

Demolition Method Statement

For 798 Ashton New Road

Located at:

798 Ashton New Road, Manchester, M11 4RY

Date: 7th January 2025
Our Ref: 1375/DMS
Revision: -
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Demolition Method Statement

<i>Site Name</i>	798 Ashton New Road
<i>Site Address</i>	798 Ashton New Road, Manchester, M11 4RY
<i>Owner / Developer</i>	Mr Chand Ullah
<i>Email:</i>	chandullah@icloud.com
<i>Telephone:</i>	07930 246695
<i>Site Contact (if different from above)</i>	As above
<i>Construction start date</i>	February 2025
<i>Construction end date</i>	April 2025
<i>Site Start/finish times</i>	Mon-Fri – 8am to 5pm Sat – 9am to 1pm Sun – no working Bank holidays – no working
<i>Will construction be phased?</i>	No
<i>If yes, please provide details:</i> n/a	
<i>Will there be a vehicular access into the site during demo or construction?</i>	Yes
<i>Will a loading/unloading area be provided within the site during construction?</i>	Yes (if needed).
<i>Will a banksman be provided to assist with loading/unloading and site access?</i>	Yes (if needed).
<i>How will the site be secured/fenced during construction?</i>	Perimeter fencing will be installed throughout the demo works.
<i>Can all construction work take place within the site or will any of the public highway (including footways) need to be temporarily closed (using hoardings)?</i>	It is likely that the minor footpaths adjacent to the site boundary on Turner Street and Eccleshall Street may need to be partially and temporarily obstructed by site hoarding to enable the external walls to be taken down. Both footpaths are lightly used (if at all) and the opposite footpath for each road will be unaffected.
<i>If yes has a hoarding licence been obtained?</i>	No, this will be applied for by the demolition contractor once appointed.
<i>Will scaffolding need to be placed on the public highway during construction?</i>	No.

<i>If yes, has a scaffolding permit been obtained?</i>	No
<i>What traffic management signage will be provided? (e.g. warning signs)</i>	No traffic management will be required, all works are contained within the site.
<i>Will temporary traffic signals be required?</i>	No
<i>Has the councils traffic services approved the traffic management arrangements?</i>	n/a
<i>Will skips need to be placed on the public highway?</i>	No
<i>If yes has a skip licence been obtained?</i>	n/a
<i>How many contractors' cars/vans will be at the site (maximum at any time?)</i>	3-4
<i>How many parking spaces will be provided within the site during construction?</i>	0
<i>Where will contractors park if they cannot park on site?</i>	There is significant unrestricted street parking available in the area which can be utilised during the works.
<i>What types of vehicles will deliver or collect materials and/or waste?</i>	Rigid Wagons.
<i>Where will materials be stored?</i>	No storage of materials is required.
<i>How many HGVs will visit the site each day (maximum number)?</i>	2 or 3 on the busiest days (for removal of rubble).
<i>Will deliveries be timed to avoid the AM and PM peak periods?</i>	Yes
<i>Will deliveries be timed to avoid school start/ finish times?</i>	Yes
<i>Will deliveries be planned to avoid more than one HGV being at the site at any time?</i>	Yes
<i>What route will HGVs use to travel to/from the site?</i>	Ashton New Road
<i>Will a wheel wash facility be provided within the site during construction?</i>	n/a as site traffic should not be entering site.
<i>If so, what type of facility will be provided and where will it be located?</i>	n/a

<i>Will all vehicles exiting the site be checked for mud/debris and washed before leaving the site if mud/debris are found.</i>	n/a
<i>Will the road/s outside the site be regularly inspected for mud/debris that may have been come from the site?</i>	Yes
<i>Will the road/s outside the site be swept cleaned as soon as possible in the event that mud debris from the site have been deposited on the roads/s?</i>	Yes
<i>Will any work be carried out on the public highway (e.g. construction of a new access) or adjacent to it that may affect it e.g. construction of a site boundary)?</i>	No
<i>Has agreement been obtained from as to how this work can be carried out?</i>	n/a
<i>If so, has the relevant licence or agreement been obtained/signed?</i>	n/a, although Building Regulation approval has been obtained from Manchester CC (ref: DM/24/00604).
<i>Noise, how will this be controlled?</i>	By strict adherence to the hours of operation.
<i>Dust from site/demo works, how will this be controlled?</i>	During dry conditions the potential for dust emission is increased and may potentially impact on the amenity of neighbours. During dry periods an appropriate dust suppression technique will be employed on the site working areas and rubble stockpiles. Should dust emissions be generated in extremely dry periods then suppression will be controlled by mobile spray units.
<i>Dust from vehicles and plant working on-site, how will this be controlled?</i>	Speed restrictions of 15mph will be imposed for all plant/vehicles moving around on site in order to minimise emissions of dust from the internal surfaces. Should dust emissions be generated, the area being worked will be kept damp with water via a water bowser.
<i>Dust from vehicles and plant travelling off-site, how will this be controlled?</i>	The main tarmac roads around the site will be swept with a mechanical road sweeper if dust reaches a level which constitutes a nuisance potential. A mechanical road sweeper will also be used on the public highway in the immediate vicinity of the site, if necessary, to ensure the road surfaces remain clean. The frequency of use will be determined by the site management.
<i>How will the site be left?</i>	The site will be left flattened and cleared of rubble. It will remain as a crushed aggregate surface finish which will not require fencing for safety or security reasons.