

The Owner/Occupier
Torpoint Library
Fore Street
Torpoint
Cornwall
PL11 2AG

Your ref:
My Ref: DS23/00391/DEM
Date: 14 December 2023

For the attention of the Owner/Occupier

Address: Devon And Cornwall Constabulary Police Station 4 Ferry Street Torpoint
Description: Demolition of entire building and site entrance

Please note that a "Demolition Counter Notice" has been served upon the applicant and the person intending to carry out the demolition of the above structure, a copy of which is attached.

Please do not direct any correspondence through this office. Any queries should be made directly to the applicant.

Kind Regards

Sarah Hoole-Jackson
Senior Development Support Officer
Development Management Service
Building Control Services
Tel: 01872 224792
Email: buildingcontrol@cornwall.gov.uk

Cornwall Council - Building Control | Konsel Kernow
Correspondence Address: Cornwall Council Building Control, PO Box 676,
Threemilestone, Truro, TR4 9LD
Development Management Service



E: buildingcontrol@cornwall.gov.uk |
T: 01872 224792
www.cornwall.gov.uk/buildingcontrol
VAT Registration No: 132 746 770

COPY

BUILDING ACT 1984 SECTION 81

Notice To Person Undertaking Demolition

To: Mr Alan Ibbotson
Cormac Contracting Ltd
Cormac
Western Group Centre
Radnor Road
Scorrier
Redruth
TR16 5EH

Copy
to

Further to the receipt of your Section 80 Notice of Intended Demolition on 28th day of November 2023 in respect of the building known as:

Devon And Cornwall Constabulary Police Station 4 Ferry Street Torpoint Cornwall

TAKE NOTICE that the Cornwall Council pursuant to Section 81 of the Building Act 1984, HEREBY REQUIRE you within 3 months from the date of the service of this notice on you (or within such further period as the Council may by notice in writing permit) to take the following action, that is to say:

- a). to shore up any building adjacent to the building to which this notice relates
- b). to weatherproof any surfaces of an adjacent building which are exposed by the demolition
- c). to repair and make good any damage to an adjacent building caused by the demolition or by the negligent act or omission of any person engaged in it
- d). to remove material or rubbish resulting from the demolition and clearance of the site
- e). to disconnect and seal, at such points as the Council may reasonably require, any sewer or drain in or under the building
- f). to remove any such sewer or drain and seal any sewer or drain with which the sewer or drain to be removed is connected
- g). to make good to the satisfaction of the Council the surface of the ground disturbed by anything done under paragraph (e) or paragraph (f)
- h). to make arrangements with the relevant the relevant statutory undertakers for the disconnection of the supply of gas, electricity and water to the building
- i). to make such arrangements with regard to the burning of structures or materials on the site as may be reasonably required-
 - i). if the building is or forms part of special premises, by the Health & Safety Executive and the Fire Authority; and
 - ii). in any other case, by the Fire Authority
- j). to take such steps relating to the conditions subject to which the demolition is to be undertaken and the condition in which the site is to be left on completion of the demolition as the Council may consider reasonably necessary for the protection of the public and the preservation of public amenity

Additional requirements pursuant to item (j) as follows:

- k) The site should be enclosed with close boarded secure hoarding to an adequate height in order to prevent access to the site by persons and visibly screen the site.

[Before you comply with any requirement of paragraph (e) or (f) above, you must give at least 48 hours' notice to the Council.]

[Before you comply with paragraph (g) above, you must give at least 24 hours' notice to the Council.]

[Failure to give such notice will incur liability to a fine.]

Attention is directed to the provisions of section 82(2), (4) and (5) and sections 83(1), (2) and (3) of the Building Act 1984.

<https://www.legislation.gov.uk/ukpga/1984/55/section/82>

<https://www.legislation.gov.uk/ukpga/1984/55/section/83>

Any appeal in pursuance of these provisions should be made to the appropriate court or tribunal and must be brought within 21 days from the date of the service of this notice.

<https://www.legislation.gov.uk/ukpga/1984/55/section/102>

DATED this 14th day of December 2023

Hayley Jewels

Head of Development Management

(Address to which all communications should be sent.)

Cornwall Council - Building Control

Correspondence Address: Cornwall Council Building Control, PO Box 676, Threemilestone, Truro, TR4 9LD

01872 224792

www.cornwall.gov.uk/buildingcontrol

Copies to:

- BT Open Reach
- Western Power
- Transco Wales and West Utilities
- South West Water
- Health and Safety Executive
- Fire and Rescue Service
- Development Management
- Highways
- Conservation Office
- Public Health and Protection

Prior to demolition taking place you must ensure that appropriate measures have been taken to establish the presence, or otherwise, of protected species and the extent that they may be impacted by the proposed demolition.

Your attention is drawn to the guidance note "Noise and Dust Control on Construction and Demolition Sites" published by the Public Health and Protection team of Cornwall Council. A copy can be viewed and downloaded from the Cornwall Council website under "Environmental Protection – construction". This guide will assist contractors to meet their duties under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. Further advice can be obtained by telephoning 0300 1234 212.

Any person undertaking demolition works will have duties under health and safety legislation, including Construction (Design and Management) Regulations and the Control of Asbestos Regulations, aimed at controlling the risks to both those carrying out the work and the wider public.

Many materials containing asbestos can only be worked on by licensed contractor and is likely to require detailed survey work prior to demolition.

Further information on duties around demolition and construction can be found on the Health and Safety Executive website. <https://www.hse.gov.uk/construction/>