



Planning Department
Isle of Wight Council

Your ref

Our ref
Sandown WSW

Date
17th November 2023

Contact

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Dear Sir or Madam,

Southern Water Services Ltd. – Application to request determination as to whether Prior Approval of Demolition is required - Sandown Water Supply Works and Temporary Construction Compound West of Golf Links Road

I write on behalf of Southern Water Services Limited (Southern Water) to request a determination as to whether a prior approval application will be required for the method of demolition of an old drum store building at the Sandown Water Supply Works (WSW), Golf Links Road, Sandown, PO36 9PR.

This application has been prepared in accordance with the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 11, Class B '*Any building operation consisting of the demolition of a building.*'

We have also issued a Demolition Notice to the Isle of Wight Building Control department and received a Counter Notice dated 9th November. A pre-demolition survey was carried out and no asbestos was identified within the building.

Description of the building proposed for demolition and need

The building proposed for demolition is a former storage building to the west of the WSW site, constructed with a steel frame, roof and walls on a concrete plinth (see image below, see also Existing Site Layout Plan 'Existing Store Building' 795022-AEX-XX-XX-DR-Z-00003). The building measures 14.7 metres in length, by 7.5 metres in width and approximately 4.2 metres in height.




The storage building has reached the end of its designed lifespan and cannot be repurposed. The space is required, temporarily, to aid the construction of a new high lift pumping station, storage tanks and high voltage kiosks adjacent to the storage building. These works are urgently required and it is proposed to undertake these using Southern Water's statutory undertakers' permitted development rights, the detail of which has been outlined in a recent pre-application advice request, made to the Council in October (ref. iw23/10/17024).

The main proposals which require full planning permission, for which we have requested the pre-application planning advice, is for 2no. low voltage kiosks, to be built in place of the storage building to be demolished, as well as a high voltage kiosk towards the centre of the WSW site, a remote construction compound to the west of Golf Links Road and a temporary construction access to the south of the WSW site.

Demolition methodology

The demolition will be undertaken using the following method:

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1. Relocate CCTV Camera from building.
 2. Isolate and disconnect incoming power supply to building.
 3. Strip out loose internal materials, fittings equipment and dispose to skips.
 4. Establish secure exclusion zone around building.
 5. Using excavator with various shearing attachments pull and cut off metal cladding and load into scrap metal lorries for disposal.
 6. Using excavator shear attachments cut and dismantle the steel frame.
 7. Cut up steel frame and load into scrap metal lorries and dispose off site.
 8. Using excavator breaker attachment break up concrete slab and footings.
 9. Dispose of rubble arising off site.
 10. Backfill excavations left from footings removal with compacted aggregates.

Demolition environmental mitigation measures

The demolition is expected to take around 2 weeks in total, within the standard working hours Monday to Friday, 07:30 to 17:00.

It is expected that breaking up the footings with the breaker attachment could generate noise levels of around 100db for a very short period of time. Measures to minimise demolition impacts will be used including wetting the work area during key activities likely to give rise to dust. The demolition works will take place within a hoarded off area of the operational site area. No highway closures will be needed.

A separate temporary construction compound will not be needed. All demolition activities, including loading scrap and waste materials onto lorries can take place adjacent to the demolition site within the WSW and use the existing site entrances.

Site notice and fee

A site notice has been displayed at the gates adjacent to the building proposed for demolition and will be left in place for a period of no less than 28 days.

I would be grateful if you could please advise us of the correct fee to pay in respect of this application.

I trust the enclosed information is sufficient for this request to be considered and I look forward to receiving the pre-application advice in due course. If there is any further information you would like at this stage, please do not hesitate to contact me.

Yours sincerely,



Lawrence Blyth

Principal Town Planner