

Demolition of Ian Clough Hall comments for consideration

Baildon Town Council would like to point out that the heritage statement currently states "The library has now been moved to the former Conservative club opposite the site and the rest of the building is now empty" This is incorrect as the Library is currently in temporary accommodation and will be moving to the Conservative club in due course .

Baildon Town Council would like to submit the following conditions and we would request conditions regarding the site be agreed by the planning authority in consultation with Baildon Town Council:

1. The site should be fenced off and suitable screening agreed with Baildon Town Council
2. Before any demolition is begun plans showing the:
 - i) appearance
 - ii) landscaping
 - iii) layoutof the site must be submitted to and approved in writing by the Local Planning Authority in consultation with Baildon Town Council.
3. Before any part of the site is demolished, the proposed means of vehicular and pedestrian access hereby approved shall be laid out and approved in writing by the Local Planning Authority.
Reason: To ensure that a suitable form of access is made available to serve the development in the interests of highway safety and in accordance with policies DS4 and DS5 of the Local Plan for Bradford.
4. The demolition shall not begin until details of the highway mitigation works and pedestrian access for the following streets are submitted to the planning authority in consultation with Baildon Town Council:
 1. Hall Cliffe
 2. Perseverance Street
 3. Angel Street
 4. Browgate
 5. Northgate
5. A site specific dust risk assessment shall be undertaken for all construction, demolition and earthworks undertaken at the site and an appropriate dust control plan put in place for all relevant stages of work. The dust risk assessment and control measures shall be developed in accordance with the IAQM guidance on the assessment of dust from demolition and construction. Plans shall be submitted to and approved in writing by the LPA and should be maintained on site for inspection throughout the duration of the project. All works on site shall be undertaken in accordance with the approved dust

management plans. Reason: To protect the amenity and health of surrounding residents in line with the Council's Low Emission Strategy, policy EN8 of the Bradford Local Plan and National Planning Policy Framework (NPPF).

6. The demolition shall not begin, site preparation or groundworks, nor shall any materials or machinery be brought on to the site, nor any works carried out to any trees that are to be retained until the tree protection fencing and other tree protection measures are installed in strict accordance with an arboriculture method statement or tree protection plan to BS5837:2012 to be approved in writing by the Local Planning Authority in consultation with Baildon town council.
7. The development shall not begin until the Local Planning Authority has inspected and given its written approval confirming that the agreed tree protection measures are in place in accordance with the submitted details. Reason: To ensure that trees are adequately protected prior to development activity beginning on the site which would otherwise harm trees to the detriment of visual amenity. To accord with Policy EN5 of the Bradford Local Plan Core Strategy
8. No groundworks, including the stripping of top-soil, shall commence until a construction phase drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only proceed in strict accordance with the approved strategy. Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.
9. Prior to the commencement of development, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, the consideration of the following aspects of construction:
 - a) Site wide construction/ demolition and phasing programme.
 - b) Principal Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for Principal Contractors and construction workers.
 - c) Construction and demolition hours, which shall be carried out between 0830 hours to 1700 hours Monday to Friday, no time on Saturdays, Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
 - d) Prior notice and agreement procedures for works outside agreed limits and hours.
 - e) Delivery and collection times for construction purposes.
 - f) Outline Waste Management Plan (OWMP), providing a statement of site specific reuse and recycling objectives with appropriate targets, compliance training for sub-Principal Contractors, construction code of conduct together with regular auditing and reporting on target achievements and quantities disposed, ensuring that such materials are only consigned to authorised treatment/recovery or disposal facilities, including consideration of participation in a Materials Re-use and Recycling Forum.
 - g) Noise and Vibration (including piling) impact / prediction assessment, monitoring,

recording protocols and consideration of mitigation measures in accordance with BS5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works.

h) Confirmation on whether a concrete crusher will be used

i) Dust suppression management and wheel washing measures, including the deposition of all debris on the highway

j) Site lighting details.

k) Screening and hoarding details including height details and aesthetics .

l) Access and protection arrangements around the site for pedestrians, cyclists and other road users.

m) permanent and temporary realignment, diversions and road closures.

n) Consideration of ecological and other sensitive receptors.

Reason: In the interests of residential amenity and to accord with policy and in accordance with policy DS5 of the Local Plan.

Finally, BTC would like to ensure that disruption at the site is minimal on the 4th weekend of both February and March to ensure that the location of Baildon Farmers' Market is unaffected.