

Demolition Management Plan
Eider House, Ducie Street, Manchester



Site Address
Eider House
Ducie Street
Manchester
M1 2JL

<u>Revision</u>	<u>Date</u>	<u>Author</u>	<u>Notes</u>
01	25/11/2020	David Price	Issued for Planning Condition Sign off and Demolition.
02	26/11/2020	David Price	Updated

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Introduction

The purpose of the Demolition Management Plan (DMP) is to address and record the detailed procedures, sequencing and demolition methodology anticipated by the project team engaged in the planning, liaison and demolition works.

The plan outlines proposals on traffic and environmental measures to be adopted during demolition works on site.

Development shall be carried out in accordance with the approved demolition management plan.

The DMP incorporates the following elements

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- A method statement to protect the Rochdale and Ashton Canals from accidental spillages, dust and debris in relation to site clearance, earth moving shall take place or material or machinery brought on site

Description of the Work

- Demolition of the existing "Linda's Café" Building.
- Removal of a small quantity of non-licensed asbestos material.
- Removal from site of the existing Sixt rental portacabin building.

Works Contractors

Works on site will be carried out by ADM Regeneration.

Belgravia Living Group will provide Project Management services

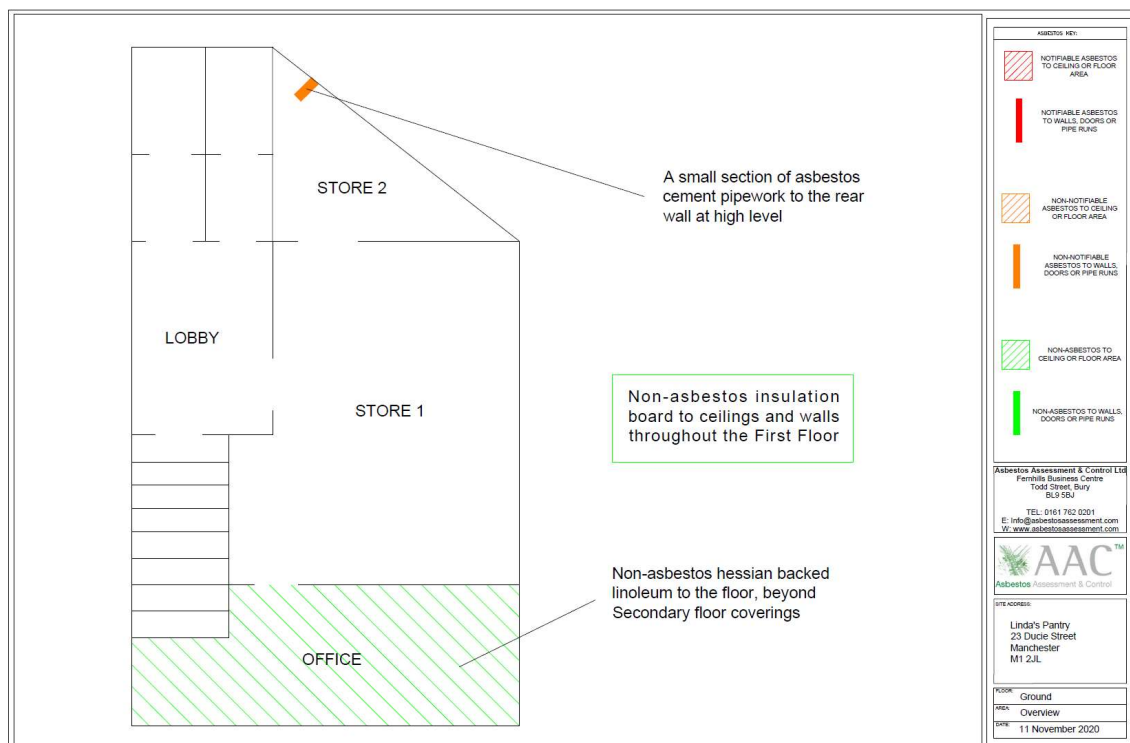
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NON-LICENSED ASBESTOS REMOVAL METHODOLOGY -prior to demolition:-

Once the team have carried out the pre-start and enabling procedures, they will start with the removal of ACMs as detailed in the RD survey.



 AAC TM Asbestos Assessment & Control	
SITE ADDRESS: Linda's Pantry 23 Ducie Street Manchester M1 2JL	
FLOOR:	Ground
AREA:	Overview
DATE:	11 November 2020

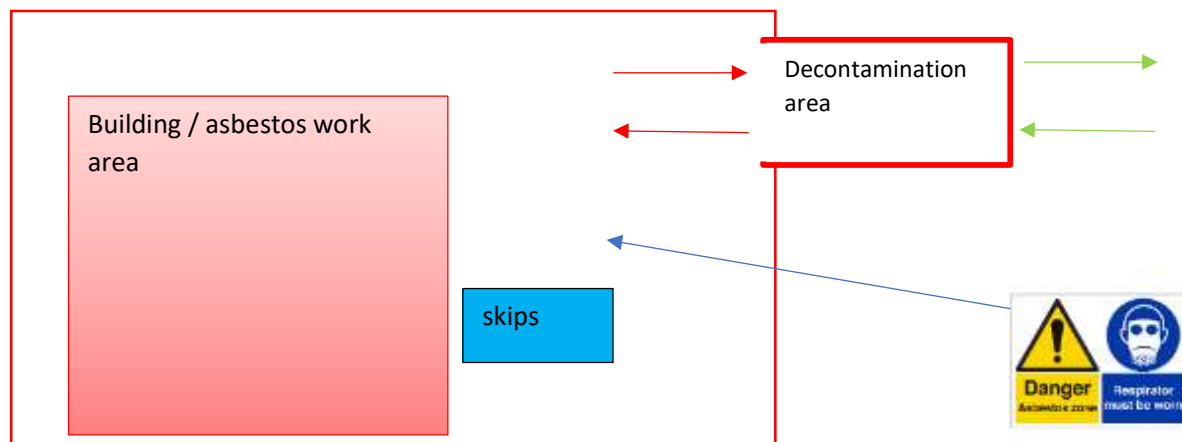


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The RPE zone will be a soft barrier established using hazard tape and warning signage it must include:

- the footprint of the building + 2m
- the waste transit route
- the route to the decontamination area:

Below is an example of an RPE-zone



Once the RPE area has been set up the team will put on their PPE and RPE this will consist of:

- Type 5/6 Cat 3 overalls
- Half face mask with P3 filter. (wearers must be face fitted for the mask)
- Wellington boots with midsole protection
- Gloves with cut resistant protection.

The teams will be CAT B trained and have a face fits and medicals. Site manager will record works on the asbestos exposure sheet.

Once the team have put on their PPE and RPE, they will transit through the decontamination area and proceed to the work area.

The team will then secure the access routes to the building. Transit route will be set up leading from the work area to the skip.

Refer to <https://www.hse.gov.uk/asbestos/essentials/> for addition information. And HSE printed downloads in the ADM site manager pack



ADM_CPP_FOLDER H_ASBESTOS REGULATORY GUIDANCE

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Removal method cement pipe

- Using a hand held sprayer the working area of the ACM cement pipe (pipe + 1m of the wall in all directions) will be sprayed with a fine mist of diluted surfactant prior to removal.
- Using small hand tools, small electric breaker, hammer & chisel etc the cement and bricks holding the pipe in place will be removed.
- The released cement and brick fragments will then be picked and placed in an asbestos waste bag (double bagged< red in clear).
- The bag will be secured with a gooseneck an asbestos tape once 3/4 full. The bag will then be placed into the asbestos waste skip.
- This process of removing brick and cement around the pipe will continue until the pipe is loose enough to be removed by hand
- The loosed pipe will then be removed and placed in an asbestos waste bag (double bagged< red in clear).
- The bag will be secured with a gooseneck an asbestos tape once 3/4 full. The bag will then be placed into the asbestos waste skip.

Removal method general picking of asbestos waste/debris

Following the removal operation there may be small ACM debris on the floor, this will be picked

- the items to be removed and debris will be sprayed/dampened down. Using a hand held sprayer the debris will be sprayed with a fine mist of diluted surfactant prior to removal.
- The items and debris will be picked and placed in an asbestos waste bag (double bagged< red in clear)
- The bag will be secured with a gooseneck an asbestos tape once 3/4 full. The bag will then be placed into the asbestos waste skip.

If encountered on site: -

Removal method pigeon guano

- **Additional RPE** –Half face mask with P3 filter – **carbon filter to be attached to the P3 filter.**
- Using a hand held sprayer the guano contaminated working area will be sprayed with a fine mist of disinfectant suitable for pigeon guano removal, prior to removal.
- Allow to soak and penetrate as per disinfectant application instruction.
- Lift guano off surfaces using scrapers / shovels. Used podiums / working platforms if required.
- Bag waste in an asbestos waste bag (double bagged< red in clear)
- The bag will be secured with a gooseneck an asbestos tape once 3/4 full.
- The bag will then be placed into the **Pigeon guano waste skip.**

Cleaning area after pigeon guano removal

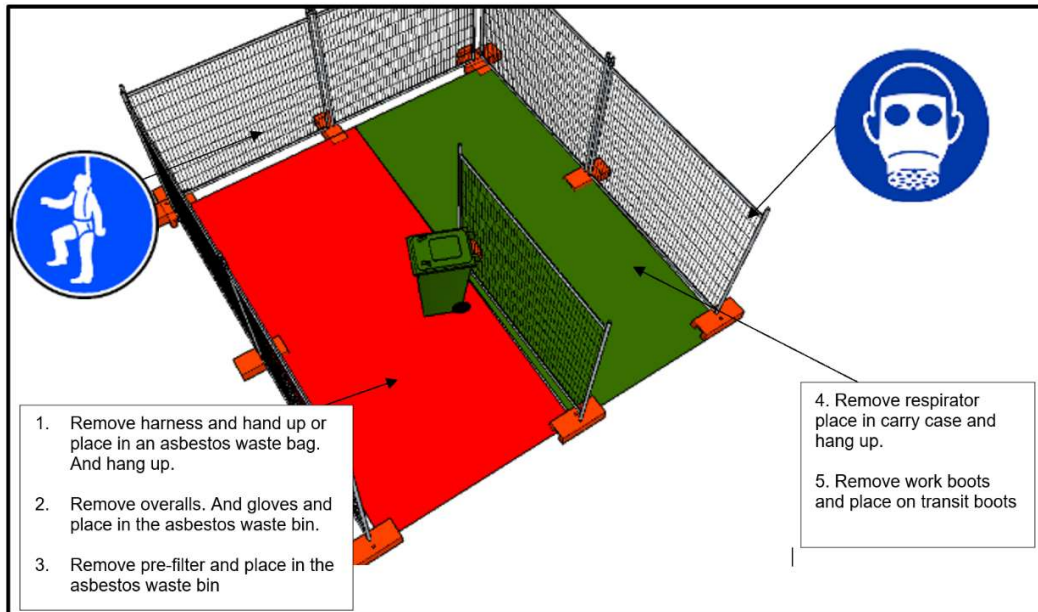
- All waste will be removed from the area.
- Cleaning will begin at high level by vacuuming all ledges / surfaces working towards the floor using a Hvac..
- All walls and surfaces will be sprayed with a fine mist of disinfectant and wiped down with disposable towels.
- Cleaning waste to be bagged and placed into the **Pigeon guano waste skip.**
- Site manager to inspect area for cleanliness.

Additional notes.

- Once the operation is complete or when the team need to leave the work area they will

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decontaminate as below.



- To reenter the work area the team will repeat this process.
- Upon completion of the works the asbestos skip will be enclosed by overlapping and securing the enveloped polythene
- The skip will be removed from the site by a licensed contractor.
- The asbestos RPE signage will be removed

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DEMOLITION METHODOLOGY

NOTE

The gable end roof slates and part of the front elevation roof trusses need to be removed prior to full demolition of the building. This is required to avoid during machine demolition the pushing out of brickwork onto the protection scaffold. The brickwork at the top of the front elevation may crack and at risk of movement during machine demolition.



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Structural demolition of brick & concrete structures

This will be done by a 360 operator in a progressive demolition manner.

As the demolition progresses from the top down the roof supports will be pulled from the building using the 360° excavator fitted with hydraulic multiprocessor and breaker attachment.

The remainder of the external brick, concrete wall panels will be demolished using a 360° excavator fitted with hydraulic multiprocessor and breaker attachment.

The demolition operation will be executed in a controlled manner, ensuring the section being crunched or pulled over is not excessive in size and weight.

Where possible, complete elements (beams, columns, panels etc.) will be lifted down to ground level, in the jaws of the cruncher, where they can be processed more efficiently. This method will minimise noise emissions and vibration transfer to adjacent properties and thus permit continued working throughout the working day.

The 360° excavator operator will be certificated, skilled and very experienced with this method of demolition.

A Banksman, in radio contact with the 360° excavator operator, will stand at a safe distance to guide and help control the demolition process.

If dust levels within the site are elevated during the course of the works operatives will wear oral/nasal dust masks and ensure arms and legs are covered to minimise exposure to the dust.

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The utilisation of a fine water spray directed at the point of demolition will control dust migration. The quantity of water emitted by the spray will be regulated and controlled to prevent any flooding at ground level.



All materials will be segregated into separate waste streams to remove rubbish, timber and metal products.

Hardcore will be stockpiled on site for subsequent crushing/taken to an offsite crushing facility for recycling. Timber will be sent off site for reuse or pulping. Metal products will be smelted for reuse. By continuously processing materials arising, unobstructed access around a relatively tidy site is maintained. Debris will be taken off site by a licensed carrier with copies of waste tickets retained in the Site Records

NOTE: - ONCE DEMOLITION REACHES FIRST FLOOR LEVEL ALL MECHANICAL DEMOLITION STOPS

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The final stage of the demolition will be done using small hand tool (breakers, gorilla bars etc) working off the access scaffold. - **See soft strip Methodology**

Following just below the height of the wall on Peak street the demolished building outer wall will be reduced in height. This height reduction will continue along the perimeter of the building into Ducie street.

Door and window at ground floor level will be sealed and secured using blockwork.

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The access scaffold will then be removed and area brush clean.

Noise Management

All operators must wear ear defenders with a minimum standard noise reduction (SNR) of at least 40 dbA whilst operating saws.

This also includes other personnel within the affected area.

Noise assessments must be carried out by supervisors periodically to monitor the level produced.

An exclusion zone must be set up to prevent other persons from entering the high noise zones.

Demolition temporary in nature and over short time period. Will work within following hours:

Monday to Friday: 7.30am to 6.00pm, Saturdays: 8.30am to 2.00pm. On Sundays / Bank holidays no work is permitted. If an extension is required for other weekend working the Local Authority will be contacted.

i.e. All noisy activities will be assessed, including regular monitoring of noise levels both at the site boundary and localised high noise producing works.

Modern and well maintained plant and equipment will be used to minimise noise.

Engagement with surrounding sensitive uses will take place making them aware of the proposals prior to start on site.

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Emergency Arrangement Details

Emergency arrangement details	
Emergency Contact Details	Contact details for Paul Cryer (Operations Director – ADM Regeneration) • Mobile 07921 693504 Contact Details for David Price (Operations Director – Highgrove acting for BLG) • Mobile 07884 651825 Contact Details for Chris Collins (Associate Director – TCS acting for BLG) • Mobile 07557 818385
 Fire/evacuation	In the event of a fire, the site team will evaluate and report to the muster point.
 First aid	The ADM site manager will act as the point of contact for all first aid injuries, all first aid incidents must be recorded in the accident book.
 Pollution/spill	In the event of a spill, the site spill kit will be used to control the spill. If a large spill occurs that cannot be controlled/stopped the emergency services must be informed.
Other (e.g. rescue plans)	Emergency rescue at height. An emergency work at height rescue plan must be developed and briefed to the team prior to any work at height.

Details of Wheel Washing

The demolition works will all be carried out in the existing tarmaced car park area and as such we do not expect any mud or slurry to be taken onto the highway.

We have allowed for ad hoc attendance from a road sweeper to attend to the road should any wash down be required.

A gate person will be employed to control vehicle movements and to inspect vehicles before leaving site. Any washing down before leaving site will be carried out using a jet wash and bowser.

Dust Suppression Measures

If dust levels within the site are elevated during the course of the works operatives will wear oral/nasal dust masks and ensure arms and legs are covered to minimise exposure to the dust.

The utilisation of a fine water spray directed at the point of demolition will control dust migration. The quantity of water emitted by the spray will be regulated and controlled to prevent any flooding at ground level.

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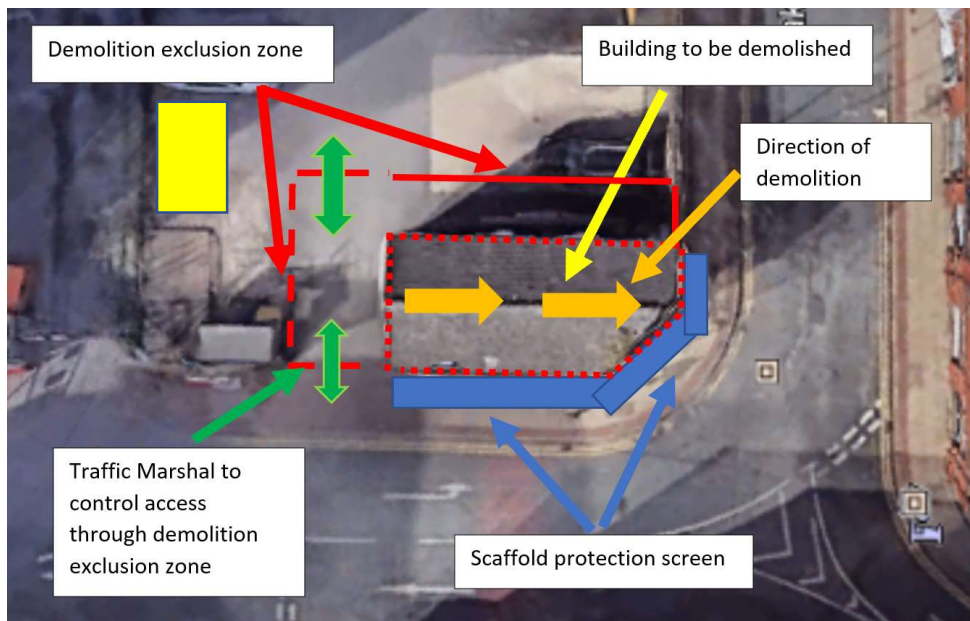
Compound Location

During the course of the works the existing car park operations will be suspended and all public access into the site will be prohibited.

This will be controlled by a dedicated gate person who will control access and egress.

Due to the short duration of these works a mobile welfare unit will be brought onto site for the use of site personnel.

This will be located away from the demolition works adjacent to the hoarding on the Dakota side of the car park (yellow square on the below plan)



Location, removal and recycling of waste

All materials will be segregated into separate waste streams to remove rubbish, timber and metal products.

Hardcore will be stockpiled on site for subsequent crushing/taken to an offsite crushing facility for recycling.

Timber will be sent off site for reuse or pulping.

Metal products will be smelted for reuse.

By continuously processing materials arising, unobstructed access around a relatively tidy site is maintained.

Debris will be taken off site by a licensed carrier with copies of waste tickets retained in the Site Records

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Routing strategy and swept path analysis

All deliveries will be directed to site via Great Ancoats Street and onto site

All traffic leaving site will be directed along Peak Street and again back onto Great Ancoats Street

A site-specific swept path analysis has not been done for the site as the size of the vehicles required is restricted to those that have already been using the site during the construction of the Dakota Hotel by GMI Construction.

GMI have advised that 8 wheel 20 tonne wagons can access the site easily and there is sufficient space in the empty car park for vehicle to turn around.

Parking of construction vehicles and staff

All construction vehicles and staff cars will be parked in the existing car park.

The car park will be closed to the public during the course of the works.

Sheeting over of construction vehicles

All demolition wagons leaving site will be sheeted over to prevent dust and debris falling from the vehicles.

A method statement to protect the Rochdale and Ashton Canals from accidental spillages, dust and debris in relation to site clearance, earth moving shall take place or material or machinery brought on site

Environmental Considerations and Minimising the Environmental Impacts

The project team and all its employees recognise the sensitivity of and proximity of the building to be demolished to the Rochdale and Ashton Canal.

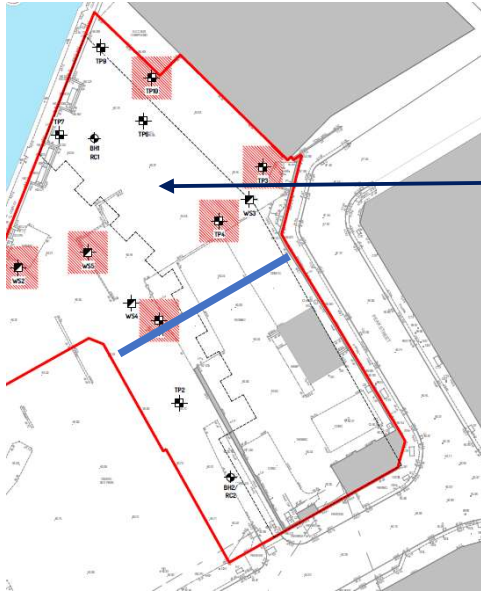
As part of the DMP, personnel are made aware of issues which may impact on the environment and the canal in particular and are required to act responsibly.

Environmental issues will be communicated to staff and operatives at site induction and specific environmental tool box talks will be delivered with records of attendance maintained.

Specific actions will be;

- Access for vehicles to the Canal end of the existing car park will be prohibited. This will be done by erecting a visible barrier at the location shown on the below plan. The gate person will make all drivers aware of these restrictions.

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No Construction Vehicles in this area

- Daily inspection of the towpath and inlet hoardings and barriers and all debris generated by the site will be removed.
- Permanent gate person on Ducie Street with a responsibility to constantly check the road and access areas and ensure they are kept clean and tidy
- Mesh hoardings will be debris netted to catch any wind debris
- Scaffolds will be netted.
- Spill Kit to be kept on site