



Demolition Method Statement
All In One Garden Centre
866-888, Rochdale Road, Middleton M24 2RB

Client:	Redrow
Contact Name:	Chris Leighton
Contact email:	
Contact Telephone:	
Prepared By:	D McHugh – DM Safety and Health Services Ltd
Revision Number:	001
Issue Date:	10.10.2022

Contract : All In One, Middleton Road Manchester

Subject : Demolition Method Statement (Specific)

PROJECT PARTICULARS

DESCRIPTION OF WORKS

The works extend to the careful demolition of a large garden centre with various attached retail extensions, out buildings, sheds, greenhouses and redundant outbuildings down to ground level. The area the buildings are located will form a carpark, therefore once the demolition has taken place, material will be removed and the hard standing will remain once level.

SITE ADDRESS

866-888 Rochdale Road,
Middleton
M24 2RB

CLIENT

Redrow Homes Limited
Redrow House, 14 Eaton Avenue
Matrix Office Park, Buckshaw Village, Chorley
Lancashire, PR7 7NA

PRINCIPAL DESIGNER

TBC

PRINCIPAL CONTRACTOR

TBC

1.6 LOCATION OF THE SITE

The site is located IN Middleton off Rochdale Road [A664]. The site benefits from significant road frontage onto Middleton road with current formed access into the proposed development.

Residential properties are located adjacent to the development with a small number to the left and right side of the road frontage along Rochdale Road. There is a sports field to the south East of the development.

There is adequate working space within the CDM designated area to carry out the works in a safe manner although the proximity of local residents or members of the public means that specific arrangements are necessary.



ACCESS

Access to and from the site for all vehicles will be from the Rochdale Road [A664] through the main entrance over existing roadways and into the CDM designated working area.

Access to the Site is from the public highway and as such movement of traffic to and from the site will be strictly managed and controlled showing due regard for these conditions.

Access to the Site will be via the route agreed with the Client and Principal Designer only and no deviation from this route will be allowed unless otherwise agreed. The specified route will be communicated to all employees as part of their site induction.

Access from the entrance to the CDM designated area will be over the existing hard standing / car parking to which will be kept for the purposes of access for as long as possible.

There are no overhead telecoms cables crossing the site entrance.

The condition of the hard standing to the working areas are good, formerly a car park servicing the Garden Centre/

There is a speed limit of 10mph which will be imposed on all traffic working at the site and will be adhered to at all times. (Ramp to site needs consideration & control)

Any mud or debris which may be deposited on the public highway resulting from our vehicles entering or leaving the site will be immediately cleared away and the whole of the works carried out with the minimum of disturbance to local residents and the surrounding environment.

TRAFFIC MANAGEMENT

The following procedure / restrictions relating to the movement of heavy traffic on, off and around the site will apply;

Delivery of plant to the site will be co-ordinated by the haulage contractor as appropriate.

Delivery of plant by low loader to the site will be at specified times where necessary and delivered directly into the current hard standing to prevent any vehicles parking on Rochdale Road.

Delivery of plant to the working area will be in accordance with the established traffic management system for the site only.

All vehicles entering and leaving the site will be from the main entrance only.

All heavy vehicles entering and leaving the site / CDM designated area will be under the control of a banksman.

All drivers attending the site will be made aware of the site safety rules and any access restrictions.

All drivers attending the site will be made aware of the ongoing activities and due consideration will be given to traffic movements to and around the site in this respect. All drivers of vehicles attending the site will be equipped with and will wear if they need to be out of their cabs a hard hat, safety boots, gloves, eye protection and high visibility clothing.

All vehicles moving around the site will observe the 10mph speed limit and will be equipped with amber flashing lights.

COMMENCEMENT – PROGRAMME - COMPLETION

It is anticipated that commencement of the works will be November 2022 and that completion will be within 14 weeks.

Working hours at the site will be Monday to Friday 0800hrs – 1800hrs

The sequence and timing of the works is shown on the contract programme which is appended to this Demolition Method Statement.

NOTICES

Prior to commencing any work at the site all Utility Services, Highway & Local Authorities, HSE, etc., where appropriate, will be notified of our intent to carry out the works. **Current Asbestos survey suggests no notifiable asbestos has been identified within any of the buildings, however, prior to demolition commencement, Asbestos containing material identified (gaskets (there are 2 older heater units with wall flues within offices in the greenhouse areas where asbestos gaskets have been presumed present) have been removed and asbestos cement sheets were redundant at the side of a metal unit at the top of the site) will be removed before any access for demolition works commence.**

HEALTH AND SAFETY

All work will be carried out fully in accordance with the recommendations and statutory requirements, as appropriate of the following publications but not limited to;

- The Construction Design and Management Regulations 2015 – Regulation 20
- The Control Of Asbestos Regulations 2012
- Management Of Health and Safety at Work Regulations 1999
- Environmental Protection Act 1990
- Lifting Operations & Lifting Equipment Regulations 1998
- The Working at Height Regulations 2005

All relevant sections of the Main Contract Specification's Contractors Rules, Client's Contract User Requirement Specification and the Pre Demolition Information Plan for the works.

Redrow are fully committed to giving the highest priority to safeguarding the health and safety of our employees and all those who may be associated with the works and our activities. In this respect it is our objective to complete this project without incident, injury or ill health through proper management, co-ordination and control of the works.

It is in the interest of our company that all aspects of the works are carried out in a proper and workmanlike manner fully in accordance with all current legislation and the recommendations of the Health & Safety Inspectorate and to this end our site supervisor will endeavor to maintain our reputation for safe and reliable working.

HAZARDOUS MATERIALS

Prior to commencing work at any location the site will be inspected and any hazardous material which may be found or which will be used in the works will be recorded and included in the COSHH Assessment which is appended to this safety plan. COSHH MSDS sheets are contained within Appendix 4 of the Construction Phase Plan.

The works will at some stage involve cutting steelwork by hot methods. It will be assumed that all steelwork will be coated with paint containing lead and as such any operative engaged on hot cutting work will be equipped with appropriate P.P.E. and respiratory protection if necessary.

It is possible that whilst carrying out the works drums, canisters, etc. containing liquids, oils or greases may be encountered. Should this situation arise they will be set aside in a designated area for collection and disposal in an authorized waste treatment facility.

It is acknowledged that although the asbestos survey will be comprehensive it may not have identified all of the material at the site which may contain asbestos and that it is possible that further asbestos may be discovered during the demolition operation. In the event that asbestos is discovered or suspected during the demolition operation all work at that location will be suspended immediately and the Principal Designer / Site Manager notified.

Asbestos sheet material within the yard will be removed and heating gaskets identified will also be removed.

ENVIRONMENTAL ISSUES

Noise - It is inevitable that due to the nature of the works some noise will be generated which may be prolonged at times. Where ever possible this will be kept to a minimum and to times when it will cause least disturbance. All plant and equipment used will be of a modern manufacture and will be efficiently silenced to comply with current environmental requirements.

Dust - It is possible that during the works dust may be generated from certain operations. Every effort will be made to minimise the effects from dust and water / sprays will be used to suppress dust at its source where necessary. *(Suppression to negate any propagation of general dust to neighbouring properties must be consistent and policed).*

Smoke - Burning of waste material arising from the demolition operation will not be carried out at the site.

Refueling Plant & Equipment – gas oil at the site stored in a properly designed and approved type fuel tank. Principal Contractor Ltd will adopt Client's environmental and emergency procedures for storing and using fuel in this respect. The Client's procedures will be communicated to Principal Contractor Ltd by the Principal Designer / Project Engineer as part of the induction process.

Surrounding Land - The site is located in a residential area and significant amount of green space / farm land and as such is in close proximity to wildlife, vegetation and members of the public. Accordingly the works will be carried showing due consideration for these factors and all operatives working at the site will comply with the Client's rules / environmental policy in this respect. Particular care will be observed when approaching the Site from the public highway. Drivers will be made aware of potential hazards and will be mindful of encountering pedestrians in cross over areas.

Wildlife & Countryside Act 1981- Considering the timescale for carrying out the works disturbance of nesting birds will not be an issue. (As confirmed by Client)

RISK ASSESSMENT

Prior to commencing work at any location the works will be inspected and any potential risk identified and assessed in accordance with the Management of Health & Safety at Work:

With regard to this site particular attention will be given to risks associated with the following operations;

Working at height and the risk of falling.

Working at height and the provision of safe access ways and working platforms.

Demolition of structures and the risk from falling material.

Demolition of structures and the risk from premature collapse.

Demolition of structures and the risk from existing live services.

Affects of the works with regard to noise.

Affects of the works with regard to dust.

Hot cutting work and the risk of fire.

Hot cutting work and the risk from fumes from paint containing lead

Removal of material containing asbestos.

Encountering material containing asbestos not identified in the Asbestos Survey.

Use of mechanical excavators and the movement of such equipment around the site.

Use of mobile work platforms.

Use of mobile telescopic cranes and associated lifting equipment.
Accessing the site from the public highway.
Working at a remote and exposed site and encountering severe weather conditions.
Working in close proximity to exposed edges, faces, pits and voids.
Working close to public highways & Watercourse (Council directives essential)
Personnel other than employees accessing the working area.

SITE INDUCTION

It is not expected that more than Eight demolition operatives will attend the site at any one time.

Prior to commencing any work at the site all employees will undergo an induction to familiarise them with Client's rules, conditions and emergency procedures. Written copies of these rules will be issued by the Client and will be retained on site for reference as and when required.

The induction will be carried out by the site manager.

Prior to commencing any work within the CDM designated area all employees will undergo a site induction specific to the works. The induction will be carried out by the Site Manager. On completion of the induction all employees will sign onto the Demolition Method Statement for the works.

EMERGENCY PROCEDURE

Principal Contractor will adopt a specific emergency procedure for the site (Fire Risk Assessment in section 7 – Hard Copy on Site). The procedure will be communicated to all operatives by the Client as part of the induction. Principal Contractor will review this procedure and amend it if necessary / accordingly for use within the CDM area.

In the event of an emergency the appropriate emergency services will be called. Work will be immediately suspended and operatives will report to a designated assembly point in accordance with the emergency plan for the Site.

Details of the procedure will be set out in written format and displayed in the site office located within the CDM designated area.

ACCIDENT REPORTING

In the event of an accident occurring at the site a report will be completed and details of the accident recorded in the site Accident Book.

In the event of a reportable accident occurring at the site the HSE will be notified in accordance with the Reporting of Injuries, Diseases and Dangerous Occurrence Regulations (RIDDOR) 2013.

In the event of any accident occurring at the site the Principal Designer / Project Engineer will be notified in writing of any such incident.

At least one First Aider will be included as part of the workforce and will be present at the site for the duration of the works.

EXISTING SERVICES

All existing services affected by the works MUST be cut off, isolated or diverted by the Client, before taking possession of the site, however prior to commencement of any work the Site Manager in charge will ensure that all mains services will have been disconnected or diverted as required and that any live services crossing or adjacent to the site have been identified and protected. Disconnection Certificates must be provided.

All live installations will be identified and marked prior to commencing the works following HSG 47. Client directives to be followed regarding this.

Client, will issue a certificate of isolation relating to all services and a permit to work in this respect prior to commencing work at any location.

SITE ESTABLISHMENT

Prior to commencing the agreed CDM demolition areas will be cordoned off where appropriate using "Herras" type fencing. Warning signs, notices, etc (This will extend to fencing outside the site and positioning of watch personnel whilst high level structures are reduced in a piece small manner), will be posted at the boundaries of the site restricting access to the working area to authorised personnel only.

Welfare facilities will be provided and comply with the Construction (Design and Management) Regulations 2015.

This will consist of a minimum of:

- One portable flushing toilet
- Washing facilities
- Hot and Cold water
- Means of heating water
- Drying room powered 24 hours

All employees and persons working at or visiting the Site will be required to sign in and out of the CDM designated site. The attendance / visitors book will be located in the site office. It will be the responsibility of the site supervisor to ensure that this procedure is strictly adhered to.

PERSONNEL

The works will be controlled by the Site Manager who is fully experienced in all aspects of the works and who is responsible for day to day on site health and safety, is capable of giving and receiving instructions, liaising with the Client and his representatives or any other authority with regard to the works / site. The Site Manager will attend daily briefing meetings and / or weekly site meetings as required to ensure continuing liaison and communication with regard to all aspects of the works between both parties.

All plant operators employed at the site will be fully trained and will hold a current CITB, CSCS or CMPE licence / certificate as appropriate.

PERSONAL PROTECTIVE EQUIPMENT

All personnel employed at the site will be provided with as a minimum the following approved equipment;

- 1 Hard hats
- 2 Eye protection
- 3 Ear defenders / plugs (Where required)
- 4 Safety boots (lace up) & shin guards where appropriate
- 5 Overalls / trousers
- 6 High visibility coats or vests
- 7 Suitable gloves (needle proof where appropriate)
- 8 Inertia type safety harness (to be used when required)
- 9 Appropriate weatherproof outer clothing

In addition to items 1-7 above the following equipment will be provided to all operatives employed hot cutting steel work

- 1 Half face mask with disposable gas filter / pre filter
- 2 Flame proof gloves
- 3 Fire extinguisher
- 4 Fire blankets

In addition to items 1-8 & 1-4 above the following equipment will be provided to all operatives employed on removing asbestos material

- 1 Disposable overalls
- 2 Disposable gloves
- 3 Half face mask with disposable particle filter / pre filter

HOT WORKS

Hot cutting at the site will be minimised as much as is possible and restricted to the preparation of structures to facilitate demolition.

At all times hot cutting will be carried out in the open. It is not envisaged that any hot works will be carried out within enclosed buildings or confined spaces.

Hot cutting will be carried out using oxygen and propane only. Oxygen bottles will be supplied in a bank and as such will be secure and will be stored at ground level. Propane will be supplied and used in individual bottles and will be stored upright chained to the oxygen bank.

At locations where hot cutting is carried out a minimum of 2 No fire extinguishers will be established to minimise any risk of fire.

On completing hot cutting operations at each location the immediate site will be inspected prior to vacating the working area.

No hot cutting work will be carried out within a period of two hours before leaving the site. Before leaving the site each working area where hot cutting has been carried out will be further inspected to ensure that there is no risk from materials reigniting.

Other than essential hot works all other cutting will be carried using a Hydraulic excavator fitted with a hydraulically operated shear attachment. (Certified under PUWER)

PLANT AND EQUIPMENT

All mechanical excavators, mobile cranes, etc., engaged on demolition work will be of a modern manufacture, properly tested and operated by CITB, CSCS or CMPE trained and competent drivers. Copies of all test and training certificates will be submitted to the Client for inspection and retention.

All mechanical excavators, mobile cranes etc., will be of sufficient capacity and will have enough reach to enable demolition to be carried out whilst standing at ground level. Prior to commencing the working area will be surveyed and existing ground conditions assessed to ensure that it is safe to operate any such equipment in that area.

All demolition work will be carried out from within the confines of the CDM designated area and all plant will be prohibited from operating beyond this line. (As per attached photographs, due diligence to the main roads surrounding the sites and associated blind spots for public persons must be accompanied by bespoke access and piece small hand / small tools upper level reduction).

All hoists, lifts, scaffolds, electrical or air driven tools, etc., which may be used at the site will be tested and certified fit for use.

ACCESS TO THE WORK AREA

Prior to commencing work at any location a safe and secure access routes will be established to the working areas. The routes will be clearly identified and will remain clear and unobstructed whilst the works are being carried out. (Full exclusion zones and watch personnel to marshal ALL working areas is a pre-requisite).

DEMOLITION

Asbestos survey undertaken by Search Environmental Services Ltd for the purpose of identifying any asbestos containing materials.

ONCE ASBESTOS GASKETS (THERE ARE 2 OLDER HEATER UNITS WITH WALL FLUES WITHIN OFFICES IN THE GREENHOUSE AREAS WHERE ASBESTOS GASKETS HAVE BEEN PRESUMED PRESENT) HAVE BEEN REMOVED AND ASBESTOS CEMENT SHEETS WERE REDUNDANT AT THE SIDE OF A METAL UNIT AT THE TOP OF THE SITE, THE NECESSARY SOFT STRIP WILL BE CARRIED OUT WITH CAUTION IN THE EVENT OF FURTHER ASBESTOS NOT IDENTIFIED IN THE SURVEY BEING IDENTIFIED.

GENERAL

The works extend to the careful demolition of a redundant outbuildings (As per Aerial shot contained within Appendix 8 of the Construction Phase Plan.

SCHEDULE OF PLANT OR EQUIPMENT TO BE RECOVERED

None identified.

DEMOLITION OF HIGH LEVEL STRUCTURES

Public roads run adjacent to the site. The high level structures are large in section, constructed from steel / concrete and are either open or covered over with a selection of brick / masonry. The buildings are supported in the main by steel trestles built on concrete foundations and appear to be in fair condition.

It is intended to demolish all of the structures adopting piece small methods at high level and mechanical methods for structures reduced to below the roadway encroachment distance, recovering material as scrap only.

Once sheets are removed and soft strip material has been purged, the buildings will be reduced in piece small manner with a sentry positioned.

Using a Hydraulic excavator fitted with a certified hydraulically operated shear attachment the steel frames (Once stripped of ancillaries - which are a safe distance from any 3rd parties) and supporting trestles will be cut up in situ after they are pulled inward to site (Cropped – overseen by Client site manager and sentries positioned where 3rd parties may be affected).

Commencing with the interface areas of the buildings first sections of upper structure will be cut away carefully and lowered to ground level (2 No watch personnel will be situated on to warn off any encroachment.

At ground level steelwork will be cut up processed into size using the shear and stockpiled for disposal. Processed steel will be uplifted from the stockpile as the works progress using an excavator fitted with a grab attachment and loaded into wagons for disposal off site. Demolition of the steel frames will be carried out in a careful, controlled and systematic manner as a continuous operation until completion.

GENERAL

Whilst carrying out the operation it may be necessary to process or prepare sections of the facility by hand adopting hot cutting methods. Should this be necessary suitably protected operatives working at ground level will hot cut individual items of steelwork into size using hand held oxy / propane burning equipment. Cut items of scrap will be uplifted using an excavator fitted with a hydraulically operated grab attachment and further processed using the shears or stockpiled for disposal off site later.

SITE FINISH

On completing demolition any cutting or trimming back remaining steel projections flush with ground level will be carried out by operatives using hot cutting equipment.

Any remaining debris will be uplifted and loaded into skips for disposal to tips off site and the whole of the working area cleared and left in a safe, clean and tidy condition.

Method Statement Amendments – Please Add here