

The background image shows a street intersection on an overcast day. In the background, a Lidl supermarket is visible. To the right, a Burger King restaurant is partially visible with its sign. The foreground shows a road with white markings and a yellow traffic light pole. A blue rectangular box is superimposed over the center of the image, containing the title text.

Lidl Fallowfield

Demolition Phasing Plan

Version 1 – 27.05.2021

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Introduction

Lidl propose to construct a new supermarket on Fallowfield retail park in Manchester.

Lidl have identified a possible site on Fallowfield retail park to construct the new store which requires the demolition of 6 existing units to make space for the proposed new Lidl store.

At present the proposed units identified for demolition are still trading and will remain so until Lidl take ownership of the site.

One unit in close proximity to the proposed Lidl store will remain, which is the existing NHS Primary Care Centre (identified as unit 9 on the plan in Yellow) and will be required to remain operational throughout the demolition and construction phase of the project.

This phasing plan sets out the proposals for maintaining safe access to the care centre at all times during the project.



Background

Fallowfield retail park was constructed in 1994 and is accessed from Birchfields Road.

The retail park is split in two parts with Iceland, Poundstretcher and Home Bargain units located on the left side upon access and the remaining Burger King, Pizza Hut, Jollyes, Barnardo's, Blockbuster (now vacant) and the Primary Care Centre to the right side upon access.

The retail park is a busy retail park with cars and pedestrians accessing the park at various times of the day and night.

Burger King is a drive through service and remains open until 11pm each evening.

Some of the units named above have since vacated the park and the units will now remain empty until the demolition begins.



CDM Requirements

As the project involves construction works, the client and other duty holders will be required to comply with the requirements of the Construction (Design and Management) Regulations 2015 for all phases of the project.

The main duty holder under these regulations is the client (in this case Lidl), who have a responsibility to carry out the works without risks to those who will be undertaking the works and to those who can be affected by the works.

The client have a duty to appoint competent duty holders to assist them in complying with their duties throughout the duration of the project. These include, but not limited to:

- Designers
- Principal Designer
- Principal Contractor
- Contractors

One of the principles under CDM is to ensure cooperation, coordination and communication of all parties to reduce risks to the health, safety and welfare of those carrying out the work and those who may be affected by it.

To this end Lidl will establish a project team which is led by the Senior Construction Consultant overseeing the project who will be supported by Lidl's external H&S advisor's Safetyform.

Duties of the Principal Designer also include the requirement to reduce risks through design.

Lidl will ensure all duty holders comply with their duties under CDM with the main focus on reducing risks at all stages of the project to allow for the safe, continued operations of the Primary Care Centre.



Access Requirements

As the Primary Care Centre will remain operational throughout the duration of the project, there will be a requirement to ensure access is maintained at all times for both staff and visitors.

As the works will be carried out in close proximity of the centre, continued access provisions are challenging to ensure the health, safety and welfare of all staff, visitors and members of the public at all times.

At present access to the centre can be gained by car (which is particularly crucial for disabled persons) and via pedestrian access points on Birchfield Road and the link road on Moseley Road and Kingsway.



Access Restrictions

When the project begins there will be a requirement for the Principal Contractors to erect a solid hoarding around the site to prevent unauthorised access and to reduce risks to those not working on the site.

This will then restrict access by car for staff and visitors to the care centre due to the risks posed by both the demolition and construction works.

Access to the primary care centre may only be possible via the pedestrian access points on Birchfield Road and the link road between Moseley Road and Kingsway. Both access points offer disabled access.

Parking may be possible on the retail park by turning left upon entry to the park and parking outside Iceland & Home Bargain stores and walking to the centre.



Phasing Proposals

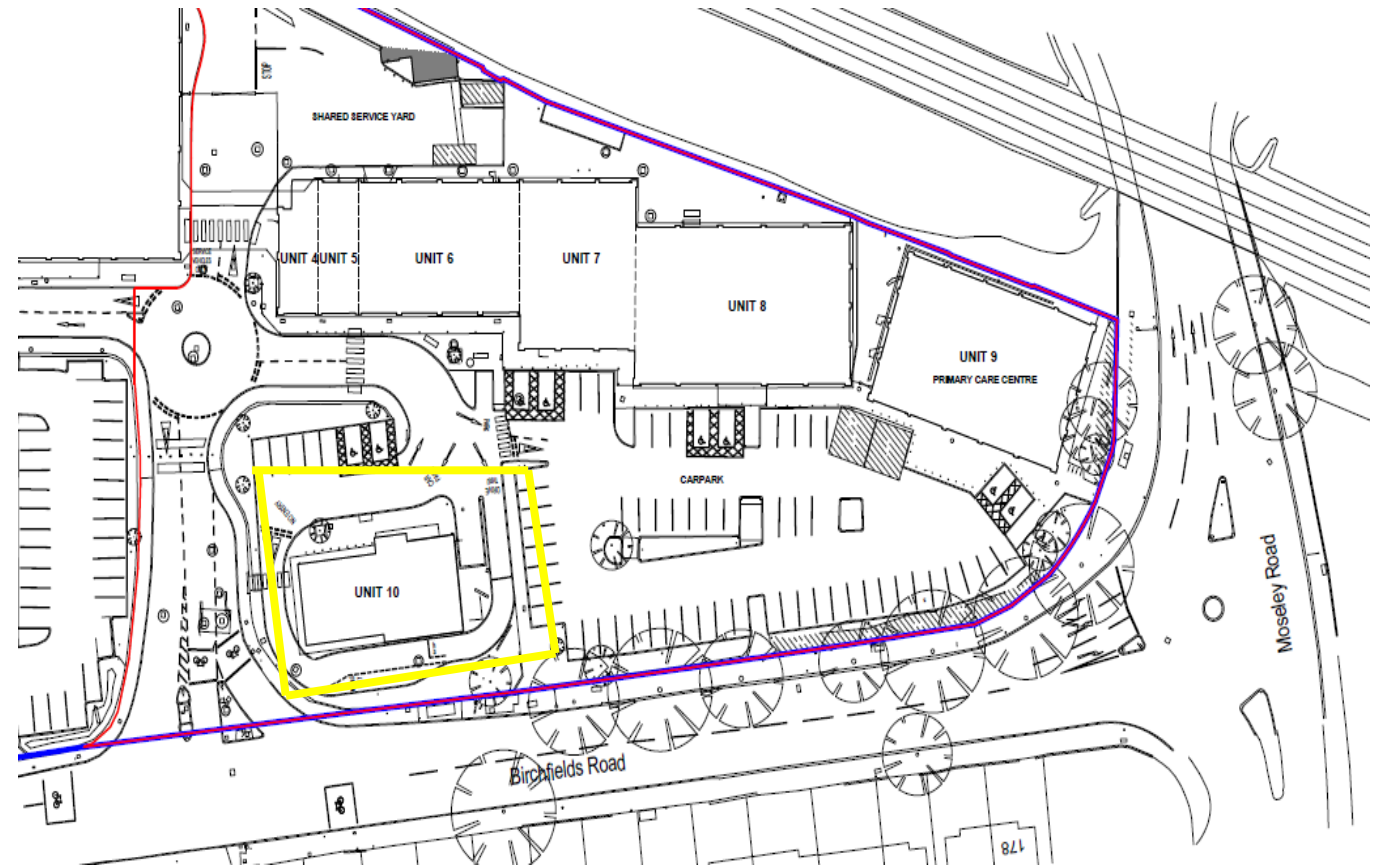
Access to the Primary Care Centre (PCC) will be required at all times during the project.

This section aims to offer proposals for accessing the centre when the demolition and construction works are taking place, with a view to keeping everyone safe from the risks posed by the construction activities.

Option 1

Erect a hoarding around Unit 10 only to carry out the demolition and leave the access road free for use to access the PCC (as depicted by Yellow markings on Drawing).

Upon completion of the demolition of Unit 10, create a temporary vehicle access road from the roundabout to the PCC for use by staff and customers of the PCC (not marked on the map and only after permission from LA).



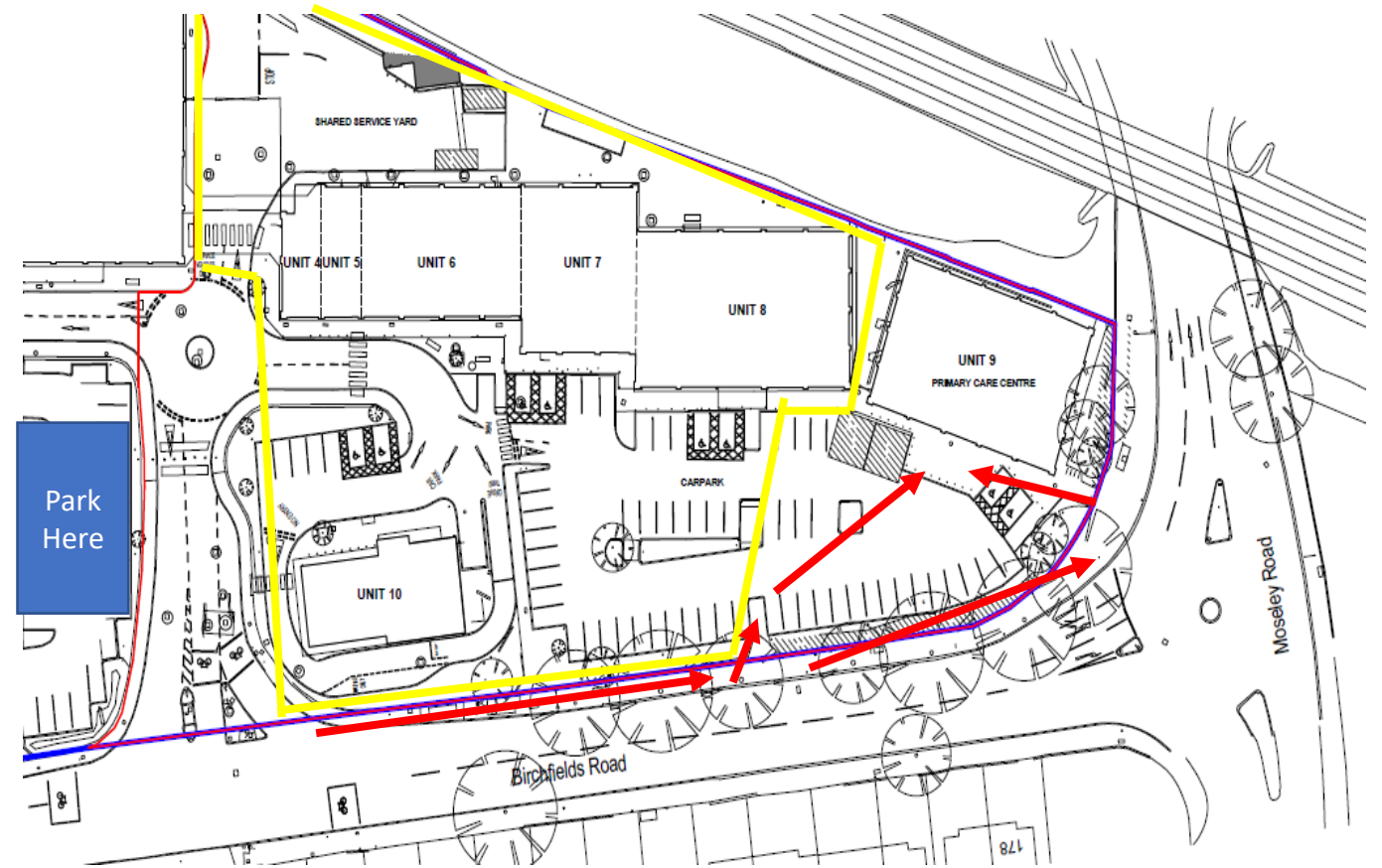
Phasing Proposals

Option 2

Erect a hoarding around all units to be demolished and prevent access to the PCC by any vehicle due to the area then being deemed a construction site (as depicted in YELLOW on the map).

Staff and visitors to the PCC would need to park their vehicles on the left side of the retail park (outside Iceland etc) and walk to the PCC via the pedestrian access points as indicated on the map in RED.

Mobility impaired staff or visitors may need assistance to travel from the parking area to the PCC.

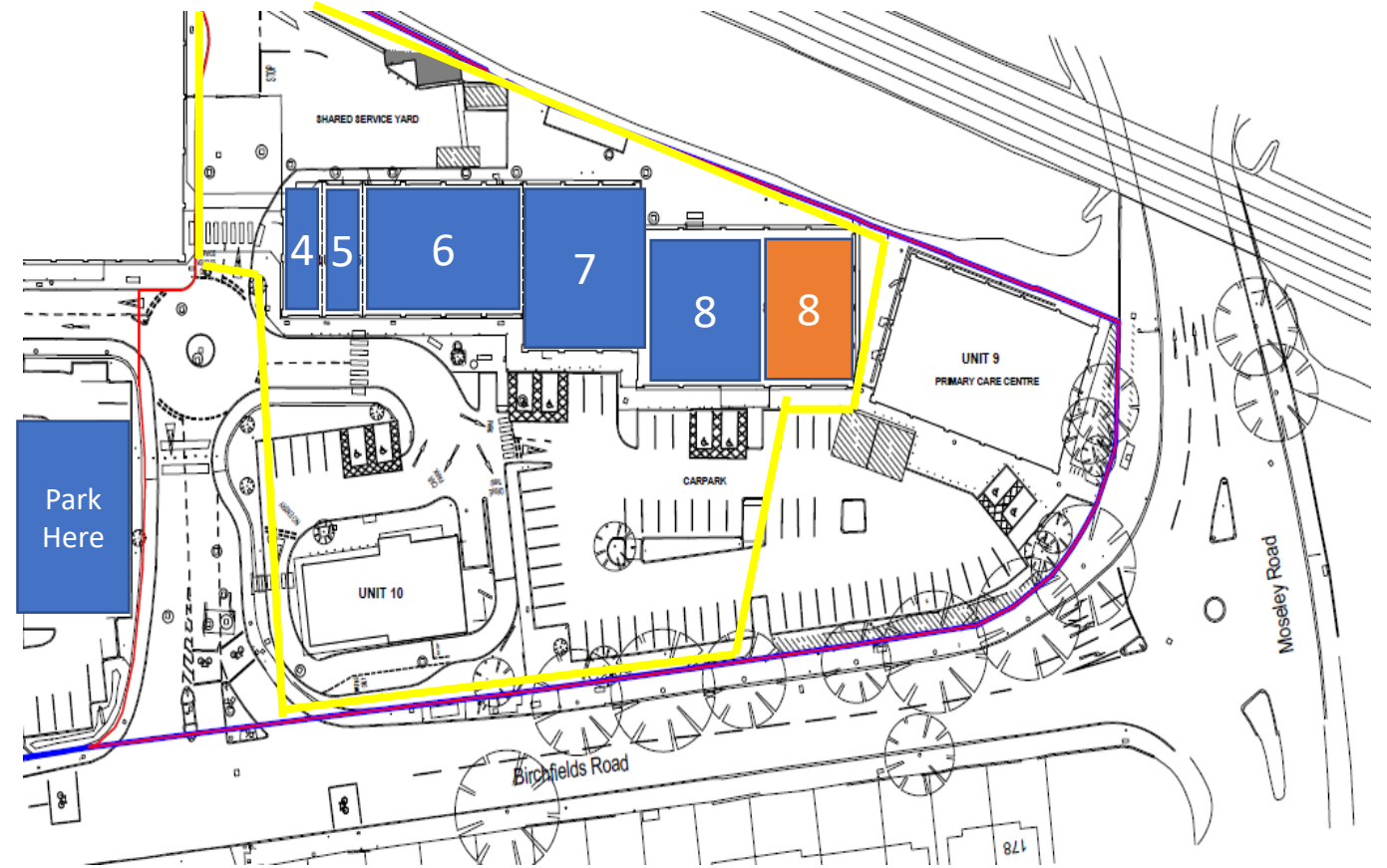


Phasing Continuation

Whether it be Option 1 or Option 2 there will be a requirement to segregate the works area from the PCC to ensure the health, safety and welfare of staff and visitors to the centre.

Demolition of the remaining units will most likely be in the following format, but will need confirmation from the appointed demolition contractor prior to commencement.

1. Demolition of units 4, 5, 6 & 7 using normal demolition methods such as a picking attachment on an excavating machine.
2. Demolition of unit 8 using the same principles in part as item 1 above and more manual methods of demolition as we near towards the PCC so as not to create high levels of dust or risk erectile materials from the roof etc.



Project Updates

It is often required that such methods will require to be revised and updated throughout the duration of the project and as other site specific requirements dictate.

At some stage of the project the car park to the front of the PCC will need to be removed and replaced, therefore controlled access to the PCC will need to be strict and agreed with both the Principal Contractor and the PCC management.