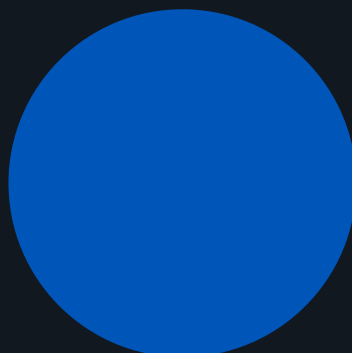
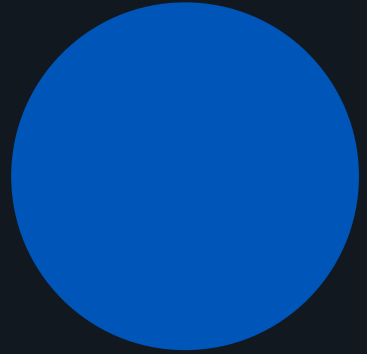
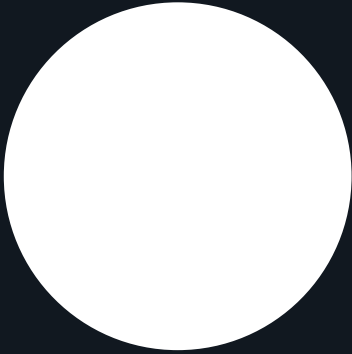




Prior Notification of Dismantling of Redundant Gasholder and Associated Structures

Former Gasworks Site, New Lane, Havant, PO9 2NJ

Firstplan Ref: 21004/SH/cs

Date: February 2021

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Section 1 Introduction

- 1.1 This Planning Statement has been prepared by Firstplan on behalf of our client, SGN, in support of a Prior Notification application for demolition associated with the Former Gasworks Site, New Lane, within Havant Borough Council's administrative area.
- 1.2 The proposals comprise the dismantling of 1 no. redundant gasholder along with associated low-lying structures. The works are exclusive of any future redevelopment proposals, with the application solely seeking consent for the removal of the above ground spiral gasholder and surplus low-lying structures, to concrete slab level only.
- 1.3 Accordingly, this application has been submitted to the Council to determine whether the Council's Prior Approval is required for the proposed dismantling of the gasholder and structures.
- 1.4 This Statement has been compiled in accordance with Part 11, Class B 'Demolition of Buildings' of the Town and Country Planning (General Permitted Development) Order 2015 (the 'GPDO'). The proposed dismantling is deemed permitted development under this order; it is, however, necessary to obtain clarification as to whether further prior approval is required in relation to the method of dismantling and proposed restoration of the site through the submission of the enclosed Prior Notification application.
- 1.5 This Statement adopts the following structure:
- **Section 2** provides a description of the site and relevant planning history;
 - **Section 3** sets out the details of the proposals, including the dismantling method and logistics;
 - **Section 4** discusses further site-specific matters;
 - **Section 5** outlines the legislative context pertinent to the application proposals; and
 - **Section 6** draws conclusions.

Section 2 Background Information

a) Site and Surrounding Area

- 2.1 The application site comprises the former gasworks site to the east of New Lane within the authoritative area of Havant. The site and surrounding area are shown in Figure 1 below.



Figure 1. Aerial view of application site

- 2.2 The site is positioned between Downley Road to the east and New Lane to the west, from which access is obtained, and is located less than 2km north-eastwards from the centre of Havant. The rectangular-shaped parcel of land encompasses circa 0.6 ha and features grassland, with hardstanding in the northern portion. The site contains a single redundant spiral-guided gasholder, which is currently collapsed to its lowest level, and two associated low-lying structures. Of note, an enclosed operational area is situated directly to the north of the site. This does not form part of the application site.
- 2.3 The gasholder, constructed between 1953-1960, is now surplus to use owing to technological advances in gas storage and management. As such, the gasholder is redundant, purged of gas and isolated. The full scope of proposed dismantling works is limited to the gasholder alongside the associated minor

low-lying structures, including the boiler house used for holder heating and the brick regulator building is also included, as illustrated within the enclosed Site Works Plan.

- 2.4 As aforementioned, an area of operational plant will remain, located to the north of the site; this equipment is required to facilitate the ongoing management of gas transit, given that the gasholder is now redundant.
- 2.5 The surrounding area is mixed use in nature; industrial and commercial units lie to the north and south with residential properties situated further to the east (beyond the vets, a series of industrial units and the trainline), and to the west beyond New Lane and substantial vegetation. Thus, the site is not within the vicinity of any immediate sensitive receptors, with the nearest residential unit located circa 40m to the west. The River Lavant runs to the west, circa 20m from the holder.
- 2.6 In respect of surface treatment, the site comprises hardstanding to the northern portion with grass to the east, south and west of the gasholder. There is thick vegetation along the southern boundary with scattered trees along the western boundary; the significant trees along these boundaries will be retained. Some trees outside the application site are protected by TPOs around the wider site perimeter including: trees identified as woodland along the western side of New Lane, individual trees along the southern boundary of the adjacent vet surgery and a group of trees along its eastern boundary. These designated trees within the surrounding area, however, will not be affected by the works.

b) Relevant Planning Context

- 2.7 The statutory development plan for the site is comprised of the Core Strategy (2011) and the Site Allocations Plan (2014) along with the Interactive Policies Map. Havant are also in the process of updating their Local Plan, with Pre-submission consultation having concluded in December 2020.
- 2.8 The application site does not hold any specific designations.
- 2.9 The gasholder is noted as being of limited heritage value; additionally, the site is not located within the immediate proximity of a listed building or Conservation Area.

- 2.10 As evidenced from the Environment Agency's Flood Risk Map for Planning, the site is within Flood Zone 1 (low probability). Land directly west (New Lane Road and beyond) is within zones 2 and 3.

c) Planning History

- 2.11 A previous prior approval application for the demolition of the gasholder was refused in June 2015 (ref. APP/15/00542). It is noted, however, that the Highways Authority had no issues with the proposals. The Environmental Health officer stated that they had no adverse comments in respect of contamination. As such, the proposals were chiefly refused owing to their lack of specific site-related details. Indeed, the EHO officer concluded that *"though following a review of the generic demolition method statement, I do not anticipate any significant negative impacts as a direct consequence of the demolition activities (e.g. contaminant mobilisation)"*.
- 2.12 The interim letter issued by the Council set out that a method statement and environmental risk assessment for the demolition would be required, along with measures for: the mitigation of odour, the position and spread of all trees with measures to ensure protection and details of proposed surfaces following demolition.
- 2.13 The following sections of this statement, together with accompanying information, have actively sought to response to these issues with the view of ensuring that the council's prior approval is no longer deemed to be required, but if it is, that it should be granted.
- 2.14 APP/14/01206 allowed for site clearance and pruning works along the western border in January 2015. Earlier pruning works to the site boundary trees were granted in September 2013 under ref APP/13/00764.
- 2.15 A Continuation of Hazardous Substance Consent to store up to 21 tonnes of Natural Gas was granted in March 2001, under ref 01/53844/004. The same permission was also granted in June 2000 (ref: 00/53844/003). Both were allowed via appeal.
- 2.16 An application for deemed consent for the storage of gas was granted in February 1993 via an appeal 92/53844/001.
- 2.17 In respect of the surrounding area, land to the east and north was granted permission in November 2011 for "Change of use from gas networks depot (Sui Generis) into a referrals veterinary clinic (D1). New internal fit-out and associated alterations to various windows and door openings to suit. New

external works layout including introduction of soft and hard landscaping and 6No. kennels for staff dogs and external dog run. (Resubmission)", ref: APP/11/01352. This permission represented a revision to the earlier scheme approved in August 2010 (Ref: APP/10/00221). Permission to subsequently extend the veterinary practice was allowed via application ref APP/17/00117 in April 2017.

Section 3 Gasholder Dismantling

- 3.1 This planning statement has been prepared in support of a prior notification application to consider the proposed removal of the existing redundant gasholder and associated structures forming part of the Former Gasworks Site, New Lane, Havant, PO9 2NJ.
- 3.2 The applicant, SGN, is a gas transporter which owns the network of gas mains in the Southern and South East of England and all of Scotland. The gasholder fleet is no longer operational, as gas can now be stored in pipework underground. SGN is regulated by Ofgem and has been tasked to dismantle and infill half of its holder fleet by the end of 2021. The funding provided by Ofgem allows for dewatering, decontaminating, dismantling and infilling works associated with gasholders only. This funding does not cover site investigation, risk assessment or any land remediation works associated with the legacy of former coal gas sites. This programme of works is carried out by a separate team within SGN. Typically, site investigation works have taken place on some sites, but the majority of this activity is undertaken following holder dismantling works.
- 3.3 In this regard, the proposals comprise removal of the above ground gasholder and associated smaller structures to ground level only.
- 3.4 The application site principally comprises the single remaining above ground spiral guided gasholder that, being returned to its lowest level, does still incorporate a considerable above ground element. In addition to the holder, small single storey structures and pipework formerly required to assist with the operation of the gasholder will also be removed.
- 3.5 The works will result in a clear and level site. The site features grassland, discrete areas of ruderal vegetation, scrub and scattered trees; nevertheless, the gasholder dominates the site along with the ancillary buildings.
- 3.6 Apart from the removal of structures as set out above, no other works are proposed and there is no associated groundwork with the proposed dismantling.

a) Requirement and Support for Removal

- 3.7 As identified above, the site, including the remaining gasholder and majority of associated buildings / pipework, no longer serves an operational purpose in terms of gas storage and transit.
- 3.8 To retain the redundant structures would represent a significant maintenance expense to SGN, which is considered unreasonable and unjustified given that they no longer serve a purpose. The gasholder also constitutes a significant security and safety liability to SGN.
- 3.9 The removal of the gasholder is also a necessary requirement for any future site redevelopment. The proposed removal will enable a more productive use to be established on what will be a redundant brownfield site.

b) Proposed Method of Dismantling

- 3.10 Of significance, given the conclusion of the previous prior notification application (Ref: APP/15/00542), it is important to note that the removal of the gasholder and structures will take place via careful and methodical dismantling as opposed to any destructive means, as the term 'demolition' may suggest. Indeed, the method of dismantling is tried and tested as SGN has successfully dismantled numerous gasholders across the country. The approach is therefore well rehearsed, as is the quantum and content of supporting information submitted in support of the associated prior notification applications.
- 3.11 In the first instance, prior to works commencing, all associated plant, pipework and equipment linked to the gasholder will be disconnected and decommissioned.
- 3.12 In terms of the dismantling process, if possible, the majority of the dismantling will occur from the inside out, which will limit most of the works to within the structure, meaning potential noise disturbance will be tightly controlled and surrounding trees protected. The works will take place via both 'cold' methods, utilising heavy duty machinery, and hot methods, by hand. The heavy duty equipment will incorporate a range of specialised attachments for dismantling using a controlled systematic approach and will account for approximately 30% of the work. Hot methods entail engineers cutting down the gasholders piece by piece where greater attention is required.
- 3.13 The dismantling of the holder and structures will not disturb the ground or any associated sub-surface contaminants. The gasholder is to be dismantled to ground level only.

- 3.14 A detailed method statement, prepared by SGN, has been appended within this Statement which is specific to the type of gasholder in question. The appended method statement is grounded in extensive experience attained from numerous other sites.
- 3.15 The site will remain secure during the course of the proposed works, with additional security and fencing erected around the area of works for their duration.
- 3.16 The steel from the gasholder will be sorted before being removed for recycling. It is anticipated that in excess of 90% of the materials removed will be recycled. Excluding site set up (approximately 10 movements) and demobilisation (approximately 10 movements), the average daily HGV movements during the dismantling works will be 1-2, to remove the dismantled steel. Thus, no impact on the highway network is predicted.
- 3.17 In the event that 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. Nevertheless, HGV movements will be managed to avoid peak periods of congestion, in the interests of good practice.
- 3.18 Existing access is gained via the entrance from New Lane to the north-west of the holder. The entrance is sufficiently wide and is considered suitable for the transportation of material from the site. Necessary site storage, lay down areas and welfare facilities will be provided on existing areas of hardstanding within the site.

c) Environmental Safeguards

- 3.19 The nature of any dismantling project harnesses an inherent potential to generate noise, vibration, and dust / air quality pollution through the course of the works themselves, and the associated transportation of materials. This case is no different, albeit the works will, as established above, be closer to 'dismantling', than demolition.
- 3.20 Of note, the works are only temporary in nature which will also include substantial 'quiet' periods, such as during site set up / stand down.
- 3.21 Every effort will be made to mitigate against disturbance; the programme will limit working hours in the early mornings, evenings and weekends. HGV movement will also be timed to avoid periods of peak congestion.

- 3.22 What is more, the relevant building regulation consent will be obtained and best practice measures will be adopted to manage noise and air pollution. In this regard, noise and dust monitoring equipment will be implemented with any negative effects recorded and mitigated where necessary, in line with the relevant guidance. Practical measures, such as mitigation for any particularly noisy work will also be implemented.
- 3.23 In addition to the above mitigation measures, the surrounding land uses are not considered to be particularly sensitive to the temporary proposals meaning no adjacent occupiers should be adversely impacted by the proposals.

Section 4 Other Relevant Considerations

4.1 Notwithstanding the provisions within the General Permitted Development Order, there remains a requirement to assess the environmental value of the gasholder and associated buildings to be removed. Accordingly, and in response to the conclusions drawn within the previous application (Ref: APP/15/00542), the following information is particularly relevant to the Council's assessment.

a) Heritage Value

4.2 The gasholder and structures are not of any historic value and are not statutory or locally listed, nor are they listed as an Asset of Community Value or within a Conservation Area. It is therefore apparent that the holder and structures do not possess any special historical and architectural value.

b) Ecology

4.3 SGN has undertaken its own Preliminary Ecological Appraisal, compiled by CT Ecology (December 2020) in order to evaluate the potential ecological constraints of the site relating to the removal of the aforementioned onsite structures.

4.4 The report sets out that:

- The gasholder dominates the site with the remainder of the plot encompassing managed grassland, discrete areas of ruderal vegetation, scrub and scattered trees.
- The proposed decommissioning works will impact 0.1 ha of grassland and 0.01 ha of ruderal vegetation. A small number of young, self-seeded trees may also require removal within the northern portion of the site.
- Habitats within the site were considered of limited value to wildlife. Areas of scrub and trees were noted as having the potential to support small numbers of widespread breeding birds and roosting bats, however a precautionary approach in relation to breeding birds was deemed sufficient to safeguard this species group during the clearance works. Further, as trees along the southern boundary will be retained, roosted bats are not considered to be under threat.
- The closest site designation entails Battins Copse Site of Importance for Nature Conservation (SINC), positioned circa 700m westwards. The site does not provide any supporting habitat for this SINC.

- The proposed works will not impact on Chichester and Langstone Harbours SPA or Ramsar and Solent Maritime SAC.
- Several wader and brent goose monitoring sites are within a 2km radius, the closest being circa 630m to the south-east. The application site does not provide any suitable habitat for these species.
- Discrete areas of scrub and scattered trees were considered to provide some potentially suitable breeding habitat for a small number of widespread bird species. Overall, whilst the site is deemed to provide high potential for widespread nesting birds in suitable habitat, the low level structures were found to provide no suitable nesting opportunities for peregrine falcon (*Falco peregrinus*) or other birds and the gasholder was not found to provide any suitable recesses or sheltered areas that would otherwise provide potential for nesting by peregrine falcon or black redstart (*Phoenicurus ochruros*).
- A precautionary approach relating to breeding birds is therefore deemed to be sufficient.
- The site was concluded to provide negligible potential for reptiles, great crested newts and other amphibians.
- The site is thought to provide low potential for roosting and foraging bats and negligible potential for badgers.
- The proposed working area required to remove the gasholder structure will be confined to habitats immediately adjacent to the holder.
- Therefore, based on the current proposals, no further surveys in relation to protected species are considered necessary.

4.5 SGN and contractors will be required to comply with precautionary working practices outlined within the Statement.

c) Flooding

4.6 As established via the Environment Agency's Flood Map, the site is located within Flood Zone 1 which denotes less than 0.1% chance of flooding in any year. Land directly west (New Lane Road and beyond) is within zones 2 and 3.

4.7 Notwithstanding the above, the proposed temporary dismantling works will not involve any built development that may increase flood risk at the site; conversely, the dismantling will, in fact, remove existing structures from the site. The proposals will not introduce any sensitive uses that could be impacted by flood events.

- 4.8 The proposals will also dismantle the structures to ground level only with no intrusive works which could disturb any potential contaminants associated with the former gasworks use.
- 4.9 On this basis the proposals are considered to be acceptable in flood risk terms.

d) Contamination

- 4.10 In conjunction with its former use as a gasworks, some residual contamination may be present on site, but not so significant as to warrant alterations to the proposed method of dismantling.
- 4.11 Nevertheless, as discussed in Section 3, the proposals do not involve any groundwork, only the removal of the gasholder and associated structures to concrete slab level.
- 4.12 In the event that remediation work is required, this will be established via a future planning application at a later stage after the removal of the onsite structures.
- 4.13 What is more, and in response to the conclusion of the last application, it must be emphasised that the proposed dismantling works will facilitate environmental betterment as the works will remove the contents of the holder, as set out below:
- The gasholder tank is likely to contain oil, water and 'sludge'. The oil will be skimmed off and taken to an oil recycling plant; the sludge will be removed, with much of the water removed and treated via the on-site mobile water treatment plant. The remaining solids will be sent to the appropriate landfill site.
- 4.14 There will be no groundwork associated with the dismantling proposals and no opportunity for any potential contaminants to be released / exposed. The works will also be notifiable to the HSE.
- 4.15 Additionally, the proposed dismantling will allow for future works to assess and potentially remediate the application site, if required, and these will be subject to further planning approval at a later stage upon removal of the onsite structures.

e) Trees

- 4.16 In response to the previous request for information relating to the protection of trees, notwithstanding the fact that the site, as shown on the submitted drawings, does not contain any trees designated under TPOs, it is acknowledged that the trees within the site and immediate vicinity are of amenity value. As such, the onsite trees will be sufficiently protected in line with the appropriate British Standards as

necessary. Crucially, the gasholder will be demolished from the inside, which will stand to preserve the integrity of the trees as the dismantled material is pulled into the centre of the gasholder rather than outwards towards the trees. Further, as outlined above, the TPOs outside the application site will not be affected by the works.

f) Highways

- 4.17 As explained within the preceding section, movements associated with the dismantling works themselves are expected to be approximately 1-2 per day over the course of the programme, thus resulting in a negligible impact on the surrounding highway network.

g) Air Quality

- 4.18 In relation to any air quality concerns, the process to remove the holders is, as discussed, akin to dismantling and is not destructive in nature. This approach will not give rise to significant levels of dust emissions as can occur from other demolition projects. Nevertheless, dust monitoring equipment will be installed to industry standards with any negative effects recorded and mitigated where necessary in line with the British Standard Guidance (e.g. BS5228-2:2009) and SGN's own guidance relating to the Specification for the Demolition of Redundant Structures.
- 4.19 The applicant has also attached a Method Statement specific to the demolition of this type of gasholder, setting out more detail regarding the approach to monitoring and reviewing all elements of the proposed dismantling, which includes monitoring of the air quality.
- 4.20 More generally, SGN has considerable experience in demolishing their redundant infrastructure around the country and they only ever use a small number of specialist contractors on a selected framework agreement to undertake this work. All of the nominated contractors have an extensive track record of working to SGN's exacting standards. As such, the relevant Building Regulation consents will be obtained, and the works will be closely coordinated with the Council's Building Control Section and Environmental Health Officer with the statutory best practice measures being adopted in relation to any hazardous materials and gases, noise and air pollution.
- 4.21 On this basis, the proposals should be considered acceptable in this regard.

h) Residential Amenity

- 4.22 The surrounding area is industrial in nature, with the nearest residential units located circa 40m to the west beyond New Lane and substantial vegetation. The comprehensive method statement, appended to this statement, should mitigate against any possible concerns relating to potential noise and disturbance. In addition, officers did not raise objections in this regard during the previous prior approval application.

i) Restoration

- 4.23 In relation to the requirement associated with the previous prior approval application for details of the surface(s) proposed for the site following demolition, it is confirmed that the holder and associated structures will be removed to ground level and to the point of the underlying concrete base. No further site restoration is proposed (or is indeed necessary) at this stage, particularly given the potential requirement to undertake site investigations and potential remediation works in order to bring the site to an improved environment standard for future use.

j) Future Applications

- 4.24 This Prior Notification submission details the dismantling of the gasholder and associated structures at the Former Gasworks Site, New Lane, Havant. Thus, the only test relevant at this stage is whether prior approval is required for the method of dismantling and site restoration thereafter.
- 4.25 Any future application proposals should be considered separately. If remediation works are required, for instance, these will be subject to a further planning application.

Section 5 Legislative Context

- 5.1 The proposed dismantling of the gasholder is regarded as permitted development under Part 11, Class B (Schedule 2) 'Demolition of Buildings' of the Town and Country Planning (General Permitted Development) Order (the GDPO, 2015) as set out below:

"Development is permitted by Class B subject to the following conditions: ...

(b) where the demolition does not fall within paragraph (a) [urgently necessary demolition] and is not excluded demolition-

(i) the developer must, before beginning the development-

(aa) in all cases, apply to the local planning authority for a determination as to whether the prior approval of the authority of the authority will be required as to the method of demolition and any proposed restoration of the site."

- 5.2 As noted above, a prior notification application is therefore required only to assess whether the prior approval of the Council is also required in respect of the proposed method of demolition and details of any proposed restoration.

Section 6 Conclusions

- 6.1 This statement has been prepared by Firstplan on behalf of our client, SGN, in order to determine whether the Council's Prior Approval is required in respect of the proposed dismantling of the gasholder and associated structures at the Former Gasworks Site, New Lane, Havant, PO9 2NJ.
- 6.2 The proposed dismantling work constitutes permitted development, and this statement has been submitted in respect of Part 11, Class B 'Demolition of Buildings' of the Town and Country Planning (General Permitted Development) Order.
- 6.3 The proposed method of dismantling is deemed acceptable on the following basis:
- The reasons for the earlier Prior Notification refusal (Ref: APP/15/00542) have been comprehensively addressed.
 - The method of demolition, more akin with dismantling, will be planned and methodical in approach minimising any nuisance to neighbouring occupiers.
 - The works will result in environmental betterment and, importantly, the surrounding TPOs will not be adversely affected by the proposals.
 - The works will not disturb any potential below ground contaminants, whilst environmental safeguards for noise, dust and air will also ensure limited disruption.
 - The application site and surrounding area is not considered sensitive to the temporary proposals.
 - There will be no impact on the road network and a minimal number of HGV movements which will be timed to avoid peak congestion.
 - Much of the resulting materials will be recycled meaning little waste will be produced.
 - The works are temporary in nature and simply seek to remove the now redundant gasholder and associated on site structures, which do not possess any heritage value, and, in our view, harness a negative contribution to the local setting. The removal of the structures will additionally free up the site for potential future development.
- 6.4 To this end, we are of the view that the Council should be able to confirm that their prior approval is not required for the proposed dismantling works.

APPENDIX 1

Generic Method Statement for Demolition of Above Ground Spiral Gasholder

Introduction

This generic method statement has been prepared to assist with the pre planning process. It is based on experience of many similar gasholders however it should be noted the appointed Principal Contractor for each project will prepare their own site specific methodology and procedures may vary.

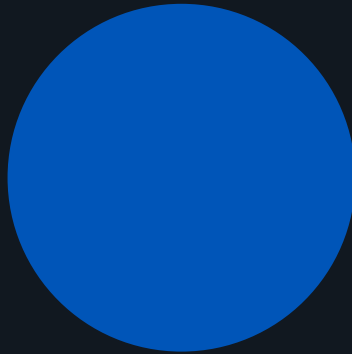
Key Stages

1. Pre Tender stage
 - a. SGN will prepare detailed Scope of Works and provide all necessary Preconstruction Information including, any known details about the gasholder, lead paint and water analysis, asbestos surveys, services and isolation information.
 - b. As a minimum a phase 1 Ecology survey will be undertaken.
 - c. Tenders submissions will be reviewed by SGN to assess how tenderers are planning to manage the key hazards and risks associated with the project.
2. Dewatering
 - a. Establish dewatering plant designed to meet discharge consent criteria and with appropriate controls to prevent spillage.
 - b. Install pump via existing ventilation hole in crown of gasholder.
 - c. Pump at discharge rate not exceeding the discharge consent.
 - d. Sample water at point of discharge to ensure compliance with the discharge consent.
3. Crown ventilation
 - a. Using cold cutting techniques remove approximately 30% of the crown in segments, remainder of the crown will then be removed using either flame cutting or high reach excavator with hydraulic shear. All hot works will be under hot works permit.
4. Provision of access into holder
 - a. Using either water cutting, mechanical excavation or flame cutting, two access points will be formed into the holder tank.
5. Completion of dewatering and desludging
 - a. Man entry into the tank will be undertaken in accordance with confined space regulations.
 - b. Residual water will be pumped away to the top of the sludge through the water treatment plant. Monitored as required.
 - c. All sludge will be sampled to establish waste classification and removed as far as practicable either by pumping or excavation. Sludge will remain within and under the cups at this stage. (n.b. the cups are what used to maintain the water seal and are found at the bottom of each lift)
 - d. Where sludge needs to remain on site prior to disposal it will be stored in a bunded area.
6. Removal of Lifts
 - a. An excavator with hydraulic shear will then enter the tank and remove the inner lifts of the gasholder in sections by cutting vertically and then horizontally above cup level. Flame cutting may be used as an alternative or in combination with the excavator. The lifts will be removed generally in sequence starting with the inner lift and moving outwards.
7. Completion of desludging and removal of Cups

- a. After the lifts have been removed down to cup level, the cups will be cut into manageable sections, the sections of cups will be lifted such that the sludge is deposited into the tank and then the cups will be removed for disposal.
 - b. Remaining sludge will then be removed either by pumping or excavation.
8. Removal of tank and steel base
 - a. Removal of the tank will be undertaken in sections using either excavator with hydraulic attachments or oxy acetylene cutting.
 - b. The tank base will then be cut into sections.
9. Removal of bitsand
 - a. It is anticipated there will be sand or a mixture of tar and sand (bitsand) under the tank base. This will be sampled and tested prior to disposal from site.
10. Removal of Concrete Slab
 - a. The Concrete base under the tank will be broken out and removed where deemed appropriate.

Additional Items

1. A Traffic Management Plan will be prepared by the Principal Contractor
2. Photographic conditions surveys will be undertaken pre, and post works as considered appropriate
3. An Environmental Management Plan will be prepared by the Principal Contractor taking into account the requirement to monitor for, dust, odour, noise and vibration
4. A fire plan will be in place with operational firefighting equipment, such as a charged fire hose, available during all hot works.
5. The Principal Contractor will have in place internal audit arrangements and in addition SGN will inspect the site works



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