

Sophie Moore

From: Emmett Holmes <Emmett.Holmes@gilbert-ash.co.uk>
Sent: 11 April 2022 17:08
To: Gareth Taylor
Subject: RE: TPW-NOR-2122-455 - 70 Great Bridgewater Street refurbishment (RAMS)

Hi Gareth,

No issue with keeping the hording of the wash wall. We just need to agree a way of stopping pedestrians using the closed of footpath. We can certainly look at some branding for the Trust on the hoarding. Some additional signage? We usually paint the hoarding 2 coats of white paint with some company logo signage points. I will give you a call tomorrow to discuss further.

Regards,

From: Gareth Taylor <Gareth.Taylor@canalrivertrust.org.uk>
Sent: 11 April 2022 16:06
To: Emmett Holmes <Emmett.Holmes@gilbert-ash.co.uk>
Subject: RE: TPW-NOR-2122-455 - 70 Great Bridgewater Street refurbishment (RAMS)

Hi Emmett

I've just come back from leave and working my way up my outstanding emails. So anticipate there are others following this response.

Thanks from confirming the distance, hopefully the width available is acceptable and we can works with this, especially if the street furniture is removed. However considering the distance stated (2.4m) I don't think there should be any issue.

Regarding the scaffold oversail, I will comment on this when I review the scaffolding design / drawings. But don't worry we can sort this retrospectively if required.

Regarding your comment for the hoarding on the wash wall on the lower level. We would not recommend this, as the wash walls are easily moved due to the age and can be subject to even wind loading when hoarding is erected directly on top of them.

Could you not simply erect the a part hoarding at both ends to the water's edge, effectively blockading any unauthorised access?

Regarding the hoarding and apologise if this is something I have already mentioned. But do you plan to brand the hoarding in any shape or form? If so would it be possible to have the Canal and River Trust Branding incorporated to show the working partnership?

Finally in light of my internal consultations the Assets Team have provide a response to possible future maintenance of the adjacent lock.

The gates were replaced in 2019 and are graded good so no plans for gate works in the next couple of years. The bywash is on the offside so we may lose access to the outlet but I don't see that as a problem. We need to grout on the TP side upstream of the lock but this shouldn't be affected by the work.

Regards

Gareth Taylor (BSc)

Infrastructure Services, Works Engineer (Northwest)

Northwest Region: Lancaster canal, Leeds Liverpool canal (west of Foulridge tunnel).
Manchester, Bury & Bolton Canal, Rochdale Canal & Ashton Canal.



Canal & River Trust | NW Waterway | Canal Cottage | Lowerhouse Lane | Rosegrove | Burnley | BB12 6HU | Mob: 07484 913064 |

For further information and a copy of the 3rd Party Code of Practice please follow the link below.

<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>

From: Emmett Holmes <Emmett.Holmes@gilbert-ash.co.uk>

Sent: 01 April 2022 16:29

To: Gareth Taylor <Gareth.Taylor@canalrivertrust.org.uk>

Subject: RE: TPW-NOR-2122-455 - 70 Great Bridgewater Street refurbishment (RAMS)

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Hi Gareth,

Thanks for letting me know. I received the scaffold design on Wednesday but it was not correct so we are expecting a revised design on 6th April. I will issue over once received. The scaffold along the canal will not be positioned on the wash walls and within the 2.4m zone from the building. We will require an over sailing licence for the scaffold at roof level. I will sort on your return. Also we had planned to erect hoarding onto of the wash wall along the canal at the lower level to ensure no members of the public can try squeeze past and walk between the hoarding and canal edge. What's your thoughts on this?

Regards

Emmett Holmes MCIQB

Contracts Manager

T: +44 (0)28 9066 4334

M: +44 (0)79 6890 4728



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From: Gareth Taylor <Gareth.Taylor@canalrivertrust.org.uk>
Sent: 01 April 2022 16:14
To: Emmett Holmes <Emmett.Holmes@gilbert-ash.co.uk>
Subject: RE: TPW-NOR-2122-455 - 70 Great Bridgewater Street refurbishment (RAMS)

Emmett

Just so your aware I have applied for the notice of works and consulted with the internal teams.
However I'm on leave next week, so will respond / provide permit etc on my return.

Regards

Gareth Taylor (BSc)

Infrastructure Services, Works Engineer (Northwest)

Northwest Region: Lancaster canal, Leeds Liverpool canal (west of Foulridge tunnel).
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From: Gareth Taylor
Sent: 30 March 2022 14:05
To: Emmett Holmes <Emmett.Holmes@gilbert-ash.co.uk>; Claire McGeary <Claire.McGeary@gilbert-ash.co.uk>; Accounts <accounts@gilbert-ash.co.uk>; Alice Treanor <Alice.Treanor@gilbert-ash.co.uk>
Cc: Alex Trainor <Alex.Trainor@gilbert-ash.co.uk>; John Davis <John.Davis@gilbert-ash.co.uk>; Martin Teague <Martin.Teague@canalrivertrust.org.uk>
Subject: TPW-NOR-2122-455 - 70 Great Bridgewater Street refurbishment (RAMS)

Emmett

Thanks for signing up to our Code of Practise, we can now progress with your application.
For future reference your unique scheme No. is: TPW-NOR-2122-455

To date I have reviewed the information provided. In terms of the land ownership is difficult to state if all, but there is in fact some of the hoarding positioned on the Trust land ownership.

I have attached a screen print of our land ownership for you information. It would seem that the Trust Land Ownership start 2.45m (distance between the two pins shown on the attached land ownership plan) from the building or 1.0m from the roof canopy. Should you need to install any hoarding on the Trust Land we will need to enter into a hoarding licence when considering the duration stipulated (104 weeks). As mentioned it would seem that some of the proposed hoarding will be in the Trust land ownership, the location around the footbridge when overlaying the purple line.

If hoarding is required on the Trust land ownership (parallel with the lock) this totals around 38m. If just on the land ownership adjacent the footbridge, this would total at 8m (see red line on plan attached). Alternately I'm happy for you to amend the line to match our ownership, but my cause an area for antisocial behaviour. Just to reiterate what was discussed on site we need to maintain a minimum 1.5m for wheel chair access.

The further hoarding downstream of the lock, this is acceptable, but we would request that this is not installed directly on top of our wash wall to prevent any movement or rotation due to addition loadings.

Additional to information provided to date, can you please provide the RAMS for the Hoarding erection. We need to consider if our customer will be impacted and how access will be maintained during this operation.

Next I have reviewed your Demolition RAMS, and in majority I would have no concerns as the majority of the works will be undertaken internally and moved through the building for disposal.

The elements that would concern us are the demolition of the external façade and the roof canopy. We need to appreciate how this would be controlled, but this may be resolved with the scaffolding design and information to follow.

I presume the scaffolding will be erected once the hoarding has been erected? If not please provide the RAMS also.

Finally I have a few other queries regarding the works (apologies if this has already been discussed):

1. Is the whole of the building to be demolished? Or is the structural frame to remain?
2. Presume no additional piling / foundations works are required to support the additional build.
3. Crane over sail, is this required to support the demolition or the new build?
4. Scaffolding Oversail will this be required when working at height to removal of the canopy.

Regards

Gareth Taylor (BSc)

Infrastructure Services, Works Engineer (Northwest)

Northwest Region: Lancaster canal, Leeds Liverpool canal (west of Foulridge tunnel).

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From: Enquiries TPWNorth <Enquiries.TPWNorth@canalrivertrust.org.uk>

Sent: 29 March 2022 16:41

To: Emmett Holmes <Emmett.Holmes@gilbert-ash.co.uk>; Claire McGeary <Claire.McGeary@gilbert-ash.co.uk>; Accounts <accounts@gilbert-ash.co.uk>; Alice Treanor <Alice.Treanor@gilbert-ash.co.uk>

Cc: Alex Trainor <Alex.Trainor@gilbert-ash.co.uk>; John Davis <John.Davis@gilbert-ash.co.uk>; Gareth Taylor <Gareth.Taylor@canalrivertrust.org.uk>

Subject: RE: 505 - 70 Great Bridgewater Street, Manchester- canal application.

Hi Emmett,

Thank you for your completed application which has been processed and passed to Gareth to review. Gareth will contact you directly to progress your application.

I've sent across how to pay in a separate email, hopefully you should have it.

If you require any assistance in the meantime, please do not hesitate to contact me.

Kindest Regards

Anna Stevenson

Technical Administrator North, Infrastructure Services
North West, Yorkshire & North East and East Midlands

E: Enquiries.TPWNorth@canalrivertrust.org.uk Tel: 07484 913045

<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>

Please visit our website www.canalrivertrust.org.uk to find out more about us.



From: Emmett Holmes <Emmett.Holmes@gilbert-ash.co.uk>

Sent: 21 March 2022 15:49

To: Gareth Taylor <Gareth.Taylor@canalrivertrust.org.uk>; Enquiries TPWNorth <Enquiries.TPWNorth@canalrivertrust.org.uk>; Claire McGeary <Claire.McGeary@gilbert-ash.co.uk>; Accounts <accounts@gilbert-ash.co.uk>; Alice Treanor <Alice.Treanor@gilbert-ash.co.uk>

Cc: Alex Trainor <Alex.Trainor@gilbert-ash.co.uk>; John Davis <John.Davis@gilbert-ash.co.uk>

Subject: RE: 505 - 70 Great Bridgewater Street, Manchester- canal application.

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Hi Gareth,

Thanks for the info. I have attached location plan and completed forms 1 & 2 for Canal River & Trust. GA will arrange payment this week via BACS transfer for the initial amount of £380 + VAT. Our account team will let you know once fee is paid.

We are expecting the scaffold design (including loads) along with demolition RAMs and hoarding plans later this week. I will issue once received.

Regards,

Emmett Holmes MCIQB

Contracts Manager

T: +44 (0)28 9066 4334

M: +44 (0)79 6890 4728



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From: Gareth Taylor <Gareth.Taylor@canalrivertrust.org.uk>

Sent: 21 March 2022 14:08

To: Emmett Holmes <Emmett.Holmes@gilbert-ash.co.uk>

Cc: Alex Trainor <Alex.Trainor@gilbert-ash.co.uk>

Subject: RE: 505 - 70 Great Bridgewater Street, Manchester- canal application.

Emmett

As discussed please find attached the Standard Response Pack (email attached).

The application forms for works that affect the Trust can be found within. Any concerns feel free to contact me on the details below.

Regards

Gareth Taylor (BSc)

Infrastructure Services, Works Engineer (Northwest)

Northwest Region: Lancaster canal, Leeds Liverpool canal (west of Foulridge tunnel).

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From: Emmett Holmes <Emmett.Holmes@gilbert-ash.co.uk>

Sent: 04 March 2022 12:36

To: Gareth Taylor <Gareth.Taylor@canalrivertrust.org.uk>

Cc: Alex Trainor <Alex.Trainor@gilbert-ash.co.uk>

Subject: 505 - 70 Great Bridgewater Street, Manchester- canal application.

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Hi Gareth,

Tried calling a few times without any joy. Martin Teague passed me your details.

I work for Gilbert-Ash who was recently appointed the main contractor for the refurbishment works at 70 Great Bridgewater Street. We plan to commence demolition works on 19th April 2022. I was hoping to catch up with yourself onsite to review the footpath area adjacent the Canal at 70 GBS and our proposal for the scaffold erection and management of demolition works. Are you available to meet on Tuesday 8th March? Anytime between 10am and 4pm suits.

Regards,

Emmett Holmes MCIOB

Contracts Manager

T: +44 (0)28 9066 4334

M: +44 (0)79 6890 4728



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