National Grid's experience of such projects.
- 3.15. 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.
- 3.16. 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.
- 3.17. The local community (including businesses) 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.

Programme

- 3.18. The first point to note is that the works will only be **temporary** in nature. The entire programme of works is not expected to exceed 37 weeks, and is expected to start by April 2015. The programme timeframe includes periods of relative inactivity such as site preparation and demobilisation, but excludes the far less intensive process of dewatering the gasholders prior to physical dismantling.
- 3.19. The outline programme is designed so as to minimise disturbance to local businesses 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.

Ecology

- 3.20. 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, and records of protected/notable species within and adjacent the site;
 - 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 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.
- 3.21. The ecology report recognises the non-statutory LWS designation on adjacent land (which lies out with the National Grid site) and between the holders but recommends appropriate safeguards, such as restricting the proposed works area to avoid any long term harmful effects.

- 3.22. Additionally, any vegetation clearance will be kept to a minimum and, where possible, undertaken outside of the bird nesting season. Where clearance is required within the nesting season, it will be supervised by a suitably qualified ecologist.
- 3.23. Overall the report concludes that subject to the necessary habitat safeguard measures there should be no negative long-term effect on ecological assets or habitat.

Highways & Access

- 3.24. Appropriate access routes from the main highway (A561) and appropriate timings will be utilised to avoid any unnecessary impact on local residents, businesses and school. Where possible, materials will be stockpiled on site to enable timed vehicle movements which avoid morning and evening rush hour.
- 3.25. The number of large or heavy vehicle movements to and from the site is limited, with no more than 7 HGV journeys per week expected during the most intensive stage of the dismantling works. Other smaller vehicle movements (such as contractor vans) can be expected, although they will not be noticeable in the context of existing movements.

Asbestos Removal

- 3.26. Detailed asbestos surveys have been undertaken to inform the dismantling methodology, and a Demolition Asbestos Survey report is included within the submission package. The Asbestos Report identifies one sample of asbestos within the well of one of the holders.
- 3.27. The asbestos report recommends that these elements are removed prior to dismantling and the approved contractor's attention will be drawn to the presence of asbestos. The contractor's tender submission will include a strategy to address the removal of the asbestos as part of the dismantling programme, and in accordance with statutory guidelines.

Noise, Dust & Vibration

- 3.28. 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.
- 3.29. 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.

Post Dismantling and Restoration

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

4. EIA Screening

Application of the Regulations to Demolition (Dismantling) 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 when demolition works are deemed likely to have significant effects on the environment, 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, the safeguards that will be put in place during the period of the works, and low sensitivity of the structures and surrounding area, **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) 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, the indicative threshold for assessment in the EIA Regulations. No new floorspace is proposed as part of the works and there will be no permanent additional burdens on local infrastructure.
- 4.16. Whilst there are development proposals within the local area there should be no cumulative impact with the works proposed by National Grid due.
- 4.17. The use of natural resources will be limited to energy and fuel as no new development is proposed. Waste will be produced, 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 gasholders. 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 of the site is mixed with transport infrastructure to the north, housing to the south, a Grade II Listed Church to the west and woodland (with housing beyond) to the east. The adopted Garston Village Masterplan recognises the industrial nature of the site and the mixed surrounding environment.

- 4.22. The likely access route to the site will use Banks Road which links to Speke Road, a main trunk road utilised by a range of vehicles (including HGVs). The additional vehicle movements will be negligible when viewed in the context of additional traffic flows (that already includes HGVs).
- 4.23. The gasholders are within Flood Zone 1 as identified on the Environment Agency Flood Map, and are not at risk of flooding.
- 4.24. They is not subject to any heritage designations, or local listing, which could otherwise influence the scope of the works, although a Grade II Listed Church is located to the west.
- 4.25. Noise, vibration and dust arising from the dismantling works, and associated vehicle movements are unlikely to result in greater than negligible impacts on the local

Characteristics of Potential Impacts

- 4.26. 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 and will be mitigated through the proposed recycling and re-use of materials; i.e. 'waste' arising from the works will be negligible.
- 4.27. 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.
- 4.28. Whilst the probability of the identified impacts occurring is reasonably high, they are temporary in nature and their duration and frequency will be timed so as to ensure the least disruption to neighbouring uses.
- 4.29. The only potential permanent impact arising from the works would be the loss of the holders. Although significant structures they do not contribute to the legibility of the area, and have no heritage value, meaning any impact in this respect must be considered negligible at worst.

Ecology

- 4.30. The site has been subjected to ecological surveys as detailed at Section 3 of this report.
- 4.31. 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, and that the site itself does not support any statutory habitats.
- 4.32. Nevertheless, works will follow the recommendations of the ecological survey, which include, the requirement to undertake vegetation clearance outside of the bird nesting season or in the presence of an ecologist and using a tightly defined works and compound area to minimise an potential harmful effects on the LWS.

Control of Noise, Dust and Vibration

- 4.33. 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).
- 4.34. 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.

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

Transportation

- 4.36. It is estimated that the average number of HGV movements transporting materials from the site during the period of the works will be approximately 7 per week. HGV movements will be timed to avoid peak periods of congestion.
- 4.37. The local highway network (notably Speke Road) currently accommodates heavy goods vehicles and is a major route to the south of Liverpool.
- 4.38. 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

- 4.39. The western holder is a large structure, but not particularly ornate compared to other examples across the country and the city, and nor is it in good condition. The eastern holder has no legibility benefit being largely screened by vegetation.
- 4.40. The Garston Village Masterplan notes that whilst the gas works have 'dominated' the area to the south of Garston, it recognises the benefits of removing the holders to develop the site and better reveal the adjacent Grade II listed church.
- 4.41. Removing the run-down industrial structures will have a positive visual effect in the short term, with future redevelopment providing a longer term benefit, as recognised by the emerging Local Plan designation and adopted Garston Village Masterplan.

Heritage

- 4.42. Linked, in part, to the considerations regarding visual amenity and site redevelopment, the holders have not been afforded any heritage significance through statutory or local designation. Though the western holder is prominent, the design and construction are not significant, nor is the holder or the structure unique when compared with those elsewhere.
- 4.43. The main heritage reference is to the adjacent Grade II Listed church and grounds. In this regard the Garston Village Masterplan recognises the benefits of removing the holders to develop the site and better reveal the adjacent Grade II listed church.

Ground Conditions

- 4.44. As the ground will not be broken by the dismantling works there are no ground contamination risks arising from the proposal.

Screening Request

- 4.45. 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.
- 4.46. 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'.
- 4.47. 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 dismantling works, or as a result of the holders and associated structures being removed.

Siphon pits and valve pits pipework are to be removed as part of the demolition works and pits to be backfilled in accordance with the PWI.

Unrecorded live services may be present on site.

Below ground gasholder demolition works include dewatering, desludging, removal of steelwork, removal of associated redundant pipework/interceptors/sparge units and siphons.

The Contractor shall provide 24 hour security to the site during the works.

Any fencing removed to facilitate the works shall be reinstated upon completion to match original unless otherwise agreed with the Project Manager.

The Contractor shall refer to the Isolation Certificates contained in the Site Information.

Gasholders were purged of gas and were noted as free venting.

The Contractor shall prepare and agree an Environmental Management Plan for the project, including a programme of environmental monitoring. Background monitoring to be undertaken prior to commencement of works.

The Contractor shall maintain 24 hour access to the operational NGG compound, PRS and district governor.

A dumping survey of Gasholder No.1 and No.2 has been undertaken. A copy of the survey report is included in the Site Information.

Paint, holder water, ecology and asbestos surveys have been undertaken. Reports are included within the Site Information.

Infilling the below ground gasholders will be undertaken under a separate contract following the completion of dismantling and demolition works, however, the Contractor is required to ensure that the site is left safe and secure. This will include the installation of appropriate fencing around the gasholders. The specification is to be agreed with the Project Manager. However, notwithstanding the above, should the Contractor identify any specific engineering concerns due to leaving two empty gasholders the Project Manager shall be informed as soon as practicable.

NGG PRS, district governor and overhead gas mains remain live and operational. The Contractor shall liaise with NGG regarding protection measures.

The Contractor's attention is drawn to the presence of an approximately 2 m high brick retaining wall. The Contractor shall undertake an assessment of the capacity of the wall to withstand surcharge loads during demolition and shall apply a suitable standoff for plant and materials if required.

The Contractor's attention is drawn to the limited access around Gasholder No.1.

The Contractor's attention is drawn to the presence of an approximately 2 m high concrete retaining wall.

The Contractor's attention is drawn to the presence of hydrocarbon staining around the edge of the gasholder.

The Contractor's attention is drawn to the presence of the brick boundary wall, approximately 1 m of which is retained above the level of the public footpath (outside the site boundary). The Contractor shall undertake an assessment of the capacity of the wall to withstand surcharge loads during demolition and shall apply a suitable standoff for plant and materials if required.

Siphon pits and valve pits pipework. Any resultant voids to be infilled.

The Contractor's attention is drawn to the drainage exit point.

The Contractor's attention is drawn to areas of dense vegetation.

The Contractor's attention is drawn to the live NGG district governor. 24 hour access required. Contractor to liaise with NGG regarding any protection measures required during the works.

Approximate location of above ground pipework

The Contractor's attention is drawn to shared access with NGG. The access is in frequent use and must be maintained at all times.

The Contractor's attention is drawn to areas of dense vegetation.

Railway

Extent of NGG Depot and Access Route

NGG offices and depot. NGG receive large deliveries to this area. 24 hour access required. Contractor to liaise with NGG.

Office

PRS/Gas Valve Compound

Extent of NGG Depot and Access Route

Palisade fencing

The Contractor's attention is drawn to the presence of concrete walls.

The Contractor's attention is drawn to the live overhead gas main passing above the access to the Gasholder No.1. Clearance is limited to below approximately 3.5 m. The Contractor shall assess and confirm overhead clearance limits and liaise with NGG regarding any protection measures required during the works.

Siphon pit

The Contractor's attention is drawn to the drainage exit point.

The Contractor's attention is drawn to the above ground sparge unit located outside the gasholder compound.

The Contractor's attention is drawn to the brick retaining wall currently surrounding Gasholder No.2. The Contractor shall undertake an assessment of the capacity of the wall to withstand surcharge loads during demolition and shall apply a suitable standoff for plant and materials if required.

Above ground sparge unit to be demolished to ground level and seal any openings remaining. Any resultant voids to be infilled.

The Contractor's attention is drawn to the change in level between Gasholder No.2 and the surrounding area.

The Contractor's attention is drawn to the limited access around Gasholder No.2.

The Contractor's attention is drawn to current access restrictions to Gasholder No.2. The area immediately surrounding Gasholder No.2 is currently limited to pedestrian access via steps. There is no current vehicular access.

The Contractor's attention is drawn to the presence of electricity sub-stations. 24 hour access required. Contractor to liaise with NGG regarding any protection measures required during the works.

SERVICES AND OTHER LOCATIONS SHOWN ARE APPROXIMATE AND TO BE USED FOR INDICATIVE PURPOSES ONLY. NOT ALL SERVICES SHOWN ON STATUTORY PLANS OUTSIDE OF SITE BOUNDARY ARE SHOWN.



NOTES:

- The drawing is to be read in conjunction with the Project Works Information (PWI) and all other relevant documentation.
- All work to be carried out in accordance with current British Standards and Codes of Practice.
- It is the Contractor's responsibility to ensure that the site is left safe and secure at the end of each working day.
- The Contractor's attention is drawn to the proximity of the structure(s) to the site access (neighbouring properties/site users) and the implementation of measures to control dust and noise is considered imperative. The Contractor is required to submit his proposals in this regard prior to commencement of works, in accordance with the Specification and PWI.
- The Contractor is to submit his proposal for any phasing of the Works to the Project Manager for comment prior to the commencement of works.
- The Contractor is to satisfy himself that all services to the structure(s) have been terminated prior to commencement of works.
- The exposed ends of existing drains, sewers, gas mains, ducts and/or pipelines shall be sealed and the position recorded in accordance with the PWI and Specification. Before sealing any drains, etc. the Contractor shall take all reasonable actions and ensure that the services are redundant. Appropriate care shall be taken during any grouting or sealing operations not to cause any blockage to adjoining live drains, sewers, pipelines or ducts.
- A refurbishment/demolition asbestos survey of the structure(s) to be demolished has been conducted and the results are included within the Site Information. The Contractor shall arrange for a suitably licensed and approved Specialist Asbestos Removal Contractor to undertake the removal of all identified areas of asbestos containing material prior to the commencement of demolition works. In accordance with the relevant asbestos regulations, PWI and the Specification, and shall give all notices in connection therewith. In the event of material suspected to be asbestos being encountered during demolition, whether foreseen or unforeseen, work shall be suspended in the area and an exclusion zone established until the material has been tested to confirm or otherwise the presence of asbestos and, if found to be asbestos containing, the material removed in accordance with the requirements of this clause.
- Hazards relating to specific buildings have been identified on this drawing. Other site specific hazards are noted in the PWI. The Contractor should also consider general hazards related to demolition works.
- Where the drawing identifies a requirement for new security fencing to be erected following demolition, the fencing shall comply with the requirements of BS1222-1:1999. The foundations for the fence are to be designed by the Contractor to include for adjacent services and wind loading.
- All structures are to be demolished to ground level only, unless noted otherwise.
- Any voids or pits left on completion of demolition works are to be backfilled to ground level in accordance with the PWI and Specification.
- The Client's aim is to maximise the recovery of demolition materials, by the recycling of demolition materials, including concrete, masonry, metal, wood, plastic and glass, and the recovery of building elements, such as steel beams, roof tiles, and sanitary ware. The Contractor is to undertake a Pre-Demolition Audit (based on the ICE Demolition Protocol) during the Tender Phase and to prepare and submit to the Project Manager a plan for material recovery and agree a Demolition Recovery Index for the project prior to the commencement of demolition works.
- All dewatering activities are to be undertaken in accordance with the requirements of NGG's document Minimum Operating Standards for Gasholder Dewatering (NGGHS: 2006).
- The Contractor shall implement sufficient measures to ensure that utilities are not damaged during the works. Written consent may be required from appropriate utility companies if service routes are to be temporarily or permanently disturbed or relocated.
- Adequate measures are to be taken to ensure that underground utilities crossing site access points are protected from disturbance during the course of the works. Protection measures may include placement of road plates or similar.
- The Contractor shall prepare a secure compound to house the equipment required for the dewatering works. The treatment compound shall be secured with temporary. Heavy fencing as a minimum.
- All water treatment and liquid storage containers shall be located in a watertight bunded area within the treatment compound. The volume of each bund shall be a minimum of 110 % of the volume of the single largest storage tank to be contained within it (taking due allowance for the volume occupied by additional plant and storage within the bund).
- A sump shall be installed within the base of each bunded area to facilitate rainwater removal and recovery of any spill liquids.
- Surface water drains located within work areas shall be protected against uncontrolled discharges. Additionally, there should be no discharges across the surface of the site.
- The Contractor shall identify an appropriate discharge point to foul sewer and shall confirm the capacity and condition of the selected disposal route prior to the start of dewatering activities.
- The water treatment plant shall be designed and have sufficient safety controls to minimise the potential for an uncontrolled release of treated or untreated gasholder water. Suitable sample points shall be installed as near as practicable to the point of discharge from the dewatering plant and the point of discharge to foul sewer.
- Potentially relevant site specific hazards are shown on this drawing. The Contractor shall also consider other general hazards related to the works.

Single Storey Former Steam Boiler House Building

Single storey brick built with flat felt/asphalt roof. Asbestos containing materials are present (a demolition/refurbishment asbestos survey has been undertaken and the report is included in the Site Information). Following asbestos removal the building is to be demolished/dismantled to ground level. Ground floor slab is to remain in-situ.

"Non-Standard" Hazards

- Potential presence of asbestos containing materials.
- Potential contamination of underlying soils
- Unknown stability of boiler pipework within the building, including the chimney present on the roof of the building. Large cracks also apparent on the building brickwork.

Note: The current landholding boundaries are pre the transfer of surplus land. It is assumed that once the land transfer process has been completed Gasholder No.1 and No.2 compounds will be under the ownership of National Grid Property Holdings Ltd.

Legend

- National Grid Property Holdings Ltd. site boundary
- Land to be transferred to NGPH ownership
- Land retained by NGG
- Existing Structures
- Fence
- Structures to be demolished

Services (surveyed on site, JVS 2014)

- Gas (overhead)
- Gas (pressure as noted, depth in mm)
- Gas (redundant)
- Gas marker
- Gas valve
- Electricity (below ground)
- Electricity (on low ground, presumed dead)
- Electricity (above ground, approximate position)
- Unknown

Services (overhead from serviceplans)

- Telecoms (UG)
- Telecoms (OH)
- Electricity (HV)
- Electricity (LV)
- Combined Sewer
- Water Main
- Gas (LP)
- Gas (HP)
- Gas (HP)
- Surface Drainage
- Holder Drainage

Services (overhead from Entec Site Layout, 2003)

- Electricity (LV)
- Electricity (HV)
- Gas - MIP/HP (as labelled)
- Gas - above-ground pipework
- Combined sewer
- Drainage
- Water main

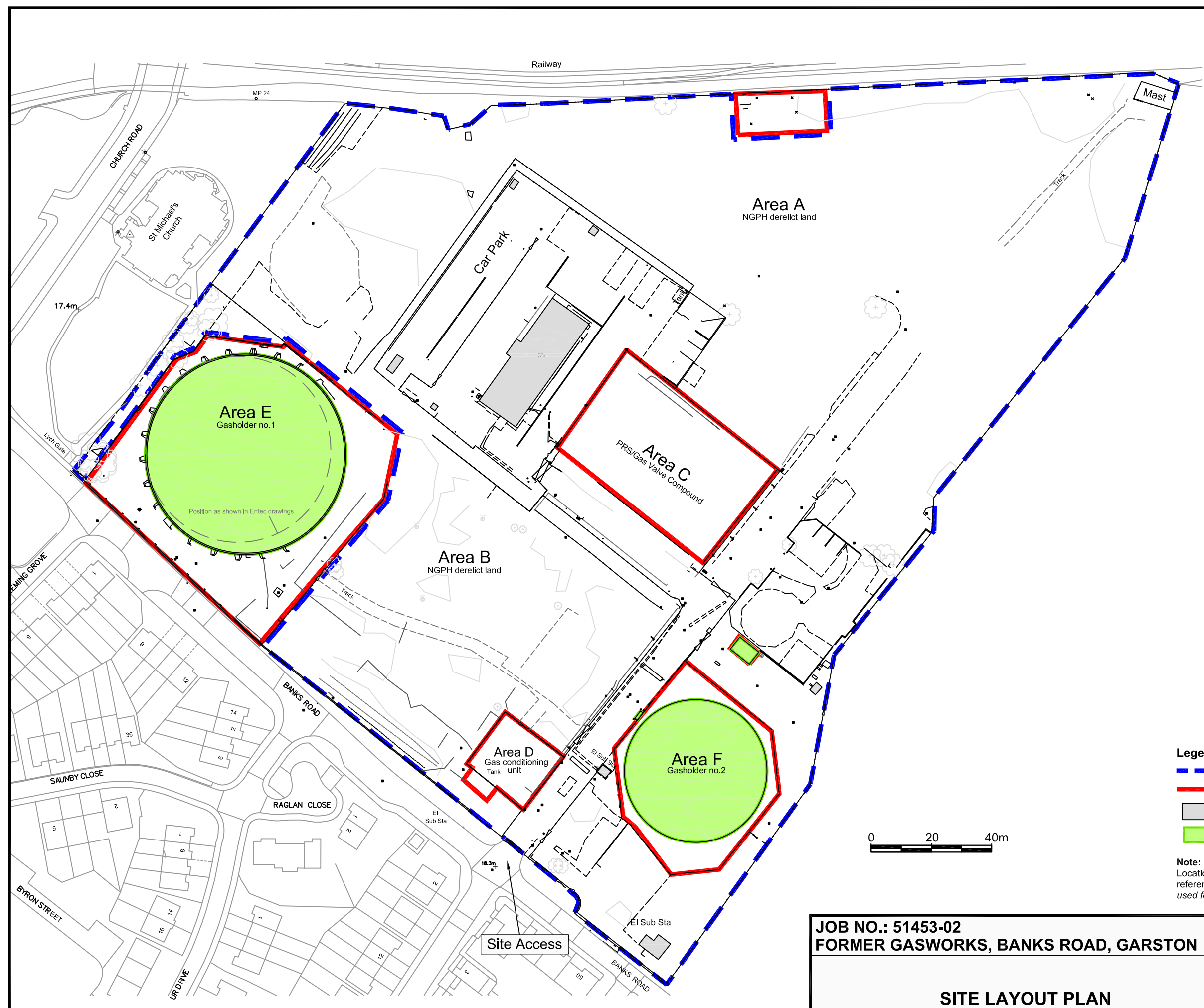
Note: Locations shown are overlaid from relevant site plans and reports (see references for details). All locations shown are approximate and are to be used for indicative purposes only.

References: National Grid Property Holdings Ltd. (NGPH) - Former Gasworks, Garston, Leicestershire. January 2003. National Grid Property Holdings Ltd. (NGPH) - Former Gasworks, Garston, Leicestershire. January 2003.

JOB NO.: 51453-04
FORMER GASWORKS, BANKS ROAD, GARSTON

DEMOLITION PLAN

DRAWING NUMBER: DRAWING 01



Legend

- National Grid Property Holdings Ltd Site Boundary
- National Grid Gas PLC Site Boundary
- Existing Structures
- Structures to be demolished

Note:
Locations shown are overlaid from relevant site plans and reports (see references for details). All locations shown are approximate and are to be used for indicative purposes only.

JOB NO.: 51453-02 FORMER GASWORKS, BANKS ROAD, GARSTON							NATIONAL GRID PROPERTY HOLDINGS LIMITED		
SITE LAYOUT PLAN							<div><div><div></div></div><div>WorleyParsons resources & energy</div><div>Tel: 0117 9251304 Fax: 0117 9105139 Web: www.worleyparsons.com</div></div>		
DRAWN BY WM	STATUS DRAFT	PASSED	ORIGINAL A3	DATE MAR 2014	SCALE 1:1250	ISSUING OFFICE BRISTOL	DRAWING NUMBER FIGURE 2	REV -	

References:
Baseplan detail from Promap OS plan courtesy of National Grid

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