

Donald Insall Associates

DIA 7004 - Victoria Pier Outline Method Statement



Chartered Architects and Historic Building Consultants

1.0. Introduction

Victoria Pier was dismantled in 2018, following planning and listed building consent obtained by Conwy County Borough Council. The consent included the reinstatement of a new truncated pier on Colwyn Bay promenade.

Concept design proposals for the truncated pier had been prepared and agreed by Welsh Government prior to Donald Insall Associates involvement. Condition 7 of application no. 0/43978, notes that a truncated pier must be constructed within 48 months of the completion of the pier dismantling works.

This Outline Method Statement has been prepared to accompany the application for Marine Licence to better define the scope of the project and demonstrate how risks associated with the reconstruction of the pier will be managed.

2.0. Scope of Works

This project follows on from the recent dismantling of the pier which completed in 2018 (under a separate marine licence). In summary, this project proposes to reinstate part of the pier, upgrade the sea wall and the associated landscaping.

Hard Landscaping

The project will include landscaping work to the lower promenade and upper promenade on the landward side of the MHWS. The ground levels to the lower promenade will be raised to tie-in to the promenade work to the east and west of the site.

The site extends approximately 60m to the east and west of the pier structure and spans from the boundary between the beach and existing highway.

Sea Defence Work

Upgrading works are proposed to the existing stone sea defence walls. In order to upgrade the existing sea wall the sand, adjacent to the wall, will be excavated to gain necessary access for undertaking the works. The sand will be reinstated following the works.

Reconstruction of Pier

The existing 9no. columns will be repaired insitu. The steelwork above the columns will be renewed. A new timber deck will be constructed with the historic balustrading reinstated along the perimeter of the promenade. The structure will extend approximately 32m beyond the MHWS.

3.0. Construction Phase – Aims, Risks and Proposals.

Aim:

- Provide safe and secure area for contractor and client workforce.
- Provide adequate storage area for salvaged material to be delivered, cleaned and despatched
- Establish access to beach
- Establish access to Pier for plant
- Ensure safety of public
- Ensure safety of environment

Risk:

- Contamination of beach by washdown from compound
- Safety of the public
- Soft beach material causing access problems
- Contamination of beach from plant
- Loss of material from Pier onto beach
- Safety of workforce
- Traffic hazard from vehicle manoeuvres to and from site
- Car parking facilities

Proposals

- Refer to layout drawing
- The Site Compound will be established on the Lower Promenade.
- The Compound will be fenced and secured to prevent access by the public.
- The Contractor's facilities will be served by generators and sealed foul tanks which will be regularly emptied. A bund will be formed at the edge of the Compound to contain any spillages.
- Adequate visibility will be provided at the point of entry and exit from the Compound.
- Sufficient car parking will be made available by Conwy CBC along the Promenade for the exclusive use of the workforce.
- Access to the Pier will be provided by the creation of an Access Apron around its perimeter using the same material and detail as the access ramp.
- The Access Apron will provided a containment surface to hold any material falling from the Pier perimeter. At completion the Access Apron will be carefully removed.
- All plant will be well maintained and regularly checked for any fuel or oils leakages. In the event of a spillage spill kits will be used to isolate the spill. The affected material will be removed by excavation and clean material brought in to replace it either by import or local excavation from an agreed location.
- In the event of the discovery of suspected contamination (asbestos or similar), use appropriately trained staff to clear source of contaminants.
- Minimise amount of onsite redecoration. Majority of steelwork and cast iron to be redecorated offsite.
- Using crane and MEWPs to secure and install steelwork and provide safe and adjustable working platforms.
- Erect temporary enclosures around each of the existing columns to ensure that the aggregate used to blast clean the iron columns are not deposited on the beach.

4.0 Pollution Prevention.

All works to be undertaken in accordance with NRW 'Guidance for Pollution Prevention'. The following guidance notes are relevant to this application. Further notes have been included beneath each section to demonstrate compliance.

PPG 1: Understanding your environmental responsibilities - good environmental practices

- Oils and chemicals are to be stored on site, in safe locations and a strategy to avoid spills to be in place.
- Secondary containment is to be provided for stored materials.
- Activities to be planned to reduce, reuse and recycle materials whenever possible to avoid the generation of waste.
- Legal and appropriate waste handlers to be used for the safe disposal of waste.
- An emergency plan to be put in place and tested regularly, including considerations for fire and flood.

GPP 2: Above ground oil storage tanks

- Fuel for hand tools, compressors and generators will be required. This will be stored in mobile bowers, but no re-fuelling must take place on the pier.

GPP 5: Works and maintenance in or near water

- The maximum volume of oil which can be stored on site is 200 litres.
- If possible biodegradable lubricant and biodegradable hydraulic oil should be used in plant when working in or near watercourses. Biodegradable oils are less toxic than most of the synthetic oil but should still be stored and used to the same standards as other oils and prevented from entering the water environment.
- The advice regarding pollution containment and paint removal is limited to the cleaning of the 9no. existing columns which will remain insitu. The containment will be managed by erecting temporary partitions around each of the columns before they are cleaned.
- Painting will undertaken offsite with only 'touching up' undertaken insitu.

PPG 6: Working at construction and demolition sites

- The guidance contained in PPG6 primarily relates to 'general' construction sites. There is a variety of useful guidance and checklists on topics including:

- pollution, prevention, planning
- oil use, storage and refuelling
- Nuisance
- chemicals and hazardous substances
- waste management
- incident response
- Prior to work commencing on site the project needs to be reviewed against the above advice and check lists to ensure that the project can be implemented in accordance with current good
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PPG 7: Safe storage - The safe operation of refuelling facilities

- This document primarily relates to larger refuelling facilities, rather than refuelling from a bowser on a construction site and the relevant advice reinforces the guidance contained in PPG6.

GPP 21: Pollution incident response planning

- This document contains both advice on incident response planning and also a useful template for a plan which needs to be completed before work commences on site.

GPP 22: Dealing with spills

- The guidance in PPG22 includes advice for employers responsible for storing materials which can cause pollution if spilt. In the case of Victoria Pier pier this includes fuels and paints.
- A contingency plan which identifies spill scenarios and ensures appropriate planning and mitigation measures are put in place needs to be developed before the project commences.