

Item to review.	Observations – visible hazards	Location of plans
Access	Site accessed from Robert Street Manchester.	Location Plan
Any access restrictions to vehicles or pedestrians	<p>Industrial unit is now closed.</p> <p>Dutton St. is busy resulting from use from the general public and from construction traffic related to the DOMIS development on the opposite side of the road.</p> <p>Conversations with the Domis site manager confirmed TTRO in place restricting access to our site to the Robert St entrance.</p>	Appendix F- TTRO plan
Parking arrangements	Park on main car park of the industrial unit. An over spill car park is being arranged with neighbouring properties. As a last resort contractors attending site must use the on street parking in the immediate area.	Site Plan
Existing records – H&S File, asbestos register	<p>Asbestos register has been provided by the former landlord.</p> <p>R&D Asbestos survey to be undertaken prior to demolition/ strip out works commencing.</p>	Available on request.
Issues related to neighbours (e.g. care homes, schools, hospital, residential)	Neighbouring units are industrial in nature. We have a direct line to the DOMIS developments site manager and will liaise to ensure there are no issues with delivery.	N/A
Rights of way (public, easement)	None known	N/A
Boundaries – hedges, fences, barbed wire, low height, damaged	The boundaries for the site are made up of the industrial units' walls and a secure palisade fence to the car park.	See Appendix 2A.
Current / proposed location of Fire Assembly point	Southern most point of the car park.	
Services	All services are currently live on site.	
Meter locations	Located under the stairs of the main office area.	

Disconnected services – certificate of isolation/purging	N/A	N/A
Substations / Gas Governors	None identified	N/A
Overhead cables	N/A	N/A
UXO	Deemed low risk- no excavation works to take place.	N/A
Manholes / service ducts	Telecomms located within the warehouse floor slab. No others identified.	N/A
External - Open voids / wells / mineshafts	None identified no excavation works to take place.	N/A
Notable ground conditions – steep slopes, marshy or soft ground	The site slopes from north to south with the largest level difference occurring in the car park and access into the building.	N/A
Obvious or likely sources of contamination (e.g. due to previous use of site, signs of oil, needles)	None identified. The building is left clean and tidy by the former occupant.	N/A
Waterways	None on site	N/A
Trees – potential TPO's	N/A	N/A
Evidence of protected species	N/A	N/A
Evidence of invasive species	N/A	N/A

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Buildings - Obvious structural damage	None identified.	N/A
Buildings - Evidence of arson, vandalism, trespassers used needles	None seen.	N/A

Buildings - Open voids / unguarded edges	Ladder access to mezzanine floor is not protected for the first 1.5m. protection against falls is provided above this point.	N/A
Buildings - Escape routes – blocked / restricted	No. all access/ escape routes unimpeded.	N/A
Buildings - Evidence of hazardous materials – e.g. asbestos, lead, needles	R&D Asbestos survey to be undertaken prior to demolition/ strip out works commencing.	N/A

