



Tier Consult Ltd

Unit 5 Office Village, Sandpiper Court,
Chester Business Park, Chester CH4 9QZ
01244 684900

Great Marlborough Street Car Park, Manchester

Early Works Report

5 July 2024

Version 1.1



DOCUMENT CONTROL

Project No :	T-23-2708
Report Status :	Final
Version No :	1.1
Project Engineer :	Phil Barlow
Date of Issue :	08 July 2024

This report has been prepared by Tier Consult with all reasonable skill, care and diligence, within the best practice and guidance current at the time of issue within the scope of works which have been agreed with the Client. This report is confidential to the Client and Tier Consult accepts no responsibility whatsoever to third parties to whom this report, or any part thereof is made presented, unless this is formally agreed in writing by a Director of Tier Consult before any reliance is made. Any such party relies upon the report at their own risk. Tier Consult disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

Version	Date Issued	Purpose of Issue	Author	Reviewed	Approved
1.0	05 July 2024	Final	P Barlow	C Parrish	C Parrish
1.1	08 July 2024	Final	P Barlow	C Parrish	C Parrish



Contents

1. Introduction
2. Pre-Commencement Administration and Statutory Requirements
3. Site Preparation
4. Pre-Demolition Surveys
5. Demolition Works

List of Appendices

Appendix A	Manchester City Council Planning Department Correspondence
Appendix B	Section 80 Administration Correspondence
Appendix C	Daily Progress Reports
Appendix D	Completion Certificate



1. Introduction

- 1.1. Tier Consult Ltd have been appointed by GMS (Parking) Ltd to undertake the Project Management and Contract Procurement of the demolition of the south-east stair core housing (herewith referred to as the “Early Works”), which serves access to the roof top parking at Great Marlborough Street Car Park, Manchester, M1 5MJ.
- 1.2. GMS (Parking) Ltd own the car park and appoint a Management Company to maintain and operate the facility.
- 1.3. Demolition works were undertaken through direct consultation with the operating company, enabling all registered car park users uninterrupted access throughout the duration of the contract.

2. Pre-Commencement Administration and Statutory Requirements

Planning

- 2.1. Prior to the commencement of demolition, the following conditions in relation to Planning Reference 121252/FO/2018 as amended by 138799/NMC/2023, and subsequent 139489/NMC/2024, were discharged under application CDN/24/0026 :-
 - *Condition 15 – Vegetation clearance*
 - *Condition 11a - Construction Management Plan Early Works*
 - *Condition 43 – Bat Survey*
 - *Condition 44a – Car park operations – Early Works*
- 2.2. Correspondence from Manchester City Council formally discharging the conditions on 04 March 2024 can be observed within **Appendix A** of this closure report.
- 2.3. No further pre-commencement conditions are required to be discharged prior to the Early Works commencing.

Section 80 Submission – Notice of Demolition

- 2.4. Tier Consult Ltd submitted the Section 80 Notice to Manchester City Council on 02 April 2024 and the corresponding Section 80 Consent Notice was received on 06 June 2024.
- 2.5. Tier Consult Ltd notified Manchester City Council Building Control Department on 11 June 2024 advising that works would commence on 13 June 2024.
- 2.6. All administration correspondence relating to the above can be observed within **Appendix B** of this closure report.



3. Site Preparation

- 3.1. A full dilapidation survey of the car park was undertaken prior to commencement of the demolition works being undertaken.
- 3.2. Temporary dust screens and acoustic barriers were erected in accordance with the Construction Environmental Management Plan (CEMP) submitted under Condition 11a of the planning permission.

4. Pre-Demolition Surveys

- 4.1. The following pre-demolition surveys were undertaken prior to commencing the works :-
 - Bat Survey
 - Nesting Bird Survey (within 24 hours of commencement)
 - Asbestos Survey

5. Demolition Works

- 5.1. S Dennis Joinery Ltd were appointed to undertake the demolition works, which commenced on 13 June 2024 and was undertaken strictly in accordance with the CEMP. Owing to the nature of the construction, the stair housing was dismantled in the reverse order of construction.
- 5.2. The daily progress of the works has been recorded by Tier Consult Project Management Team, which can be observed within **Appendix C**.
- 5.3. All materials were removed from the site working area on a daily basis, ensuring dust migration was kept to a minimum.
- 5.4. Works were completed on 28 June 2024 and a Completion Certificate was issued to the Contractor and can be observed within **Appendix D**.

-----End-----



APPENDIX A

Manchester City Council Planning Department Correspondence

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

GMS (Parking) Limited
C/o Agent

Agent (if used)

Mr Ed Britton
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 5 (Vegetation clearance), 11a (Construction Management Plan Early Works), 43 (Bat Survey) and 44a (Car Park options Early Works) attached to Planning Permission 121252/FO/2018 as amended by 138799/NMC/2023.

Location: Great Marlborough Street Car Park , Great Marlborough Street, Manchester, M1 5NJ

Date of application: 17 January 2024

Application number: CDN/24/0026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 5 Vegetation Clearance

The following information has been submitted in respect of this planning condition:

-Preliminary Bat Roost Assessment and Nesting Bird Check received by the City Council, as Local Planning Authority, on the 22 February 2024

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 5 is now formally discharged on this basis.

Condition 11a CMP Early Works

The following information has been submitted in respect of this planning condition:

- Construction Management Plan (CMP) for Early Works received by the City Council, as Local Planning Authority, on the 28 February 2024

The above information has been considered and is acceptable. The early works of the development shall be carried out in accordance with the above information.

Condition 11a is now formally discharged on this basis.

Condition 43 Bats

The following information has been submitted in respect of this planning condition:

-Preliminary Bat Roost Assessment and Nesting Bird Check received by the City Council, as Local Planning Authority, on the 22 February 2024

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 43 is now formally discharged on this basis.

Condition 44a Car Park options EW

The following information has been submitted in respect of this planning condition:

- Early Works CMP prepared by PCH received by the City Council, as Local Planning Authority, on the 17 January 2024

The above information has been considered and is acceptable.

The early works of the development shall be carried out in accordance with this information.

Condition 44a is now formally discharged on this basis.

Date: 4 March 2024

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



APPENDIX B

Section 80 Administration Correspondence



**MANCHESTER
CITY COUNCIL**

Building Control

Telephone:
07879 488408
glyn.tyler@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

Philip Barlow
Tier Consult Ltd
Unit 5 Office Village Sandpiper Court
Chester Business Park
Chester
CH4 9QZ

Date: 5th June 2024

Our Ref: DM/24/00584

Dear Sir/Madam

The Building Act 1984 (as amended)
Demolition of part of building
Great Marlborough Street, Car Park, Manchester, M1 5NJ
Application Number DM/24/00584

I refer to your letter received on 2nd April 2024 requesting the City Council's consent to demolish the above mentioned premises, under Section 81 of the Building Act 1984 (as amended).

I now enclose the Notice of Consent, which sets out the conditions which are to be observed in connection with the work of demolition.

Yours faithfully
Glyn Tyler
Building Control Surveyor



**MANCHESTER
CITY COUNCIL**

Notice of Demolition

Building Control

PO Box 532, Town Hall
Manchester M60 2LA

Building Act 1984 (as amended): Section 81
Reference Number: DM/24/00584

To: Philip Barlow
Tier Consult Ltd
Unit 5 Office Village Sandpiper Court
Chester Business Park
Chester CH4 9QZ

The Council of the City of Manchester

In connection with the proposed Demolition of part of building at,

Great Marlborough Street, Car Park
Manchester
M1 5NJ

hereby require you to carry out works in accordance with the terms and conditions set out overleaf to the satisfaction of the City Council. Such works being requirements that the Local Authority are empowered to include in this Notice under Section 82 of the Act.

The work hereby required, including compliance with all the terms and conditions must be complete within 6 weeks from the date of commencement of the demolition.

If you consider yourself aggrieved by any of these terms or conditions you have the right to appeal to a Court of Summary Jurisdiction within 21 days from the date of receipt of this Notice of Consent. You should give your Notice of Appeal to the Clerk to the Justices, City Magistrates' Court, Crown Square, Manchester, M60 2LA, at the same time.

If you do not appeal, or if any appeal which you make is not successful, failure to comply with any of the terms or conditions of this Notice will give the City Council power to enter upon the building and the site thereof, to carry out the work and to sell or dispose of any material or rubbish found on the site; and all the expenses incurred by the City Council in so doing may be recovered from the owner of the site by the City Council.

Dated this **5 June 2024**

Director of Planning, Building Control & Licensing

Enquires arising out of this Notice should be made to:
Glyn Tyler on 07879 488408 or glyn.tyler@manchester.gov.uk

IMPORTANT INFORMATION

This notice does not authorise interference with apparatus or works of statutory undertakers for the supply of Water, Gas or Electricity. This Notice does not confer approval of demolition under Planning or any other legislation.

Planning approval is normally required when demolition is proposed. An application form for prior notification of proposed demolition is available on the planning portal by visiting <http://www.planningportal.co.uk/>.

This notice does not empower the holder to obtain possession of premises from a tenant or from any other person and it does not imply in any way that the City Council are willing or able to provide housing accommodation to any occupier who leaves the premises or is evicted from them because the owner wishes to demolish them.

Note: The contractor must contact Glyn Tyler, in order to arrange a site meeting before ANY WORKS are commenced.

**Demolition Specification for:-
Demolition of part of building
Great Marlborough Street, Car Park
Manchester M1 5NJ**

Reference Number DM/24/00584

General Information

1. The purpose of the attached conditions are to satisfy the requirements of the Building Act 1984 (as amended) within the scope of items contained in clauses **a – j** in subsection 1 of section 82 of the Act.
2. Attention is drawn to the health and safety Construction, Design and Management Regulations, and the range of obligations imposed by them on the building owner, the planning supervisor, the designer, the contractor and sub contractors.
3. Attention is also drawn to the Party Wall etc Act. This requires any person undertaking work on a party wall to notify and obtain the consent/agreement of the adjoining owners and where necessary appoint a Party Wall Surveyor.
4. All demolition work carried out should meet 'BS 6187: Demolition' and other relevant British Standards and Codes of Practice relating to demolition.
5. Appropriate Planning consent must be obtained before any work is commenced.
6. The contractor shall give notice to British Telecom, Gas, Water and Electricity Authorities to disconnect and stop off supplies at the point of entry to the site.
7. Before commencement of the demolition at least 48 hours notice must be given to Manchester City Council, Building Control, PO Box 532, Town Hall, Manchester, M60 2LA.

Protection of the Site before Commencement of Demolition

8. Where necessary application must first be made for scaffold/hoarding permits to Highways Technical Services Department of Manchester City Council via on line application.
9. A tubular steel scaffold must be erected for the full height of the building/s on all elevations adjacent or in close proximity to highways, public rights of way canals and waterways. The scaffold must be totally enclosed with fine mesh debris netting, which must be maintained in good condition during the course of the works. Also, where necessary, a closely boarded fan hoarding must be provided at a height of 5.3 metres above the highway.

10. Where required by the Highways Authority a 'pedestrian walk through' shall be constructed 1.5m wide at street level with a closely boarded platform 2.5 metres above the pavement and a close hoarding fixed to the inner standard up to the platform over. Adequate artificial lighting shall be provided to a minimum lighting level of 60 lux during the day or night.
11. A sufficient hoarding must be erected around the property to be demolished and such hoarding must be maintained in good condition until the building has been demolished and the site cleared. The hoardings must be constructed so as to adequately protect the public and prevent trespass on site whilst work is in progress, and include the provision of all temporary warning signs and lighting
12. Openings in external walls must be boarded up to ensure that falling debris within the building is not deflected onto the public highway.
13. Where the work is likely to cause disruption to traffic or pedestrians you must liaise with the Highways Safety Officer of the Highways Technical Services and the Police and take all possible precautions for the safety of the public, including the protection measures and sufficient warning signs.

The Demolition Process

14. The demolition must be carried out in such a manner that no part of the building is left in an unsafe condition at any time during the course of the demolition. Also adequate precautions must be taken to prevent any objects or materials escaping the site of the demolition that could cause injury to persons in the vicinity.
15. Demolition is to be carried out in such a manner as to cause as little inconvenience as possible to adjacent premises and the public. Where it is necessary, in the interests of the safety of the occupiers of adjacent buildings or persons using the public highway, such adjacent buildings must be properly shored and/or protected.
16. In dry conditions during demolition and site clearance the debris is to be regularly sprayed with water to prevent nuisance from dust.
17. There must be no burning of demolition materials on site.

Works required to Adjoining/Attached Property Consequent on Demolition

18. Provide support and weatherproof party walls of adjoining properties exposed by the demolition to the standards required by Parts A, C and L of the Building Regulations.

NB

- The provisions of the Party Wall Act will apply in relation to giving notice and obtaining the consent /agreement of the adjoining owner.
 - The alterations to the exposed gable will require approval under the provisions of the Building Regulations.
 - Should it become necessary to execute this notice in default the council will meet these statutory obligations on behalf of the owner and recover the costs of doing so.
19. Any cellar area, coal grids or voids in the pavement adjacent to the premises being demolished must be rendered safe by bricking up and filling in with solid material to the surface of the pavement.
20. Where the building contains a basement that is not to be backfilled adequate precautions shall be taken to ensure no damage occurs to land/property retained by the basement wall and that the basement will be properly drained of surface water. Where a basement is to be backfilled suitable precautions must be taken to prevent dampness or water penetration occurring in adjoining property.
21. All openings, joist, purlin, wall plate or beam holes, including any opening between the eaves level and the apex of the roof of the exposed gable, must be properly sealed. Any plasterwork on the surface of the expose party walls must be hacked off.
22. Any roof slating or tiling to the verge of the exposed gable must be made good by carrying the slates or tiles 50mm beyond the face of the exposed wall and finished off by the provision of suitable verge fillets in cement mortar underneath the projecting slates or tiles.
23. Measures shall be taken to ensure all services to adjoining property including water supply, foul and surface water drainage is maintained in working order during the course of demolition and on completion.
24. Arrange for the disconnection, sealing and/or removal, at such points as the City Council may require, any sewer, drain, water or gas pipe in or under the premises being demolished and disconnect at such points as foresaid any electricity cable in or under the premises being demolished. **Note – 48 hours notice is required to the City Council and the Gas, Water and Electricity Companies before this condition is complied with.**

25. Make good, to the satisfaction of the City Council, the surface of the ground disturbed by anything done under the last condition. **Note – 24 hours notice is required to the City Council before this condition is complied with.**

Treatment of the site on Completion of the Demolition

26. The site of the demolished building shall be left in a manner that will not pose a hazard to people using adjoining highways, public or private property. If the site contains hazards that are not to be removed it must be securely fenced off to prevent unauthorised access.
27. All walls must be demolished to a depth of two courses below the level of the adjoining pavements, passages or land.
28. Where it is not intended to backfill a basement the site is to be properly protected with securely fixed hoardings. If the basement is to be backfilled it must be filled with well consolidated hardcore taking care not to leave voids. The site must be finished level with the adjoining pavements passages or land.
29. All materials and debris resulting from the demolitions must be removed from site. Where the site adjoins or is in close proximity to a highway it must be levelled with the adjoining pavements and finished with a blinding of sand or fine aggregate and left in a clean and tidy condition to the satisfaction of the City Council.

Should you wish to discuss these conditions please contact Glyn Tyler on telephone number 07879 488408.



APPENDIX C

Daily Progress Reports



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

PROGRESS RECORD

MONDAY 17.06.24

Weather	Dry, overcast, 14°
Time	07.45
Inspection by	R Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

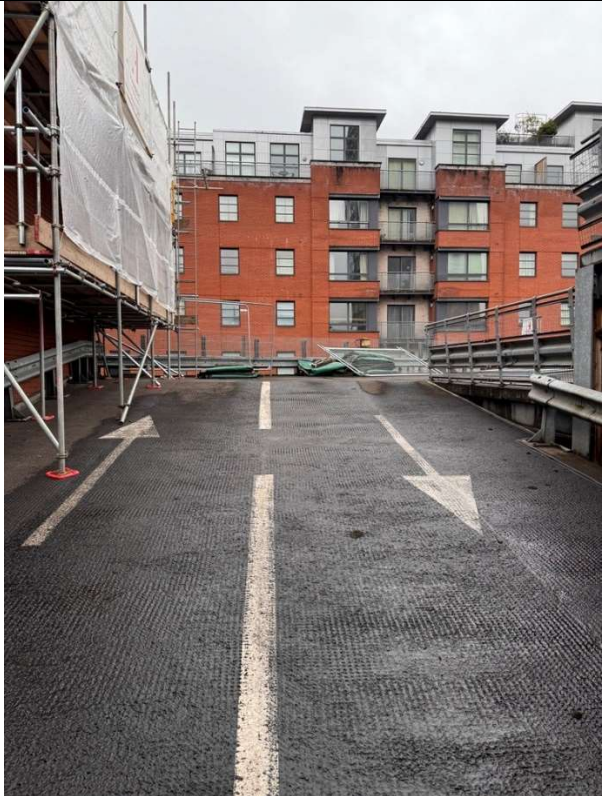
Scaffolding complete and weekly checks underway (Hammac)

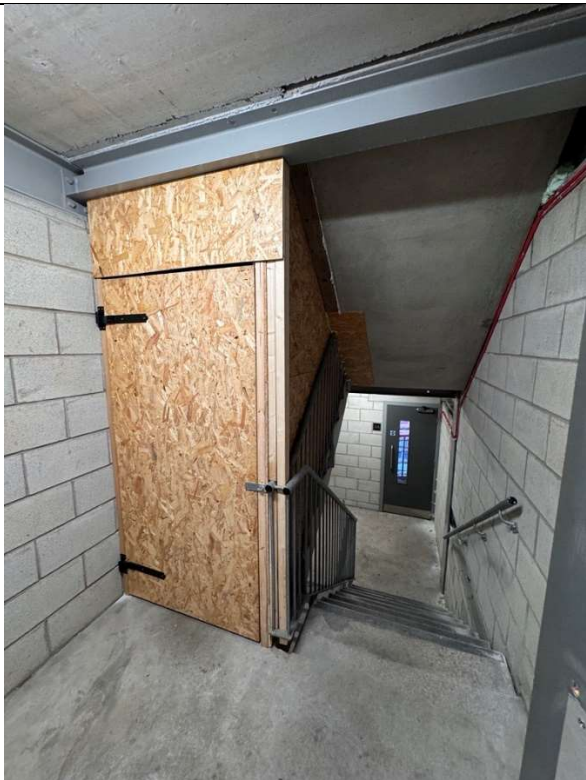
Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Note: Fire panel update still outstanding – to be undertaken by Protect (scheduled for 28th June 2024).

Acoustic barriers delivered / being installed (see below)

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24

01		Level 4 door temporarily secured with cable lock. Keys required for extant padlocks (PM please advise)
02		Herras fencing and acoustic sheets delivered to level 4a

03		Access up from level 4 stair secured
04		Level 4 stair Dust sealed



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

PROGRESS RECORD

TUESDAY 18.06.24

Weather	Dry, overcast, 16°
Time	11.30
Inspection by	R Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

Scaffolding complete and weekly checks underway (Hamac)

Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Note: Fire panel update still outstanding – to be undertaken by Protect (scheduled for 28th June 2024).

Acoustic barriers delivered / being installed (see below)

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24

Welfare set up in marketing suite

Acoustic barriers installed

Spill kit on site

Parapet removed, external brick slips and backer board removal commenced

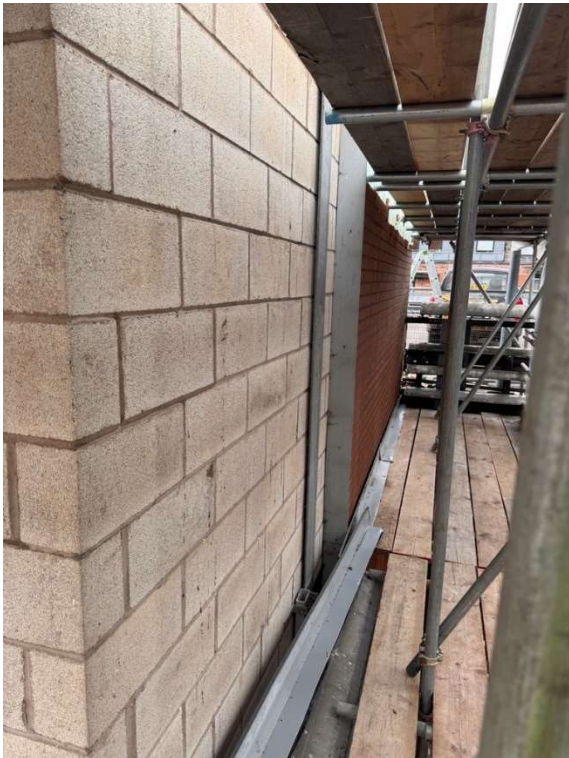
Hand tools only being used, general noise level lower than that from concurrent works on adjacent building

Dust and debris limited to scaffold and immediate work faces

No comments received from neighbours or car park users

TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

01		Level 4 door secured with cable lock. Keys obtained from caretaker
02		Herras fencing and acoustic sheets erected to level 4a

03		Slips removed from level 4a
04		Slips removed external elevation

05		Parapet and slip removal at level 5
06		2 No cars parked at level 4, no dust or debris evident at this level



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

PROGRESS RECORD

WEDNESDAY 19.06.24

Weather	Dry, overcast, 16°
Time	07.30
Inspection by	R Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

Scaffolding complete and weekly checks underway (Hammac)

Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Note: Fire panel update still outstanding – to be undertaken by Protect (scheduled for 28th June 2024).

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24

Statutory signage displayed

Welfare set up in marketing suite

Acoustic barriers installed

Spill kit on site

Parapet removed, external brick slips and backer board removal commenced

Hand tools only being used, general noise level lower than that from concurrent works on adjacent building

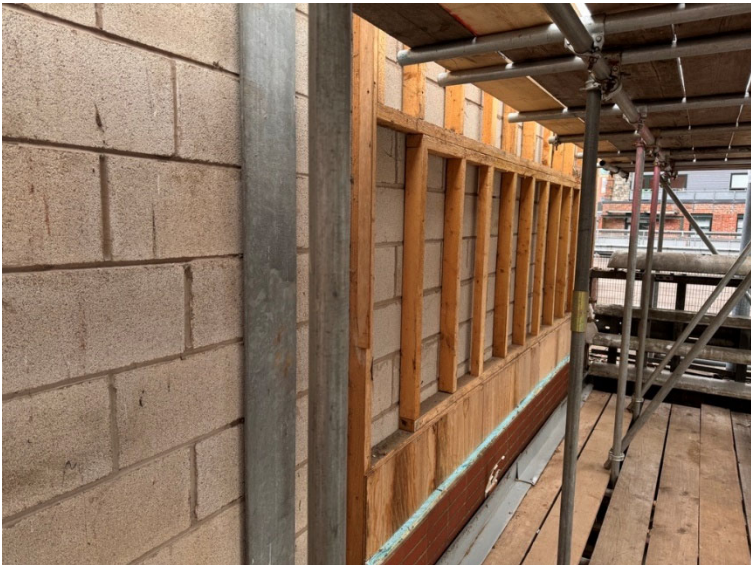
Dust and debris limited to scaffold and immediate work faces

No comments received from neighbours or car park users

Site left in tidy condition at end of previous day

01		Dust prevention installed in gap between level 4 and 4a
02		Statutory signage displayed on hoarding.

03		External finishes removal. Continuing Level 4a and 5
04		Brick slips, backer board and insulation removed.

05		Brick slips, backer board and insulation removed external elevation
06		Cars parked, no increase in dust observed



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

PROGRESS RECORD

THURSDAY 20.06.24

Weather	Dry, sunny, 21°
Time	13.00
Inspection by	R Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

Scaffolding complete and weekly checks underway (Hammac)

Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Note: Fire panel update still outstanding – to be undertaken by Protect (scheduled for 28th June 2024).

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24

Statutory signage displayed

Welfare set up in marketing suite

Acoustic barriers installed

Spill kit on site

Roof removed, blockwork walls being taken down piecemeal

Steelwork column removal programmed for Monday 24/06/24. RAMS received for this element

Hand tools only being used, general noise level lower than that from concurrent works on adjacent building

Dust and debris limited to scaffold and immediate work faces

No comments received from neighbours or car park users

Site left in tidy condition at end of previous day

01		No dust apparent on parked vehicle due to the works
02		Finger marks evident of pre-existing dust build up

03		Finishes removed, roof removed, blockwork removal commenced
04		Blockwork removal commenced, debris cleared away concurrently

05		Roof Steelwork removed
06		External finishes removed, blockwork removal ongoing



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

PROGRESS RECORD

FRIDAY 21.06.24

Weather	Dry, sunny, 24°
Time	13.00
Inspection by	N Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

Scaffolding complete and weekly checks underway (Hammac)

Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Note: Fire panel update still outstanding – to be undertaken by Protect (scheduled for 28th June 2024).

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24

Statutory signage displayed

Welfare set up in marketing suite

Acoustic barriers installed

Spill kit on site

Roof removed, blockwork walls taken down piecemeal to level 5 slab level

Steelwork column removal programmed for Monday 24/06/24. RAMS received for this element

Hand tools only being used, general noise level lower than that from concurrent works on adjacent building

Dust and debris limited to scaffold and immediate work faces

No comments received from neighbours or car park users

Site left in tidy condition at end of previous day

01		No dust apparent on parked vehicle due to the works
02		Blockwork removed down to level 5 slab

03



Blockwork removed down to level 5, columns await removal



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

PROGRESS RECORD

Monday 24.06.24

Weather	Dry, sunny, 24°
Time	13.00
Inspection by	R Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

Scaffolding complete and weekly checks underway (Hammac)

Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Note: Fire panel update still outstanding – to be undertaken by Protect (scheduled for 28th June 2024).

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24

Statutory signage displayed

Welfare set up in marketing suite

Acoustic barriers installed

Spill kit on site

Roof removed, blockwork walls taken down piecemeal to level 5 slab level

Roof steelwork removed.

Kendley Ltd on site removing steel columns.

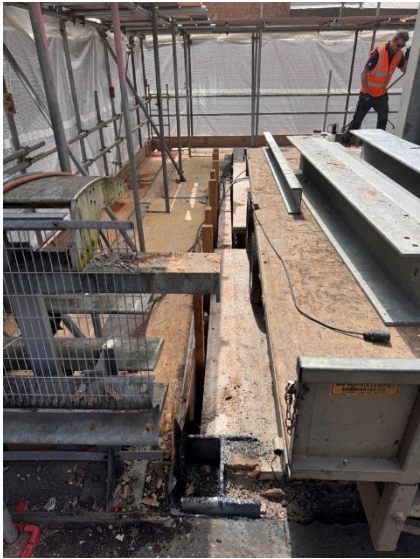
Hand tools only being used, general noise level lower than that from concurrent works on adjacent building

No dust being generated due to today's activities

No comments received from neighbours or car park users

Site left in tidy condition at end of previous day

Scaffold tag inspection due today.

01		Columns being cut off and lowered on to crash deck.
02		Column section loaded for removal.

03		Enclosure now dismantled down to level 5.
04		No dust generated by today's activities, no additional dust evident at level 4.



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

PROGRESS RECORD

Tuesday 25.06.24

Weather	Dry, sunny, 24°
Time	13.00
Inspection by	N Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

Scaffolding complete and weekly checks underway (Hammac)

Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Note: Fire panel update still outstanding – to be undertaken by Protect (scheduled for 28th June 2024).

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24

Statutory signage displayed

Welfare set up in marketing suite

Acoustic barriers installed

Spill kit on site

Roof removed, blockwork walls taken down piecemeal to level 5 slab level

Roof steelwork removed.

Temporary Roof under construction.

Hand tools only being used, general noise level lower than that from concurrent works on adjacent building

No dust being generated due to today's activities

No comments received from neighbours or car park users

Site left in tidy condition at end of previous day

01		Timber top cap decking and damp protection works under construction
----	---	---



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

PROGRESS RECORD

Wednesday 26.06.24

Weather	Dry, sunny, 24°
Time	14.00
Inspection by	N Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

Scaffolding complete and weekly checks underway (Hammac)

Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Note: Fire panel update still outstanding – to be undertaken by Protect (scheduled for 28th June 2024).

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24

Statutory signage displayed

Welfare set up in marketing suite

Acoustic barriers dismantled and removed from site as no longer necessary, awaiting collection

Spill kit on site

Roof removed, blockwork walls taken down piecemeal to level 5 slab level

Roof steelwork removed

Temporary roof and edge protection under construction

Hand tools only being used, general noise level lower than that from concurrent works on adjacent building

No dust being generated due to today's activities

No comments received from neighbours or car park users

Site left in tidy condition at end of previous day

01		Timber balustrade constructed across opening formed.
02		Heras fencing and acoustic protection sheeting has been dismantled and removed from site

03



No evidence of any
dust on cars parked
on the below level.



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

PROGRESS RECORD

Thursday 27.06.24

Weather	Dry, sunny, 19°
Time	13.00
Inspection by	R Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

Scaffolding complete and weekly checks underway (Hammac)

Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Note: Fire panel update still outstanding – to be undertaken by Protect (scheduled for 28th June 2024).

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24

Statutory signage removed

Welfare set up in marketing suite

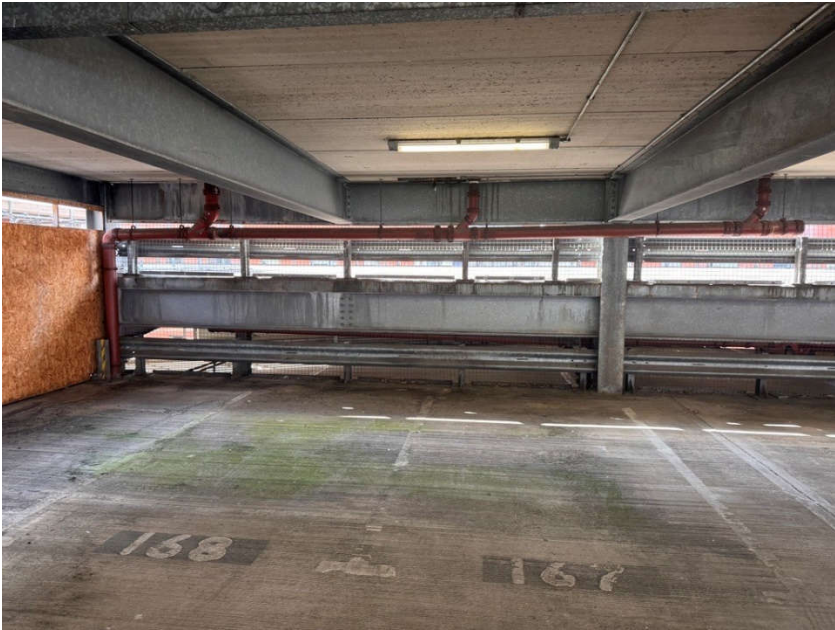
Acoustic barriers removed from site and awaiting collection

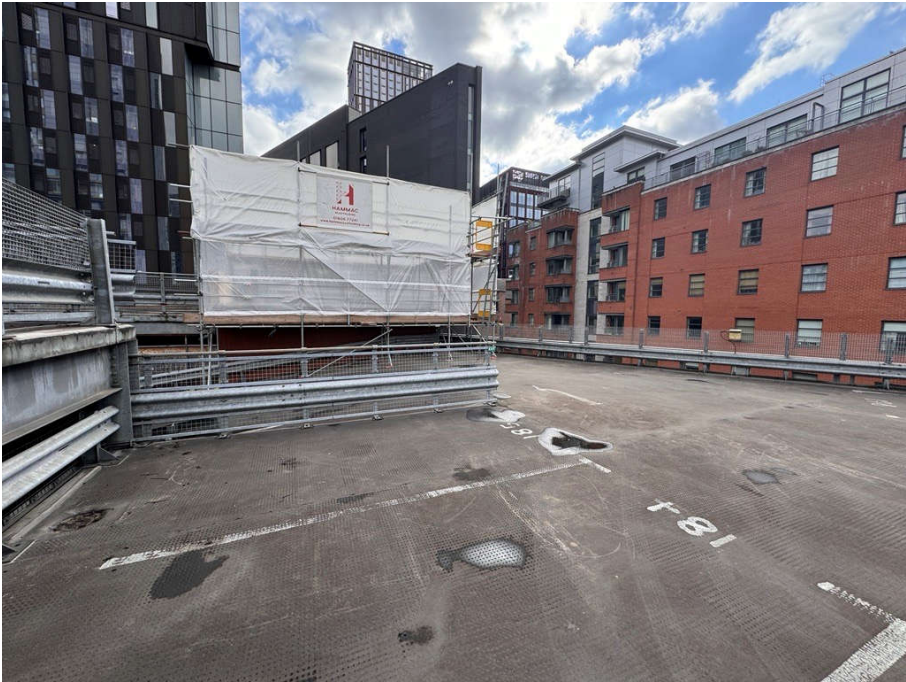
Roof removed, blockwork walls taken down piecemeal to level 5 slab level

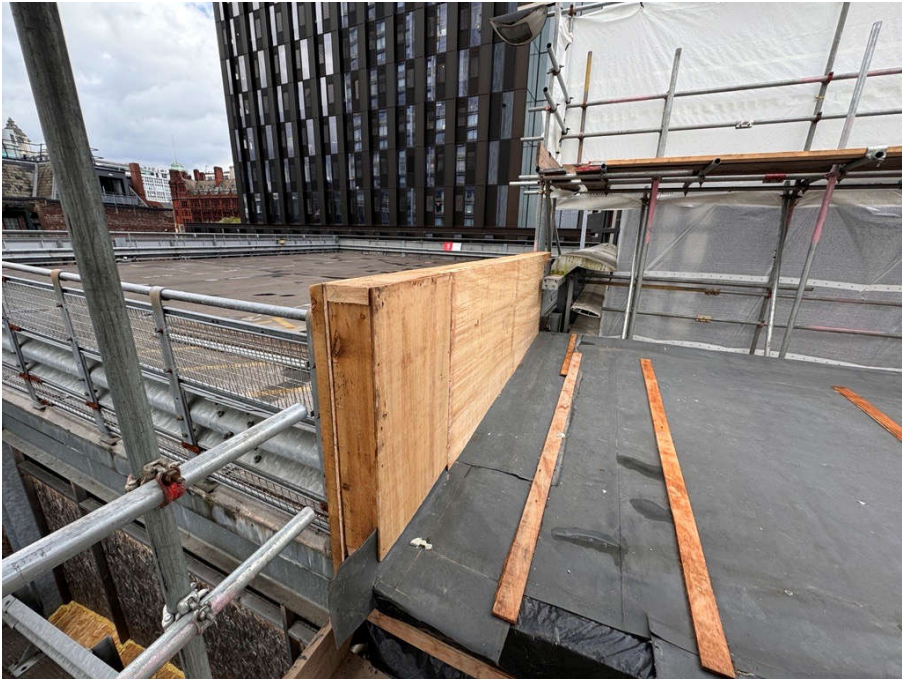
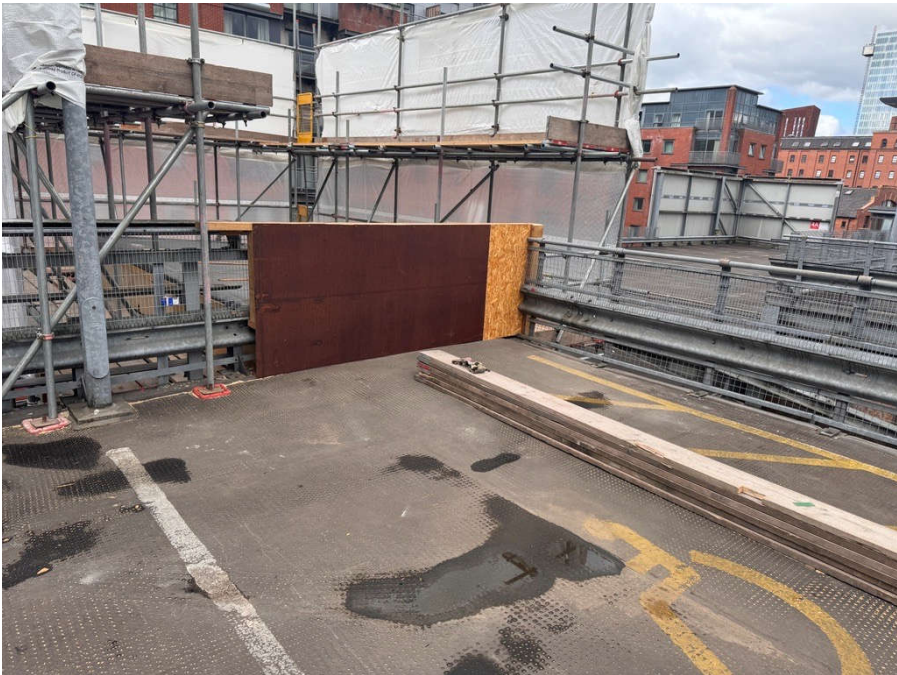
Temporary roof and edge protection installed

No comments received from neighbours or car park users

Site left in tidy condition at end of previous day

01		Dust protection removed from level 4.
02		No additional dust or debris due to works at level 4.

03		Level 4a acoustic barriers removed, site tidied.
04		Temporary protection installed to head of escape stair.

05		Replacement edge protection installed in lieu of stair wall.
06		Replacement edge protection viewed from level 5.

07		Temporary roof and edge protection installed.
08		Hoarding remaining at level 4, no debris or dust from the works.



TM/23/1366 – GMS MSCP Deconstruction Works
June 2024

FINAL INSPECTION

Friday 28.06.24

Weather	Dry, sunny, 19°
Time	13.00
Inspection by	R Harmston

PROGRESS

Pre-Commencement Activities completed:

Bat / Nesting Bird survey completed – no nesting birds (TEP)

Scaffolding complete and weekly checks underway (Hammac)

Fire alarm and lighting / power installations have been isolated and removed (Bell Lancaster Ltd and Barlows Electrical respectively).

Fire panel updated by Protec (28th July).

Section 80/81 Counter Notice – Consent received (Manchester CC Building Control), verbal confirmation received that no pre-start meeting required, confirmed back to MCC 17.06.24 (post inspection)

Note: Manchester CC Building Control informed of completion 28.06.2024.

Statutory signage removed.

Final clean required in marketing suite, TC to arrange.

Acoustic barriers removed from site.

Temporary roof and edge protection installed.

No comments received from neighbours or car park users.

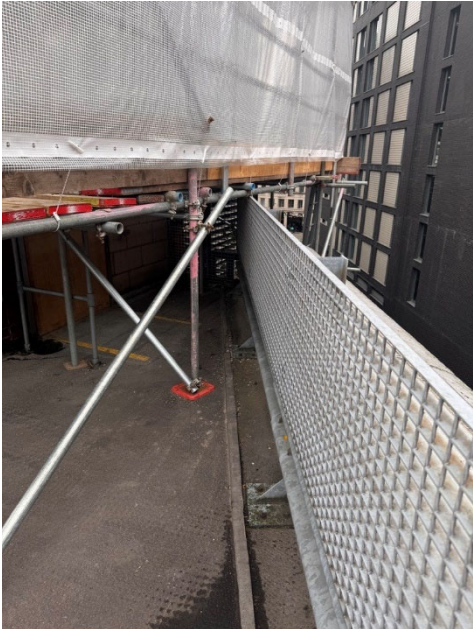
Site left in tidy condition at end of previous day.

Contractor to revisit site for final clean following scaffold removal.

Escape stair hoarding padlock and ramp hoarding lock combination left with security.

Note: Ramp hoarding lock to be changed to padlock on next visit.

01		No dust or debris evident at level 4 local to the works.
02		Ramp to level 4A swept.

03		Temporary dust/debris barrier to be removed following scaffold removal.
04		External elevation swept and tidied.

05		Temporary roof covering installed, scaffold swept.
06		Temporary roof covering installed, scaffold swept.

07		Level 5 swept awaiting scaffold removal.
08		Temporary roof viewed from level 5.

09		Site area left tidy.
10		Escape stair hoarding to remain.

11		Escape stair door to flight up to level 4A to remain.
----	---	--



APPENDIX D

Completion Certificate



Issued by: Tier Consult
Address: Unit 5 Office Village
Sandpiper Court
Chester CH4 9QZ

Certificate of

PRACTICAL COMPLETION

Employer: GMS (Parking) Limited
Address: Kintyre House
70 High Street
Fareham
Hampshire PO16 7BB

of the Works

Serial no: 001

Contractor: S Dennis Joinery Ltd
Address: SMM Business Park
Dock Road
Birkenhead CH41 1DT

Job Ref: T-2708

Issue Date: 2nd July 2024

Works: **Deconstruction of south stair core to level 5 deck level.**
Situating at: **Great Marlborough Street Car Park**
Great Marlborough Street, Manchester M1 5NJ

Contract dated: Thursday 13th June 2024

Under the terms of the above mentioned Contract,

We certify that Practical Completion of the Works was achieved on:

Friday 28th June 2024

To be signed by

or for the issuer
named above.

Signed 

~~The Defects Liability Period will therefore end on:~~

Distribution

Original to:

Duplicate to:

Copies to:

☒

Employer

☒

Contractor

☐

Quantity Surveyor

☐

Services
Engineer

☐☐

Nominated
Subcontractors

☐

Structural
Engineer

☒

File