

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN (CEMP)

For;

**Removal of Stockpiles of Inert Material and
Machinery, Internal Soft-Strip,
Licensed and Non-Licensed Asbestos and
Removal of Roof Remains following a Fire within a
former Factory.**

at:

**Crossfield Mill, Norwich Street,
Rochdale. OL11 1LP.**



Front Elevation



Engine House Elevation

Issue 1 dated 6th January 2023

Client

Sartex Quilts & Textiles Ltd
Castle Mill
Queensway
Rochdale
OL11 2NY

Principal Contractor and
Demolition Sub-Contractor

PGC Dismantling Ltd
Silvester House
Roe Acre Tannery
Bradshaw Street
Heywood. OL10 1PN

1 – Introduction

This is a Site-Specific Construction Environment Management Plan (CEMP) for the site clearance of a building destroyed by fire in May 2011. It involves the removal of inert stockpiles of material from the centre of the site along with the removal of the roof remains and the former manufacturing equipment. During the works we will be arranging for licensed asbestos to be removed by a licensed asbestos removal contractor and will be removing non-licensed asbestos ourselves.

The building is a listed building and some of the works detailed below will require the need to demolish unsafe parts of the building and these will commence once the Discharge of Planning Conditions and Historic England's requirements have been received.

In the interim, whilst these approvals are being sought, we propose to undertake general tidying up works such as the removal of the stockpiled fabrics within the main building and possibly arrange for the Licensed asbestos removal works to be done.

The works are to be undertaken at Crossfield Mill, Norwich Street, Rochdale. OL11 1LP.

The document should be read in conjunction with the following documents, which collectively make up the Specific Safe System of Work;

- PGC Dismantling Ltd.'s Construction Phase Health & Safety Plan,
- PGC Dismantling Ltd.'s Site Specific Method Statement,
- (This) PGC Dismantling Ltd.'s Construction Environment Management Plan,
- PGC Dismantling Ltd.'s Site Specific Risk Assessments,
- PGC Dismantling Ltd.'s COSHH assessments,
- Directions to The Nearest A&E Department within Fairfield Hospital, Bury,
- A copy of the Pre-Demolition Asbestos Survey prepared by APEC Environmental Ltd and issued on the 6th December 2018,
- Healey Consulting's Structural Engineers Report; ref 22581, dated 7th November 22,
- All Service disconnection/isolation certificates,
- Copies of all Ecological and Environmental Studies and Reports, including;
- Middleton Bell's Ecology Report dated 27th September 2022,
- Copies of PGC Dismantling Ltd.'s Public Liability & Employers Liability Insurance's,
- Copies of all Waste Management and Waste Carriers Licenses,
- Copies of All Operatives Plant Licenses
- Copies of All Plant Certificates of Conformity and/or Re-Test Certificates

PGC Dismantling Ltd will at all times whilst on site, comply with the requirements of The Health and Safety at Work Act etc 1974, The Management of Health & Safety at Work Regulations 1999, The Provision and Use of Equipment of Work Equipment Regulations 1998, The Lifting Operations and Lifting Equipment Regulations 1998, The Control of Asbestos Regulations 2012, The Control of Substances Hazardous to Health Regulations 2002, The Construction (Design & Management) Regulations 2015, The Environmental Protection Act 1990, The Work at Height Regulations 2005, and British Standard BS 6187: 2011 The Code of Practice for Demolition and all other safety legislation, codes, standards and guidance.

One of the principal reasons for creating this document is to show how we intend to deal with each of the items listed in the Planning Permission Granted document (ref19/00041/FUL), specifically within [items 3 i to xi](#). Therefore, each Item or Operation No. listed below shall have a suffix reference to tie the control measures back to the Planning Permission reference, highlighted in blue. The references shall also be shown on Richard Storah's "Demolition Plan" drawing No. 22-040-105, which is shown in Item 3 below.

As part of our works, we will fence off the entrance to the site from the existing warehouse building on Norwich Street, along the side of the access road between the main mill and the damaged section, then to the right to form site compound areas, all as detailed on the attached "Demolition Plan" drawing No. 22-040-105 as prepared by Richard Storah Architects, which is shown in Item 3 below. – [In Response to Planning Permission – Item 3iv](#),

This fencing will include all suitable and appropriate signage.

The site managers have the right to refuse entry to the site of any person or request that they leave the site.

On this contract PGC Dismantling Ltd will be the Principal Contractor and Demolition Contractor working directly for Sartex Quilts & Textiles Ltd who will be the Client.

The proposed hours of work for the site and all permitted deliveries, are as follows;
[In Response to Planning Permission – Item 3viii](#),

Mon – Fri 07:30 – 17.00
Sat & Sun As required and as permitted.

The proposed labour on site is; 6 to 10 Persons

2 – Supervision and Inductions

The client; Sartex Quilts & Textiles Ltd have employed the services of a local Architect to make the necessary Planning and Listed Building applications and to guide the Client and us as Principal Contractor through these processes. This will be:

Richard Storah RIBA, AABC, SCA, IHBC – Storah Architecture Ltd

Office: 01706 813 214
Mobile: 07986 673 999
Email: richard@storah.com

PGC Dismantling Ltd Supervision

We will have a working Site Supervisor for the works who will be;

Paul Topham - Mobile Telephone Number: 07807 016 560

The site supervisors will be responsible for the Safety and Welfare of the general public, visitors, employees of PGC Dismantling Ltd and all other operatives on the site.

They will also be responsible for keeping daily records whilst PGC Dismantling Ltd has occupation of the premises. These include:

- a) Daily Diary and visitors signing-in sheets
- b) The Accident Book.
- c) A PPE Register

Other documentation to be held on site for inspection and reference includes:

- d) PGC Dismantling Ltd.'s Construction Phase Health & Safety Plan,
- e) PGC Dismantling Ltd.'s Site Specific Method Statement,
- f) (This) PGC Dismantling Ltd.'s Construction Environment Management Plan,
- g) PGC Dismantling Ltd.'s Site Specific Risk Assessments,
- h) PGC Dismantling Ltd.'s COSHH assessments,
- i) Directions to The Nearest A&E Department within Fairfield Hospital, Bury,
- j) A copy of the Pre-Demolition Asbestos Survey prepared by APEC Environmental Ltd and issued on the 6th December 2018,
- k) A copy of Healey Consulting's Structural Engineers Report ref: 22581 dated 7th Nov 22
- l) All Service disconnection/isolation certificates,
- m) Copies of all Ecological and Environmental Studies and Reports, including;
- n) Middleton Bell's Ecology Report dated 27th September 2022,
- o) Copies of PGC Dismantling Ltd.'s Public Liability & Employers Liability Insurance's,
- p) Copies of all Waste Management and Waste Carriers Licenses,
- q) Copies of All Operatives Plant Licenses
- r) Copies of All Plant Certificates of Conformity and/or Re-Test Certificates

On arrival on site, all operatives and sub-contractors will attend a site induction given by PGC Dismantling Ltd in our role as Principal Contractor. During this induction all general rules and regulations relating to the site, plus all site hazards and risks identified within the method statement and the risk assessments will be discussed. Then all environmental matters associated with the site will be detailed and conveyed to the operatives and sub-contractors.

Following both inductions all will be required to sign both induction sheets acknowledging that the contents have been understood and will be complied with.

The site will be visited regularly by one or more of the following management team

Peter Greenhalgh – Operations Manager

Office: 01706 627 888
Mobile: 07977 493 095

Mark Quinn – Contracts Manager

Office: 01706 627 888
Mobile: 07740 957 828

Main e-mail address to be used mark@pgcdemolition.com

Client

Sartex Quilts & Textiles Ltd

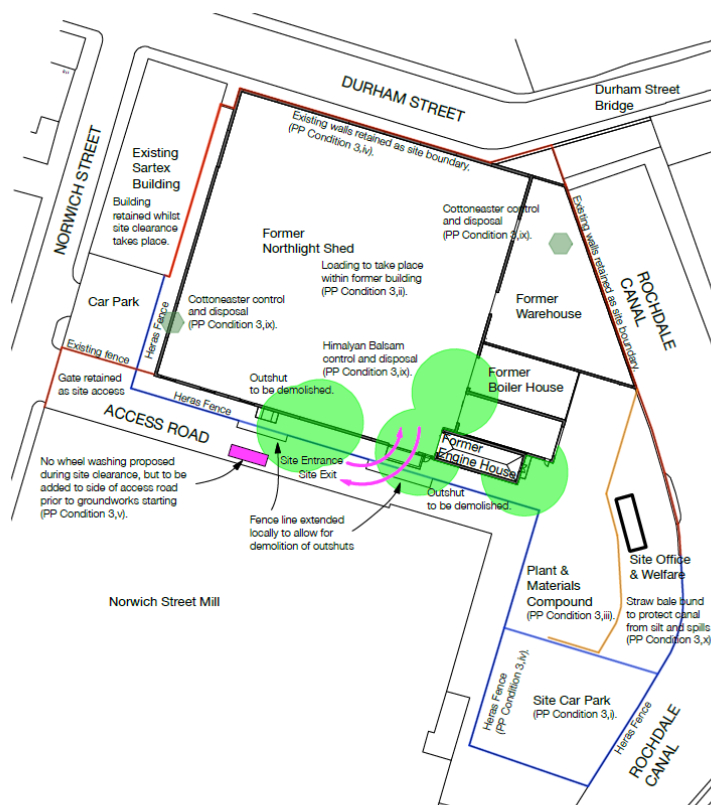
Mr Saleem Khalid – Director

Office: 01706 357 490
Mobile: 07770 890 244
Email: saleem@sartexquilts.co.uk

Mr Maqbool Ahmed – Co. Secretary

Office: 01706 357 490
Mobile: 07785 300 933
Email: maqbool@sartexquilts.co.uk

3 – “Demolition Plan” Drawing No. 22-040-105



Boundaries Recording

Site recording to be phased with site clearance to allow sequential recording as access available.

Durham Street wall

Durham Street wall to be retained and repaired to match as necessary (see engineers report).

Northlight Mill

Fire destroyed northlight roof to former weaving shed to be completely removed and disposed of, off site. Outshut ancillary buildings to be demolished. Openings to access road to be reformed where previously blank/built up.

Former warehouse and boiler house

Windows to be recorded and sample retained for reference.

Former warehouse to be stabilised in accordance with engineers details prior to removal of fire damaged structure (PP Condition 3.x). Internal structure to be completely removed and disposed of, off site.

Former Engine house

Windows to be recorded and sample retained for reference.

Building to be stabilised in accordance with engineers details prior to removal of fire damaged structure. Internal structure to be completely removed and disposed of, off site. Balcony and external fittings to be retained and conserved.

Canal frontage

Existing canal frontage to be retained, with walls stabilised and rebuilt as noted in engineers report (PP Condition 3.x).

Sartex Building and existing site gates

Existing Sartex building to be retained in use for as long as is practicable to form part of site perimeter and allow supervision of entrance. Fence and gates retained to entry to Norwich Street Mill.

Temporary works and site hoardings

Boundaries edged red protected by existing site features.

Boundaries lined in blue to be formed in Heras type fencing panels. These may be relocated during the works, particularly by the outshuts to allow demolition.

Loading is to take place within the confines of the mill (PP Condition 3.i).

The site office, welfare facilities, etc. are to be located on the wharfside.

The canal is to have a straw bale bund 10m from its edge (orange line on plan) to protect the canal from silt migration (PP Condition 3.x).

Hours of operation and measures to control dust and dirt

These are to be as noted in the contractors RAMS (PP Condition 3.vi & vii).

Recycling and Waste Disposal, Invasive Species

These are to be as noted in the contractors RAMS (PP Condition 3.vii & xi).

Revision

Redevelopment of mill

Crossfield Mill,
Norwich Street, Rochdale

Sartex Textiles.

Demolition Plan

stora architecture

Chartered Architects
RIBA Chartered Practice

www.storah.com mail@storah.com 01706 813214

Scale 1:500 Sheet Size ISO A3 Date 12/10/2022 Drawn RAS

Drawing Number 22-040 - 105

© Storah Architecture Ltd

4 - Welfare Facilities

On this site, we as Principal Contractor will provide temporary site cabins c/w with toilets and full welfare facilities. This will be for the duration of the time we are principal contractor on site.

These will be regularly serviced, and we will do our part to help keep the cabins clean and tidy at all times.

5 – Site Parking and Site Access – In Response to Planning Permission – Item 3i,

Site parking will be permitted for vehicles belonging to operatives, managers and visitors on the site in the areas designated for this purpose.

This is defined on the attached “Demolition Plan” drawing No. 22-040-105 as prepared by Richard Storah Architects, which is shown in Item 3 above.

6 – Loading and Unloading of Plant & Materials – In Response to Planning Permission – Item 3ii,

A telehandler and different sized mechanical excavators with bucket and grapple attachments will be permanently kept on site for our phase of the works. These will be used to load waste materials from the works into skips or into tipper wagons for removing different types of materials for either disposal or recycling.

All plant will be driven by formally certified operators holding either NPORS or CPCS accreditation and will be directed by trained banksmen when reversing or being loaded or unloaded on to transportation.

7 – Storage of Plant & Materials Used in Development – In Response to Planning Permission – Item 3iii,

Within our phases of the dismantling and site clearance works there wont be much in the way of deliveries to the site nor the removal of materials through a compound. All materials will be removed directly from the derelict site areas.

We have however identified a Plant & Materials Compound on drawing No. 22-040-105 as prepared by Richard Storah and as shown in Item 3 above. This will be used for the temporary storage of plant whilst the site isn’t occupied.

8 – Security Fencing – In Response to Planning Permission – Item 3iv,

Temporary Heras Fencing will be erected to secure the site along the access road and to form the “Plant & Materials Compound” and the “Site Car Park” both fronting the Rochdale Canal, as defined on drawing number 22-040-105 shown in Item 3 above.

Operatives will off-load the fencing materials off the back of the delivery transport using the 6 T telehandler and its front forks and will set them down to one side. Then, the temporary Heras panels, the feet and the clips will be distributed around the site dropping the blocks at ≈ 3m centres along with the mesh panels. Also, every 20m around the perimeter, two sets of panels are to be added to form triangulated wind-braces.

After the main components have been dropped off, operatives will then walk around the perimeter, positioning the fence panels into the blocks and then jointing them together with the two clips between each panel.

As the Temporary Heras fencing are constructed out of steel tube framing with wire mesh infills, then public viewing will be available at all times.

9 – Wheel Washing Facilities – In Response to Planning Permission – Item 3v,

We don’t envisage that wheel washing facilities will not be required during the dismantling phases of the works, nor the site clearance works but if the groundworks gets added to our contract, then we may hire in and have installed a wheel washing plant.

This will take the form of two raised ramps dropping down into a bath for HGV vehicles to run through before leaving site.

During the demolition and site clearance works, the condition of the Access Road and the local streets will be monitored and, if required road sweepers will be hired in to sweep the roads clean.

10 – Dust Control and Prevention of contaminants Reaching the Canal – In Response to Planning Permission – Items 3vi and 3x,

During the site clearance works, if the weather is dry then we would use water dust suppression to keep the areas and materials as damp as possible. In this case, a water stand-pipe and a hose will be used as a source of water for dust suppression.

Operatives will use the hose to spray over the elements being removed and also during all the loading operations.

The prevailing wind direction shall also be monitored to ensure airborne dust and loose debris does not cause a concern to any of the neighbouring buildings.

Straw bales will also be positioned along the boundary of the site overlooking the canal to prevent any waterborne particles from leaking from the site into the adjacent Rochdale Canal.

This is shown in Item 3 above and will run from the Plant Compound to the nearest edge of the Former Warehouse.

11) Processing of Waste for Disposal or Recycling – In Response to Planning Permission – Item 3vii,

During the demolition and site clearance works we will bring in skips of various sizes to remove the various waste streams which are to be removed off site for correct and proper disposal and/or recycling. These will take the form of:

For Recycling:

Timber – Small skips,
Scrap Metal – Roll on/Roll off Skips,
Hardcore – 32 Tonne, 8-wheel tippers.

For Disposal off Site:

Plasterboard – Small skips,
Mixed Waste – Roll on/Roll off or Small Skip,
Invasive Species – Bagged and Removed off site to Hazardous Waste Tip,
Asbestos – Bagged and Removed off site to Hazardous Waste Tip.

For all materials moved off site, waste transfer notes, duty of care notes and all waste disposal tickets will be retained, scanned, and will form part of the Health & Safety File handed back to the client at the end of the contract.

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12) Measures Associated with Invasive Species – In Response to Planning Permission – Item 3ix,

The client, through Richard Storah Architects Ltd, has commissioned several ecological surveys which have included those for invasive species. This identified Himalayan Balsam and Cotoneaster species too.

This material will be treated by a specialist, we will then remove the material off site as contaminated waste, and the specialist will then spray the areas afterwards to prevent future growth. This spraying process may need to be repeated in future visits to ensure that regrowth does not occur.

13 – Asbestos Containing Materials

A Pre Demolition Asbestos Survey was undertaken by APEC Environmental Ltd on the 19th November 2018 and the report was issued 6th December 2018.

This has shown that there is both Licensed and Non-Licensed Asbestos in the form of:

- a) Sample PK01 – Localised Asbestos Cement Debris – Non Licensed,
- b) Sample PK03 – Localised Asbestos Cement Vinyl Floor Tiles – Non Licensed,
- c) Sample PK18 – Woven Asbestos Glazing Seals – Assumed Throughout – Non Licensed,
- d) Samples PK27 to PK29 – Amosite Pipe Insulation to Stores – Licensed,
- e) Sample PK30 – Amosite Insulation Debris to floor of Stores – Licensed.

The Non Licensed Asbestos items identified in items a, b & c above will be removed by our own operatives who are trained in the identification and removal of Non Licensed Asbestos. As part of this process, we shall:

- Prepare Site Specific RAMS,
- Have the appropriate Insurances and Training Certificates,
- Issue an ASB1 Notice to the HSE giving them notice of the works,
- Remove the material in accordance with our RAMS,
- Dispose of the ACM's at a Licensed Tipping Facility and retain copies of the Hazardous Waste Transfer and Disposal Notes to show the material has been disposed of correctly,
- Employ an Independent Analyst to undertake Background Air-Monitoring to show that the areas are clean,
- The Analyst will then issue a Certificate of Cleanliness or Reoccupation Certificate to show that the area is clean.

The Licensed Asbestos identified in items d & e above will be removed by a Licensed Asbestos Removal Contractor who shall:

- Prepare Site Specific RAMS,
- Provide us with details of their Insurances and Training Certificates,
- Issue an ASB5 Notice to the HSE giving them 14 Days' notice of the works,
- Remove the material in accordance with their RAMS which will include Negative Pressure Enclosures, Transit Routes and a Decontamination Unit,

- Dispose of the ACM's at a Licensed Tipping Facility and provide us with Hazardous Waste Transfer and Disposal Notes to show the material has been disposed of correctly,
- Employ an Independent Analyst to undertake Background Air-Monitoring to show that the area is clean,
- The Analyst will then issue a Certificate of Cleanliness or Reoccupation Certificate to show that the area is clean.

14 - Personal Protective Equipment

All personnel will wear the required PPE whilst working on the site. This will include:

- A hard hat
- Safety Footwear
- Task Specific Gloves
- High Visibility Vests or Jackets
- Eye Goggles
- Ear Defenders
- Disposable Dust Masks
- Fall Arrest Harnesses and Lanyards
- Class A - Disposable Suits c/w hoods
- Sundstrom SR100 Half Face Fit Masks with FFP3 filters.

A PPE Register will be kept on site and periodical spot inspections will be carried out. Any operatives found to be working without the required PPE for the operation they are undertaking will be stopped and made to wear said PPE. Constant offenders will be ejected from the site.

It is the responsibility of the Employee to maintain the equipment, report any damage, worn, lost or defective items to their immediate Manager / Supervisor, and source replacement items before carrying out any further work tasks.

15 – Plant and equipment to be used – Some In Response to Planning Permission items;

- Temporary Heras Fencing, double clipped together, and incorporating lockable gates and all appropriate signage, - [Item 3 iv](#),
- Bales of Hay, - [Item 3 x](#),
- Wheel-Washing Facilities, - [Item 3 v](#),
- Water Stand-Pipe and Water Dust Suppression Equipment, - [Item 3 vi](#),
- Hand tools for soft-strip operations including hammers, crow-bars, mattocks, sledgehammers etc,
- Long Handled Floor Scrapers,
- Chainsaws and Chippers,
- Oxy Propane Cutting Equipment,
- 4 No. CO2 Fully Charged Fire Extinguishers,
- A Hydraulic Cherry Picker/Boom Lift,
- 13 Tonne mechanical excavator complete with various attachments,
- 20 Tonne mechanical excavator complete with various attachments,
- A Tele-handler or Loadall, - [Item 3 ii](#),

- n) 32 Tonne, 8 wheel tipper wagons, - [Item 3 vii](#),
- o) Roll on / roll off skips, - [Item 3 vii](#),
- p) Low Loader Transporters

16 – First Aiders and Nearest A & E Dept within a Hospital

On this contract, we as the Principal Contractor will have a qualified first aider on site.

The Nearest Accident and Emergency Department is to be found at

Fairfield General Hospital
Rochdale Old Road
Bury
Lancashire
BL9 7TD.

The telephone number is 0161 624 0420

The hospital is 5.4 miles from the site and should take around 19 minutes to complete the journey.

A map showing directions to this hospital shall be included within the site file and spare copies shall be pinned to the notice board in the site cabins.

17 - Reporting of Accidents & Near Misses

An accident book shall be kept on site and any accidents shall be recorded therein.

All accidents will be investigated by one of the managers but should the injury result in the employee being off work for more than 7 working days then this shall result in a full written investigation and will be reported under the RIDOR legislation.

All near misses shall similarly be investigated and reported.

18 – Service Disconnections/Isolations

We are advised by the client and Architect, that at the time of the fire following main utilities were disconnected:

Electricity Supply – Supplier – British Gas Business – Confirmed 2nd August 2011
MPAN No. – 16 000 000 018 58

Gas Supply – Supplier – Eon – Last Bill sent 6th January 2012
Meter Point Reference No. – 445 794 08

We have final bills off both companies.

19 - Contract Period/Programme

Anticipated Start date	TBA
Anticipated overall programme	6 Weeks
Anticipated Handover	TBA

CEMP AMMENDMENTS

Date	Revision	Re-induction date
	The following amendments were made to this document;	

This document was created and issued by:

M. Quinn

6th January 2023

Mark Quinn
Contracts Manager
PGC Dismantling Ltd

Contact Information:

Office Tel.: 01706 627 888
Mobile Tel.: 07740 957 828
e-mail address: mark@pgcdemolition.com

Construction & Environmental Management Plan Induction Sheet

Crossfield Mill, Norwich Street, Rochdale. OL11 1LP.

Presented By:..... Position:.....

Date:.....

We, the undersigned confirm that we have received an induction presented by the person named below. This covers all matters relating to the safe running of the site and specifically the methodology detailed in this Site Specific Construction Environment Management Plan, and the accompanying Method Statement, Risk Assessments and COSHH Assessments.

By signing this acknowledgement form I hereby confirm I have fully read and understood this Site Specific Construction Environment Management Plan, for working on this project.

I also except it is my responsibility to conduct myself in such a manor whilst on site so as not to cause injury to myself or anyone else, nor to cause offence by foul language or inappropriate actions.

Inductees:

Name:	Signature:	Company Name:	Date:

Induction given by: *Please Sign Below*
