



Statement of Construction Practice
Project:
Portugal Street East
Manchester
M1 2WX

Client:
Verina Limited
85 Buckingham Gate
London
SW1E 6PD

Principal Designer:
Goddard Consulting LLP
Cargo Works Enterprise House Unit 5.02
1-2 Hatfields London
SE1 9PG

Principal Contractor:
Demolition Services Limited
DSL House
Wortley Moor Road
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LS12 4JE

Target Commencement: January 2022

Target Duration: 14 Weeks (Phase 1)

Target Completion: April 2021 (Phase 1)

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The development site is located in Manchester City Centre and is surrounded by both residential and commercial properties. It is bound by the Metrolink line and Longacre Street to the North, Portugal Street East to the West and Heyrod Street to the South,

Phase 1 of the works includes for the demolition of the former TfGM store, a steel portal framed storage building with AC cement roofing sheet with an adjacent two-storey annex office contained within an existing small yard area.

The larger of the two buildings to be demolished in phase 1 is a three-storey former industrial building, otherwise referred to as Ramon House). A single storey annex is home to an existing sub-station and the two buildings are separated by a public road named Churchgate Buildings which will be contained within the phase 1 site boundary.

Phase 1 of the works are expected to commence in January 2022, with Phase 2 commencing upon its completion and more likely towards the latter part of the year.

Duration – 14 week programme for Demolition works (Phase 1 only), excluding site hoarding and set up. Further 6 weeks expected for Phase 2 of the works which are likely to commence in the 3rd quarter of 2022 and only following the completion of Phase 1 works

Working / Delivery Hours: Monday - Friday 07.30 - 18.00
Saturday 07.30 - 14.00
Sundays/Bank Holidays by written approval of Construction Manager only
All demolition works will be supervised by a demolition trained supervisor / manager.

24 Hour emergency contact details will be provided in our newsletters and shown around the site on the hoarding.

The DSL Project Manager and DSL Site manager will be the emergency contacts for the site:

Matt Harker – 07539 977 709
Jimmy Cook - 07551 154393

Examples of the site entrance notice board shown;

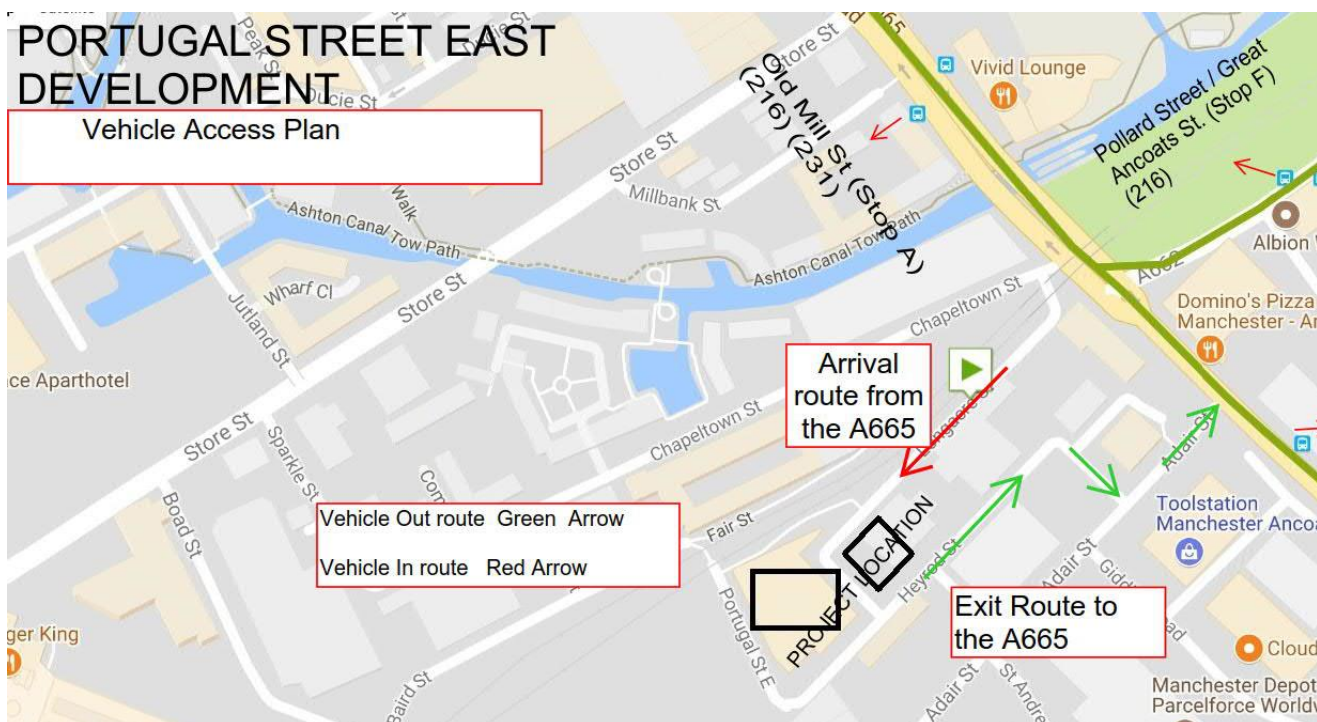


Letters will be sent to local residents in advance of works commencing to provide an overview of the works and relevant company contact details.

Logistics and Works Overview



Access to the site will be from the main ring road A665 onto Longacre Street and exiting the area via Heyrod Street. A one way system will be put in place to minimise impact on the wider community.



Security and Hoarding

The site hoarding will be installed as shown above. This is a 2.4m high solid timber hoarding supported by concrete blocks rather than penetrating the road and footpaths. The gateman carries out daily perimeter hoarding checks to ensure that any damage, rubbish or graffiti is dealt with. Needles have been found in the area, we have a sharps box on site to remove the risk from the public. When there is no workforce on site security arrangements will be made via by use of cameras with infrared and motion sensors which give far better cover than a guard. This is remotely monitored and direct calls to the police and the local security firm will be made to deal with any potential intruders.

Delivery and Removal of Materials (Material Storage)

All materials and deliveries will be stored within the site hoarding. All deliveries will be scheduled and pre- planned to minimise risk of vehicles waiting and blocking adjacent roads.

The site has no significant storage facility. Generally, storage on site by Subcontractors will not be permitted unless authorized by the Demolition Manager. Contractors will arrange for material to be delivered to site on a "just in time" basis and will ensure that their materials are restricted to their allocated works areas.

Materials are not to block access routes and emergency escape routes. No timber or other material with projecting nails, or similar sharp object is to be left lying around the site. Subcontractors are not to leave materials, tools etc. on the ground or on structures that could cause a trip hazard.

No vehicle shall move into or away from the site or conduct any reversing operation unless it is attended by a transport banksman. The banksman shall be in control of the operation. The vehicle shall be fitted with (and have in operation) a reversing alarm and a flashing amber beacon. All plant and equipment where possible is to have reversing cameras fitted as standard.

The existing hard standing will be maintained within the road closures to ensure that all vehicles leave site without their wheels contacting any mud or debris. A clean haul road will negate the need for wheel washing. The road will be maintained and inspected daily.

Dust / Noise / Vibration

The site management team will conduct and record daily checks on any dust, noise or vibration generated on site. Mitigation will be in place to ensure that this is controlled and reduced where possible.

The works will be carried out with the minimum of noise and inconvenience to the occupants of the nearby buildings. The works shall comply with the Control of Pollution Act 1974 and Local Authority regulations as far as practically possible.

Demolition Services will comply where possible with the requirements of BS5228:2009 Noise and Vibration Control on Construction sites. Noise assessments will be carried out to ensure that Noise levels are not exceeded. Through our risk assessment method statement process, we will identify how noisy works can be avoided or controlled. Last resort is to specify PPE. Demolition Services Site Management will conduct regular noise checks and will instruct the stoppage of any operation they deem to be unreasonably noisy.

Welfare Arrangements

Demolition Services Ltd will provide, or arrange the provision of, welfare facilities for their employees. A number of self-contained welfare units will be made available at the start of the works and used for breaks and when bad weather stops work.

Units are supplied, fully compliant with Schedule 2 CDM Regulations 2015 and will be equipped with:

- ✓ Heating
- ✓ Tables and chairs
- ✓ Facilities for heating food and boiling water
- ✓ Wash basins, drying and toilet facilities
- ✓ Site office

These facilities will be conveniently located near the site entrance allowing for good access, lighting and ventilation. They will be properly maintained and kept clean at all times

A qualified First Aider/Emergency First Aid at Work Person will be on site at all times. First aid boxes will be provided and checked regularly. The site First Aider/Emergency First Aid at Work Person will be identified during the site induction and on information posted on the site notice board.

Control mud, grit and Dirt onto the highway

The hoarding shall be established as per the logistics plan for the Demolition and enabling works phase of the scheme. A regular road sweep will be brought in to clean the road where required. A jet wash bowser will be on site to deal with any minor cleaning issues within our site compound and to keep any roads and hardstanding's clean.

All drains will be protected from surface water run off with the use of sand bags. The use of water suppression will be done in a controlled manner ensuring that water usage is sufficient and effective and never excessive.

To compliment and log this, daily checks are recorded and the full-time presence of the gateman ensures any potential infringement is dealt with before a vehicle leaves site or is responded to should any material be tracked out despite the mitigation in place.

Demolition waste will be segregated on site and recycled where possible in line with our environmental policy.

Control Dust and dirt being airborne

Demolition work, particularly the demolition of brick and concrete, will generate dust – especially during periods of dry weather. This dust generation can be controlled by wetting of the surfaces being demolished. Demolition Services' operatives will use a combination of automatic water cannons and hoses to spray water, onto brickwork and debris, during the demolition/loading operations as conditions demand.

Dry areas of the works will be kept damped down to prevent the spread of airborne dust.

Haul roads shall be swept regularly to minimise dust generation from mud and debris deposited on road. Wheel washing measure will be implemented prior to wagons and traffic leaving the site.

All vehicles carrying materials to and from the site shall be securely sheeted before commencing their journey.

Speed limits for vehicles on unmade surfaces shall be enforced to minimise dust generation and dispersion. Dusty materials shall be stored away from site boundaries and in appropriate containment (e.g. sheeting).

Noise and Vibration

Demolition Services acknowledge their responsibility to ensure that activities are carried out in the quietest practicable manner. Where noisy activities are unavoidable, the disturbance will be minimise/attenuated by a choice of timing, technique, shielding or protection as appropriate.

On all moving plant, noise levels will be minimised by being vigilant on points such as:

- Stopping rattles (tightening covers, etc.)
- Throttling down engine when idling
- Fitting engine covers and keeping them closed
- Keeping tools sharp to lessen frictional noise
- Not dropping items (e.g. into skips) unnecessarily.
- Fitted with exhaust silencers, sound reducing equipment, mufflers

Where any person is liable to be exposed to noise levels greater than 80 dB(A), they will be informed and provided with suitable hearing protection. The most likely protection will be ear plugs or earmuffs, selected for their suitability and attenuating properties.

Location, removal and recycling of waste

As the Principal Contractor and Waste Producer we have a duty to manage waste produced by our work; by ensuring sufficient site security to prevent illegal waste disposal and that waste management records are updated whenever waste is removed from site.

Details are recorded of the types of waste produced on site and how they are managed, as well as the quantities generated and reused, recycled or disposed of.

Waste is reused, recycled or recovered so far as is reasonably practicable.

Every site worker is inducted about waste management together with any further information and training to ensure waste is managed according to DSL's policies and any plans prepared. This will be via toolbox talks and through method statement briefings.

Waste materials will be segregated and managed by the Demolition Services site team. All deliveries and waste removals will be booked in via head office to enable the timely and effective planning of deliveries and collections.

Skips will be used for the segregation and transporting of waste, these will be brought to site as required largely to be loaded by the excavator and mechanical grab attachment, except only during the initial strip out phase of the works. The location of the skips will vary throughout the stages of the works but will generally be located close to the building being demolished as possible, following the direction of demolition in order to allow for direct loading as works progress and to reduce the need for stockpiling and or double handling. Under no circumstances will skips be placed immediately adjacent to the hoarding, the Metrolink line or blocking the site access roads and one way system shown on the site logistics plan.

Skips and muck away wagons will all ensure that waste is sheeted before leaving site. All waste will be segregated progressively and subsequently removed to avoid unnecessary accumulation and stockpiling of materials on site.

A Site Waste Management Plan (SWMP) shall be developed for the project, which includes measures to minimise the amount of waste produced on site, estimates of waste arisings and the recording of waste removed from site. An Environmental Champion shall be appointed whose duty will be to oversee development of the SWMP, control waste produced by the project and organise skips, ensure tickets for carriage are issued, keep records and outline the system of disposal. The system will be subject to internal audit.

All waste emanating from site should be controlled, recorded, transferred and disposed of in accordance with the Waste Regulations.

All waste material to be transported off site shall be disposed of by licensed contractors, using vehicles licensed for transport of those waste materials and taken to licensed disposal facilities. A high standard of housekeeping shall be maintained at all times and all waste will be removed in accordance with waste carriers license, ADR regulations and Hazardous Waste regulations as appropriate.

Demolition Services are committed to minimising the risk our works have on the environment. Over and above those measures described including but not limited to the use of sandbags as a protective measure over all drains spillages on site will be avoided. Diesel or oil stored on site will be stored within a bund or a specific bunded/double skinned container with a 110% capacity to prevent spillages from entering water courses.

An appropriate sized spill kit will be available at the bunded container in addition to each machine carrying its own spill kit. Environmental awareness toolbox training is provided to all our employees.

Parking of construction vehicles

There is no parking on site. All vehicles to be parked off site. The use of public transport will be strongly encouraged. For those where public transport is not feasible, a number of local car parks will be recommended to our employees and site visitors.

Wider Communication

An introductory letter will be delivered to local businesses advising them of the planned works.

Regular communication with residents is key to making and maintaining relationships in the local area.

Demolition Services are committed to the considerate constructor's scheme and as such will endeavour to maintain relations and communications with anyone affected by our works.

Newsletters are displayed on our site hoardings, as per the below and issued to local residents and businesses. We are also active on social media and post regular project updates across various sites

Demolition Services confirm that the demolition works shall be carried out in accordance with the approved construction phase health and safety management plan.