

DEMOLITION METHOD STATEMENT

**PROPOSAL : DEMOLITION OF THE REMAINING PART OF
ROADSIDE BUILDING**

**ADDRESS : UNIT 3, BENTLEY AVENUE, STAKEHILL INDUSTRIAL
ESTATE, MIDDLETON, ROCHDALE, MANCHESTER,
M24 2GP**

APPLICANT : MONTGOMERY DEVELOPMENTS LTD

DATE : JULY 2026 JOB No. : 2025-3012

Introduction

This Demolition Method Statement has been prepared by Sammons Architectural Ltd on behalf of Montgomery Developments Ltd ('the Applicant') to support an application for Prior Notification for the demolition of the remainder of the roadside building at Unit 3, Stakehill Industrial Estate, Bentley Avenue, Rochdale ('the Site').

The purpose of this Statement is to ensure that commitments to health, safety and environmental protection are adhered to throughout the demolition works. The demolition works are required to facilitate the demolition of the buildings and the restoration of the site to provide additional yard area for the business and the wider expansion plans for the Unit.

An earlier prior approval application which sought to demolish this building in its entirety was submitted to Rochdale Council under application reference 25/00939/DEM. The preliminary bat roost assessment which accompanied that application identified the presence of two bats within the building and advised that further survey work was therefore required. Unfortunately however the further survey work could not be carried out as part of that application as we were outside a recognised survey period.

Application 25/00939/DEM was therefore amended to omit the roadside building including a small projecting extension at the rear. The council found the amendments acceptable and prior approval was finally granted on the 16th October 2025.

The required bat emergence surveys have now been undertaken and a bat mitigation strategy has been provided in support of this application.

Demolition Contractor

A demolition contractor will be appointed following a tender process. However, to ensure the competence of potential contractors, the selected Tenderers will be limited to well-established contractors, deemed to be of sufficient size and properly resourced, who are licensed for asbestos removal works and are members of accredited trade bodies (i.e. National Federation of Demolition Contractors).

The successful demolition contractor will be responsible for producing detailed Method Statements and Risk Assessments for all significant aspect of the works.

The Works

The works comprise the demolition of the remaining roadside building and the removal of all materials arising there from. The works shall include but not be limited to:

Enabling works to establish site welfare facilities

Dust and noise monitoring

The removal and proper disposal of potential asbestos containing materials in the buildings.

Soft stripping of buildings to be demolished.

The segregation of any gypsum-based materials (plasterboard) from other wastes for recycling/re-use or proper disposal at landfill.

Mechanical demolition of building A to ground slab level.

Removal and disposal of all other materials arising from the demolition works

Site Location

The Site measures approximately 6,405 sq metres and lies on the southern side of Bentley Avenue, close to its junction with Whitbrook Way. It contains three detached buildings, a large single span portal frame unit with its ridge running north to south. A detached two storey brick office building to the east, on the opposite side of the access road and a smaller modern composite panel building behind orientated in an east to west direction. Industrial units lie immediately to the east, south and west with residential dwellings on the opposite side of Bentley Avenue, to the north. This application for prior approval for demolition relates to the remaining part of the roadside building as shown on drawing 2025-3012-37. The building proposed for demolition has a footprint of 137 sq metres, a floor area of 244sq metres and a height of 6m from ground level to the top of the flat roof.

Site Management

It is anticipated that demolition vehicles will utilise Bentley Avenue for vehicle traffic via Whitbrook Way. The Contractor will be required to develop a Traffic Management Plan for traffic entering and leaving the Site, and is to take due cognisance of the nature of the access route when planning traffic movements to avoid congestion at peak periods and causing nuisance to adjacent premises, pedestrians and the general public, and to ensure that no contractors' vehicles are queuing alongside the adjacent highway network waiting to access the Site.

Site Working Hours

The working hours shall be defined as:

Monday to Friday: between 0700 and 1800

Saturday: between 0800 and 1300

No works are to be completed outside of these times or on Sundays or Public Holidays without the written approval of the Contract Administrator.

In addition, the use of hydraulic / pneumatic breakers on site will be restricted to between the hours of 0900 and 1700 on Monday to Friday throughout.

Site Boundary Fencing/Hoarding

Prior to the commencement of any demolition works, the Demolition Contractor shall erect suitable site hoardings around each building to ensure that the Site boundary remains secure against unauthorised access for the duration of the site works. The Contractor shall provide and fix all statutory warning notices to the fencing at appropriate points. The Contractor will also be responsible for maintaining all

boundaries for the duration of the contract, and to meet the costs of any repair or replacement of fencing damaged during the execution of the works.

Parking of Vehicles for Site Operatives and Visitors

Suitable parking spaces for all site operatives and visitors shall be established within the site compound, close to the established welfare accommodation.

Loading and Unloading of Plant and Materials

All loading and unloading of vehicles will take place within the fenced demolition site boundary. All lifting operations will be supervised and undertaken in accordance with the Lifting Operations and Lifting Equipment Regulations 1998, and where appropriate BS7121: Code of Practice for Use of Cranes. All equipment used for lifting or lowering shall have current test certificates and, where appropriate, safe load indicators. The weight of each lift is to be assessed, and the lifting equipment positioned so that all lifts made shall be within the safe load areas for the particular plant concerned.

Welfare Facilities

The Contractor shall provide, install, maintain and remove welfare accommodation for their own employees and visitors and shall make all necessary arrangements for temporary service connections with the appropriate utility companies. The Contractor's accommodation must at all times comply with the current welfare requirements including adequate washing facilities.

Wheel Cleaning

The Contractor shall ensure that all vehicles leaving the Site are fit to do so and shall maintain the public highways in a clean condition. All plant and mobile equipment that has operated on soft surface areas off designated roadways shall be jet-washed or suitably cleaned by the Contractor before leaving the Site.

Control of Dust

The Contractor is to take all practicable steps to ensure that there are no visible dust emissions beyond the boundary of the Site. The following measures are required to minimise the emission of dust on-site:

- (i) Drop heights will be minimised to avoid dust spillage, with any spillages cleaned immediately.
- (ii) Mobile dust suppression bowser with an adequate supply of water shall be available to douse haul roads and other dust sources.
- (iii) Where water is used to suppress dust on or around the Site, suitable measures shall be put in place to prevent the resultant slurry or dirty water migrating off site and causing nuisance or contamination of adjoining properties, watercourses or drains.
- (iv) Vehicle exhausts must be directed above the horizontal.
- (v) Control of dust during the works shall be carried out in accordance with best practice at all times.

Control of Noise / Vibration

The Contractor is to ensure that the best practical means are employed to minimise the noise and vibrations produced by his operations within the Site and is to comply in particular with the following requirements:

- (i) All vehicles and mechanical plant used for the purposes of the works shall be fitted with effective exhaust silencers and shall be maintained in good working order.
- (ii) All compressors shall be sound reduced models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive equipment shall be fitted with mufflers or suppressers of the type recommended by the manufacturers. The best practical means must be employed to provide acoustic attenuation to all generators and in particular those associated with temporary traffic lights. Full use should be made of acoustic screens where necessary.
- (iii) Machines in intermittent use shall be shut down in the intervening periods between works, or be throttled down to a minimum.

Ecology

The original report documented the findings of a Preliminary Roost Assessment and a single dusk emergence survey undertaken to determine the presence or likely absence of roosting bats within building B4 which was initially assessed as offering “Low” suitability to support roosting bats. Two emergences of individual common pipistrelle bats were observed from separate locations behind the fascias on the Northern aspect of B4 on the first survey occasion dated 25th September 2025.

Following the completion of the first survey and the discovery of roosting bats, further survey work was recommended to characterise the roosts present, and to identify any further use of the site by roosting bats. Due to the proximity of the initial emergence survey to the end of the bat survey season (September 2025), additional surveys were recommended in May and June 2026 .

Since the production of the original report, B1, B2 and the rear section of B4 have been dismantled and removed from site. The retained brick section of B4 contains all previously identified bat roosting features, while B3 is to remain in situ permanently.

The roost classification surveys identified a common pipistrelle maternity roost within B4, with bats using multiple access points around the structure. The peak survey count was 34 bats, recorded during the final survey with 31 bats emerging from a single roost access point. The roost is considered to comprise a single maternity roost using multiple fascia access points, rather than multiple separate roosts.

Due to the conservation significance of the maternity roost, and the legal protection afforded to bats and their roosts, an EPS mitigation licence will be required from Natural England before demolition or any other works affecting the confirmed roost features can proceed. A working method statement has been provided which details appropriate avoidance, mitigation, compensation and enhancement and monitoring measures. Such measures can be satisfactorily secured via a suitably worded planning condition on any approval granted.

Community Liaison

The community has been notified of the proposal by way of site notices which have been positioned on either side of Bentley Avenue and also on Whitbrook Way. The appointed demolition contractor shall act at all times in a neighbourly manner and accommodate all reasonable requests to mitigate the impact of the demolition works.

Methodology

The appointed demolition contractor will be responsible for producing detailed Method Statements and Risk Assessments for all significant aspects of the works; however, the following describes the indicative sequencing of the demolition works.

Isolation of Services - All remaining live services to the buildings to be demolished will have been isolated prior to the commencement of the demolition works.

Asbestos Containing Materials - If asbestos is to be found during demolition works, all asbestos materials shall be removed from the buildings in accordance with current legislation and the specific requirements of the Control of Asbestos Regulations 2012. All asbestos removal works shall be undertaken to an approved Plan of Work. Asbestos shall only be disposed of to appropriately licensed sites. No asbestos materials are to be retained by the Contractor and no asbestos waste is to be deposited on any part of the Site. As far as reasonably practical, any asbestos materials shall be removed prior to the demolition of structures they are contained in.

Hazardous Materials - All hazardous materials and any small amounts of chemical containers remaining on site identified during the Works shall be removed from site in accordance with an agreed risk assessment. The Contractor is to handle and dispose of all hazardous wastes in full accordance with Duty of Care and all waste management regulations currently applicable.

Pre-Demolition Strip - Before the main demolition works proceed, the buildings are to be progressively stripped of all fittings and attachments as far as is practicable. This is to be carried out so as to maximise the potential for reclaiming materials and will include the dismantling and removal of:

- i. All remaining furniture, fixtures and fittings;
 - ii. All remaining waste and rubbish
 - iii. All remaining plant, pipes, cables and ducts
 - iv. Doors, shutters and windows (including frames)
 - v. Suspended ceilings and non-structural partitioning carpets & floor tiles
 - vi. Wash basins, toilets & other sanitary fittings
- The Contractor will be required to comply with the amended Environment Agency guidance entitled 'Land filling of Gypsum Waste including Plasterboard', which requires companies to separate waste with a gypsum content so that it can be reused, recycled or land filled in a separate cell with non-biodegradable waste

Demolition of Buildings

The demolition works are to be carried out entirely in accordance with BS 6187 Code of Practice for Demolition. Demolition works will commence once any asbestos materials and other hazardous materials have been removed.

The buildings will be demolished in a top-down manner, removing all parts of the building above the floor slab level by mechanical means (demolition excavator with selector grab). All materials are to be loaded into skips/wagons and removed from Site.

Ground Slabs, Footings and Foundations

All buildings will be demolished down to slab level.

Removal of Hardstanding

All hardstanding within the site boundary is to be broken up and removed to underside of paving (sub-base materials to remain). All tarmacadam or otherwise unsuitable materials are to be removed from Site.

Demolition Material Arising

All materials arising from the demolition works (other than clean concrete and brickwork from the demolition of the buildings and breaking up of the ground slabs) are to become the property of the Contractor, who will be responsible for the processing, loading, haulage and disposal for such materials. Retained concrete and brickwork materials are to be processed by machine to remove all reinforcement, inserts and fixings, and are to be stockpiled for crushing. Any material deemed unsuitable for crushing is to be removed from Site. The Contractor is to promptly remove all other demolition arisings from the Site as the works progress and not allow waste or deleterious material to accumulate on Site. The Site shall be maintained in a tidy condition throughout the duration of the works and on completion all wastes and other deposits shall be removed and disposed of by the Contractor. The burning of rubbish will not be allowed on the Site.

Post Demolition Works

Crushing of Inert Materials - All crushed material shall be screened to remove all reinforcement, metals, wires, plastics, timber, felt or other deleterious materials. The contractor will locate the crushing operation in a location on the Site to minimise nuisance from dust and noise. This location will be agreed with the Engineer prior to commencement of the operation. Water sprinklers for dust suppression shall be utilised throughout the crushing operation in order to minimise dust.

Remaining Ground - Following the removal of all buildings, foundations, ground slabs and other hardstanding the entire Site is to be re-graded to remove any voids, slopes or sudden changes in level.