

METHOD STATEMENT
FOR THE DEMOLITION OF REDUNDANT BUS DEPOT, WILMSLOW ROAD
REV 3

CLIENT'S PROJECT MANAGER

ABACUS
COTTON HOUSE
QUEEN STREET
MANCHESTER
M2 5HS



DEMOLITION CONTRACTOR

MJ FINNIGAN LTD
STATION HOUSE
STAMFORD NEW ROAD
ALTRINCHAM
WA14 1EP



INTRODUCTION

This method statement is for the safe demolition of the redundant bus depot building located on Wilmslow Road, Manchester. The building consists of two storey offices and a redundant warehouse building to the rear.



This document is provided a contract strategy to assist in obtaining prior approval for demolition. All operatives must read this document, the corresponding risk assessment and sign the acknowledgement form attached to the rear. This document must be added to the overall project health and safety plan.

Prior to commencement MJ Finnigan Limited will carry out letter drops to surrounding residents and properties advising them of the works and including contact numbers for any concerns.

Demolition works will be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am – 6.00pm
- Saturday: 8.30am – 2.00pm
- Sunday / Bank holidays: No work

SUPERVISION

Mr Michael Finnigan (NEBOSH) will adopt the role of Contract Administrator and will be main point of contact for the demolition on 0161 924 2253 at head office. Mr Finnigan will also make regular site visits.

Mr Finnigan Snr (Former NFDC Chairman) will be appointed as contracts director and shall pay regular visits to the site to monitor the progress of the works and to ensure that adequate resources are available for the safe execution of the works.

The dedicated “non – working” Site Supervisor for the project Mr Adam Tate will be a qualified Site Supervisor in accordance with NDTG CDCO Certification. Adam will be accompanied by a site foreman in his role. His number will be shared prior to commencement of the works for emergency contact reasons.

Duties will include Method Induction, Tool Box Talks, inspection of work areas prior to commencement, issuing instructions to Operatives to proceed, weekly reporting and monitoring the works, etc.

Daily monitoring of the works and liaison with the client/project manager and all parties involved with the works.

All operatives will hold CDCO cards and asbestos awareness training.

Please note MJ Finnigan Ltd have allowed in their tender for additional third party health and safety auditing by our company health and safety auditors “Hurst Setter”. These audits will be made available to the client and their project management team.

WELFARE

Welfare will be provided by MJF in the compound areas to be agreed with the client. The compound is proposed to be sited on the front car park area as you enter on the left hand side of the proposed access gate (see Traffic Management section for the proposed gate).

Accommodation will comply with relevant Regulations and be regularly maintained to safety and hygiene standards by the Principal Contractor.

MJ Finnigan will ensure that a good housekeeping policy is adhered to and that the facilities are maintained clean during the contract works.

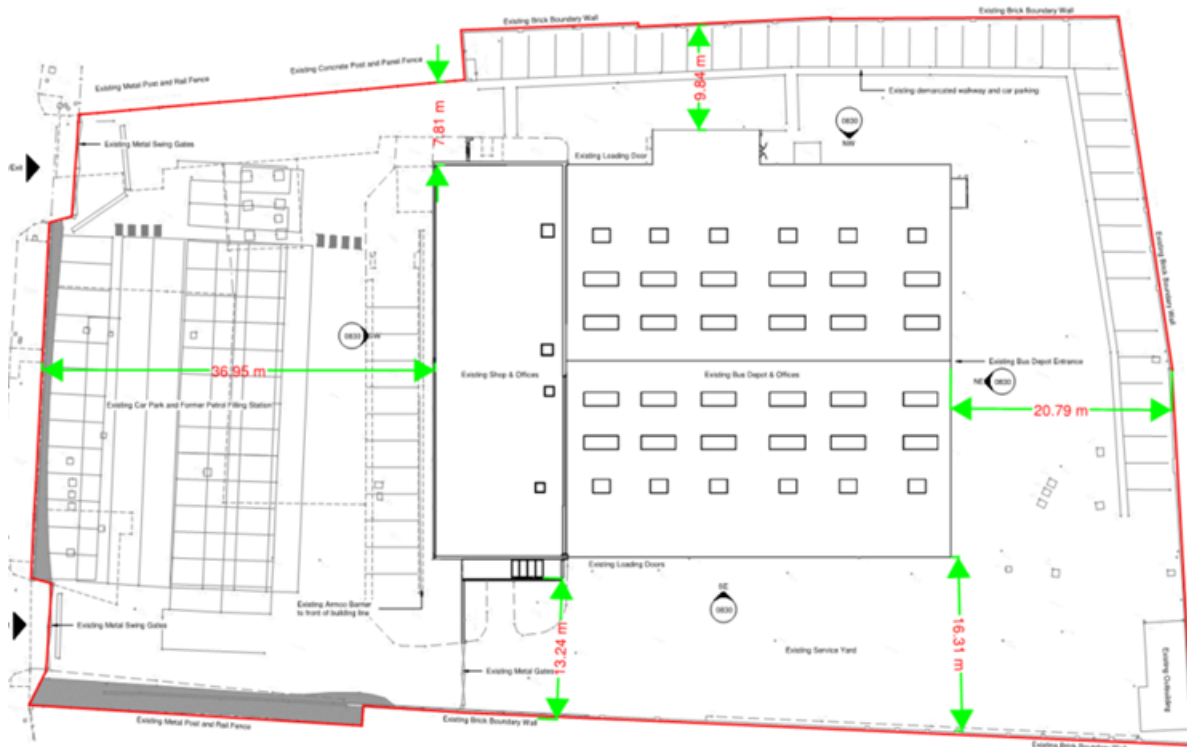
ACCESS

MJ Finnigan would like to highlight the following key areas with respect to access:-

1. Access to the site must be ensured at all times to the site for emergency vehicles.
2. All Personnel connected with this project must adhere to the Site Safety Rules and follow designated routes.
3. Every care will be taken to maintain pedestrian access along designated routes and the public rights of way.
4. MJ Finnigan site supervisor will act as a resident liaison officer and the company will carry out letter drops to individual residences and businesses.
5. Deliveries will be timed to ensure they do not impact on local businesses.

BOUNDARY TREATMENT

1. An exclusion zone will be formed and structural demolition will commence under the supervision of banksmen who will be located at the perimeter of the exclusion zone.
2. The demolition site boundaries will be suitably fenced and signed warning of the dangers within.
3. At the end of each working day the site supervisor will inspect the boundary to ensure that there have been no breached on the fence lines.
4. A photographic condition footpath survey will be issued of the condition of the footpath and highways. This will be carried out in conjunction with the client and MCC Highways. The survey will be carried out and issued to all relevant parties prior to the commencement of any works.
5. The demolition works are all within the curtilage of the site. As can be seen from the site plan below, the existing building to be demolished is a significant distance from each of the boundaries of the site which themselves offer protection in the form of boundary walls and metal fencing. As a result, it is not proposed to install additional fencing within the site to protect the works.



6. There will not be any requirements for footpath closures / hoarding permits etc.

TRAFFIC MANAGEMENT

1. MJ Finnigan vehicles will only park in the confines of the site.
2. No MJ Finnigan vehicles will park on the surrounding roads.
3. Vehicle movements to site will be kept to a minimum and will be timed so as to not interfere with busy rush hour periods. First deliveries will be timed for 7.30 am.
4. Access and egress movements will be from the northern access point. The wider access at the north would help accommodate vehicle turning movements, particularly for larger vehicles like a low loader and a 12m rigid truck. The demolition contractor will have traffic marshals/banksmen operating throughout the period of works to oversee and manage traffic movements and ensure safety movements to and from the site. A swept path analysis has been produced by Curtins and is attached as Appendix A to this document.
5. Vehicles to enter the site via the existing site entrances and follow designated routes around the site. The gates will remain closed at all times and only opened by the Banksman when vehicles require access or egress to the site. The gates open inwards into the site and therefore do not interfere with footpath or the highway.
6. Please see below the proposed access and egress gate for the works. This access is the one further away from the traffic lights. The other gates will not be used at any points during the works.



7. A Banksman will be in attendance for all vehicular access including deliveries and removal of materials. The Banksman will ensure that pedestrians do not access the footpath in front of the gates when vehicles are entering or leaving the site.
8. All vehicles leaving site will be sheeted.
9. All vehicles arriving on site to arrive via the above gate. The vehicles arriving will include:
 - a. 8 wheeler wagons
 - b. Flatbed low loader for the delivery of plant.
 - c. Roll on Roll Off wagons for skips
10. All vehicles will report to the banksman in attendance at the gate
11. The site speed limit of 5 MPH will be enforced at all times.
12. Vehicles leaving site to turn left out of the site and travel down Wilmslow Road. No right turn will be permitted.
13. As part of the site induction process, all drivers will be made aware that they will need to give way to passing cycle movements along Wilmslow Road.

14. Vehicle movements during the conventional AM/PM peak-hour periods will be limited as far as is practically possible.

15. Any visitors to be accompanied by MJF Personnel and inducted at site offices.

16. Pedestrians to stay out of demolition exclusion zones during structural demolition.

17. Frequency of vehicles – the below is anticipated to complete the works:

- 35 Nr wagons movements to clear demolition hardcore
- 5 loads of general waste (RO/RO skips)
- 2 low-loader movements to delivery plant
- 5 wagons for removal of other material

EXISTING SERVICES

All statutory bodies have been notified of the proposed demolition works and the disconnection process has now started (Gas, Water and Electricity).

Prior to the commencement of the works MJ Finnigan will require written confirmation from the statutory authorities that all the services to the demolition area have been diverted/disconnected and physically cut outside the site area to allow for the safe demolition of the building.

FIRST AID

First Aid equipment will be available at the site office and welfare facilities, which will display appropriate notices. Notices stating the location of first aid equipment, name of First Aider, and emergency contact numbers will be displayed at the site office, in the mess facility and at strategic points on the site. Contents of the first aid boxes will be regularly checked by the nominated first aider and replenished as necessary. This to be provided by principal contractor.

PERSONAL PROTECTIVE EQUIPMENT

MJ Finnigan will maintain adequate stocks of suitable protective clothing and equipment on site and will provide all personnel under our control with the relevant PPE.

The site will be designated a Hard Hat/Safety Footwear site and all persons will wear the appropriate protection. **Light Eye protection will also be mandatory.**

Suitable signs will be erected to inform persons entering the site of the need to wear specific items of PPE. Access will not be permitted to site if persons are not wearing the correct PPE.

This also applies to clients and their representatives. All personal protective equipment issued will be recorded in the PPE register form.

Operatives carrying out asbestos removal works will wear suitable RPE and disposable overalls (separate sub-contract). Operatives carrying out sharp checks to wear suitable gloves.

NOISE AND DUST

The site supervisor will ensure that all plant on the project is certified and accompanied with the relevant test certificate.

Dust

- Dust will be monitored visually on site and the site supervisor will ensure that an adequate water supply and hoses are maintained and used as required during demolition.

- Dust will be controlled using a jet wash fine mist water spray DUST BOSS which will be operated during the structural demolition and breaking out of slab as required.

Noise will be controlled / minimised as follows:-

- By ensuring that the equipment and plant is well maintained and operating within their design noise parameters, in accordance with Manufacturer's instructions. We shall also follow BS5228 – Code of Practice Noise Control on Construction and Demolition Sites.
- The Site Supervisor will ensure that supplies of ear defenders or other hearing protection is made available where it is not possible to reduce the noise level to a safe limit.
- The Site Supervisor will ensure that all noise control items fitted to plant and equipment are kept in good order and that any defects noted are reported to the Plant Manager or Hire Company immediately.

ENVIRONMENT

Site Waste Management Plan

MJ Finnigan Ltd will issue a Site Waste Management Plan upon completion of the demolition works identifying where all waste and recycled materials have been disposed of inclusive of supporting waste tickets.

^ **Schedule of Recyclable Materials**

During soft strip and Demolition activities all materials will be carefully and progressively separated into individual waste streams in order to maximise recycling and achieve the most cost effective and environmentally friendly solution for the client.

The following is a non exhaustive list of materials which will be recycled from site:-

- Metal (Ferrous and Non Ferrous i.e.. Steel girders, radiators, pipework, heating systems)
- Boilers, Plant and Mechanical and Electrical Equipment
- BT Cabling and IT Cabling
- Timbers
- Carpets
- Plastics
- Glazing
- Plasterboard
- Ceiling Tiles
- Brick and Block work Hardcore recycled as aggregates
- Concrete (Reinforced) recycled as aggregates

Recycling Routes

MJ Finnigan propose to utilise local recycling depots and facilities to minimise costs with transport and maximise the positive impact on the local economy. All waste notes and recycling routes will be provided in the Site Waste Management Plan provided at the end of the project.

MJ Finnigan are in the business of demolition and asbestos removal. The company takes a positive attitude towards the protection of the environment, and aims to meet all relevant legislation, regulations and guidance notes.

Our services are designed to minimise resource consumption and at all times we use practices that have minimum detrimental impact on the environment and constantly review these for safer alternatives. Site rules Include: -

- 1 Adopt a Good Neighbour Policy in respect of local residents and road users.
- 2 Keep sites as tidy as reasonable by following good housekeeping principals.
- 3 Minimise any disturbances to the environment and to the quality of life of the local communities.
- 4 Keep to designated areas avoiding any trespass.
- 5 Follow spillage precautions to avoid ground and any water contamination.
- 6 Avoid damage to property and natural features such as trees and hedgerows etc.

Bought in Materials & Services

Wherever possible, we purchase from suppliers who adopt good environmental practices and offer environmentally friendly materials / products.

Waste Management

We adopt a " Reduce-Reuse-Recycle " policy for minimising and managing waste. The remaining waste will be disposed of as soon as possible in an environmentally responsible manner via a registered waste disposal contractor. Precaution shall be taken to avoid cross contamination of hazardous waste with other waste or re-useable material.

Energy Management

MJ Finnigan has a policy of continually reviewing the potential for saving energy with the aim of reducing consumption whilst maintaining working comfort levels.

Pollution Control

Our services are controlled by legislation to minimise pollution during demolition. We will endeavour to prevent or minimise any emissions to the atmosphere, including noise and odours during demolition, waste handling/recycling and waste removal.

Commitment

Our commitment to environment includes availability of our policy to interested parties including public and we encourage all employees to recognise their responsibilities regarding protection of the environment. We also seek to establish a partnership with our customers and sub-contractors/suppliers for exchange of environmental information and the reduction of harmful environmental impacts.

PREPARATION

Site supervisor will ensure that all operatives employed on this site have:-

1. Attended method statement induction including MJF site rules.
2. Operatives to confirm understanding of method statement by signing induction form.

3. Been issued with the appropriate Personal Protection Equipment.
4. As plant is delivered to site the site supervisor will ensure that there is no build up of traffic to external roads.
5. Deliveries will be scheduled and a Banks man will be in attendance to assist entering into the site and upon leaving the site.

ASBESTOS

A demolition asbestos survey has been undertaken which identifies small areas of licensed and unlicensed asbestos material to be removed.

All asbestos will be removed subject to current legislative requirements by ARCA approved licensed asbestos removal contractor. All notifiable works subject to 14 day notification to the HSE and analytical clearance post removal.

SOFT STRIP

1. The building has been occupied by squatters historically and will required a full environmental clean to check and remove any sharps.
2. The purpose of the soft strip is to remove as much of the internal fabric of the building as possible whilst leaving the external envelope untouched to minimise noise and dust during the demolition process, and to leave a clean building for demolition and maximise recycling.
3. MJ Finnigan propose to recycle and salvage as much of the salvageable materials possible in the building as detailed in the recycling proposals.
4. The structures will be soft stripped of all its fixtures and fittings by the demolition operatives using traditional methods utilizing hand held tools including, but not restricted to, pinch bars, hammers, mattock picks, shovels and wheel barrows.

Materials are to be kept in their separate categories where possible for recycling purposes.

5. Skirting boards and door frames are to be removed by operatives using pinch bars and drills.
6. Any obtrusions and nails are to be removed with all resultant materials then being transported utilizing the wheelbarrows and carrying by hand to the designated loading zones.
7. Loose Items are to be removed whole where possible and loaded directly into awaiting skips manually or by excavators / bob cat skid steers.
8. If necessary items of furniture etc may be reduced in size to enable easier lifting, and removal (e.g. dismantling desks/tables etc).
9. Any reduction works are to be carried out such that the resultant items are not a hazard to other operatives (e.g. sharp edges left open).

Interior Soft Strip General

Timber / Plasterboard stud walls with their metal fixings will be dismantled using hand held tools (picks / sledge hammers etc) and 100 v power tools where necessary. The waste will be progressively transports to the for removal via rubble bins, wheelie bins / wheel barrows etc.

All Electrical sockets / switches / MME cabling and ducting will be removed in similar fashion.

Soft strip material removal

10. Materials will be progressively soft stripped and transported to the adjacent skips placed out site each work area.

11. All materials are to be removed to licensed disposal sites with full documentation being supplied to the client upon completion of the works.

MAIN DEMOLITION

With the site fully secured and all preparatory measures and safety precautions taken the site supervisor will instruct the operatives to proceed with the demolition.

MAIN DEMOLITION

The main structural demolition will be carried out mechanically using an hydraulic tracked excavator fitted with a combination of grapple, concrete munchers, shears and buckets under the supervision of a banksman

An exclusion zone will be formed around the individual demolition zones and structural demolition will commence under the supervision of banksmen who will be located at the perimeter of the demolition zone.

1. The demolition will be carried out entirely by the excavator which will cut the exposed concrete / timber / structural steel frame working from top down.
2. It will be the banksmans responsibility to direct the excavator operator and ensure that no unauthorised persons enter the demolition zone.
3. The machine will work inwards to the building demolishing in a inward and downward fashion bay by bay.
4. Demolition arisings will be processed for removal from site as the works progress. This will include light iron, steel girders and non ferrous metals.
5. Hardcore will be stockpiled for removal later. All other arisings will be segregated and disposed of in the appropriate waste skips.
6. The repetitive demolition techniques will continue until all the buildings have been demolished as per the specification.

7. MJF and client to agree the site level finish and ensure ground is free of trip hazards and safe and suitable to allow for storage.
8. This method statement may be subject to change to incorporate any changes in the safe system of work due to any unforeseen hazards or conditions that may have been created by unforeseen circumstances.
9. Site Supervisor will ensure that at the end of each working day, all loose items or debris is removed from the structure remaining.

This method statement may be subject to change to incorporate any changes in the safe system of work due to any unforeseen hazards or conditions that may have been created by unforeseen circumstances. This will be communicated by toolbox talks and addendums.

Signed..........

Dated 28.09.2023.....

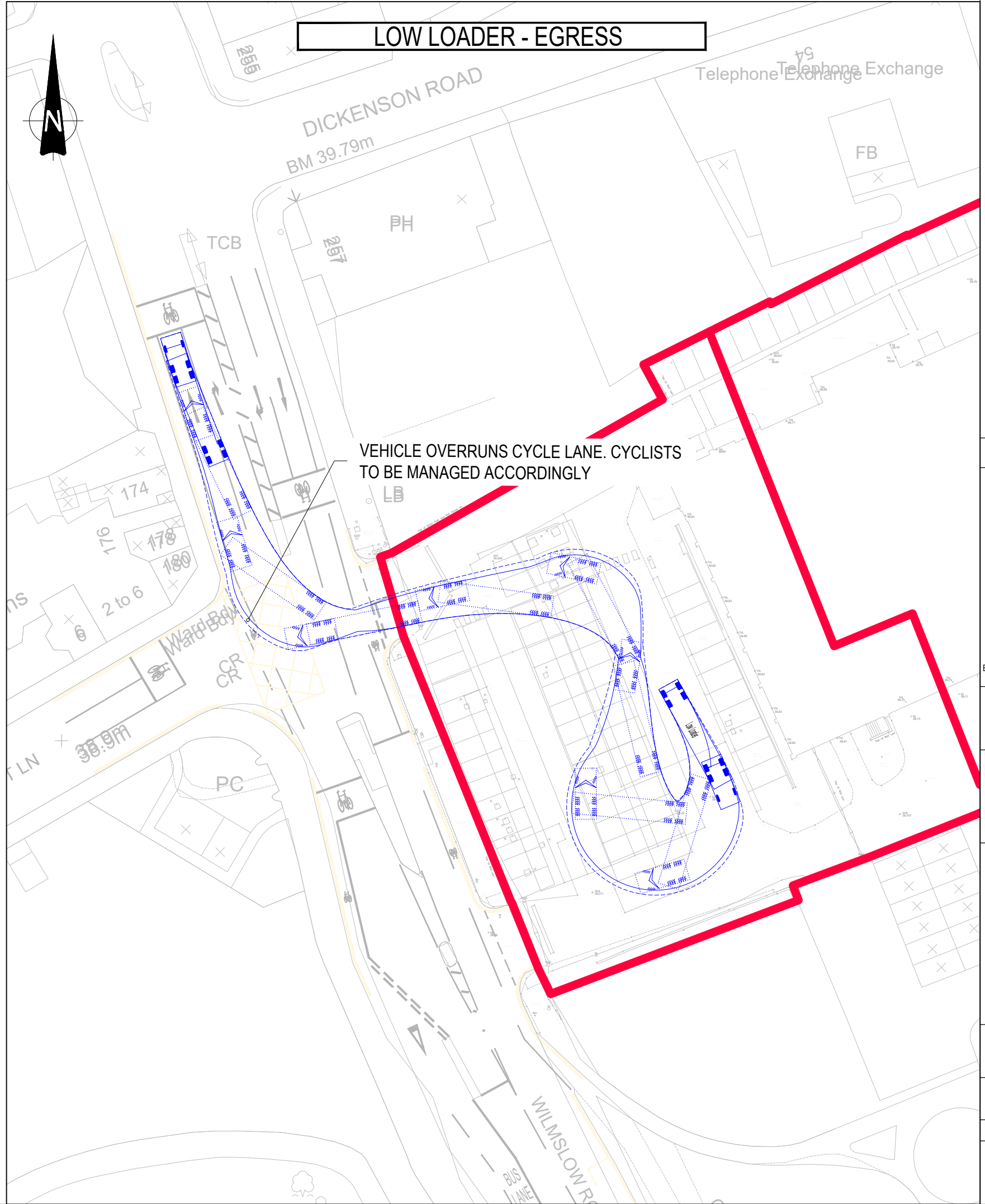
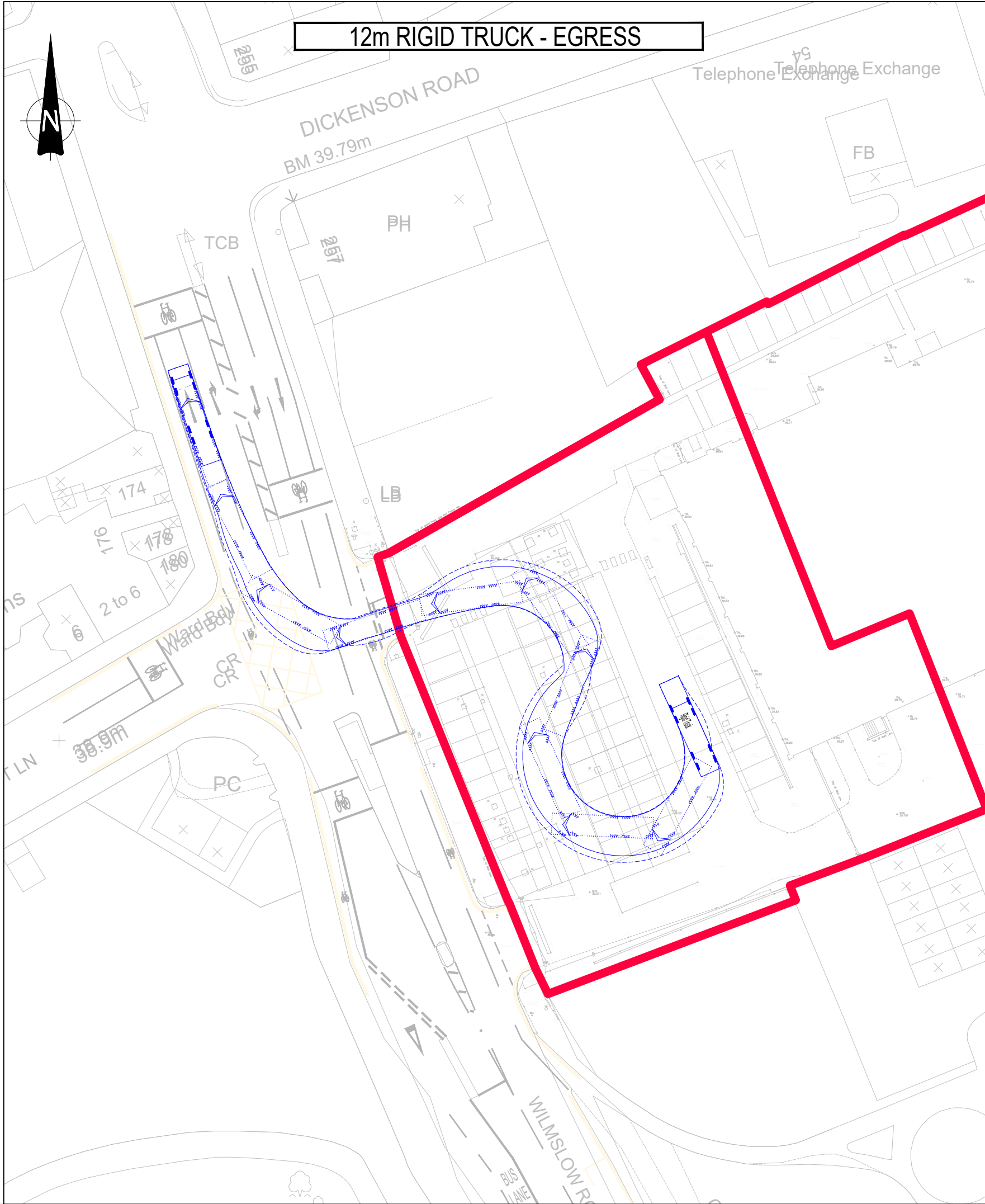
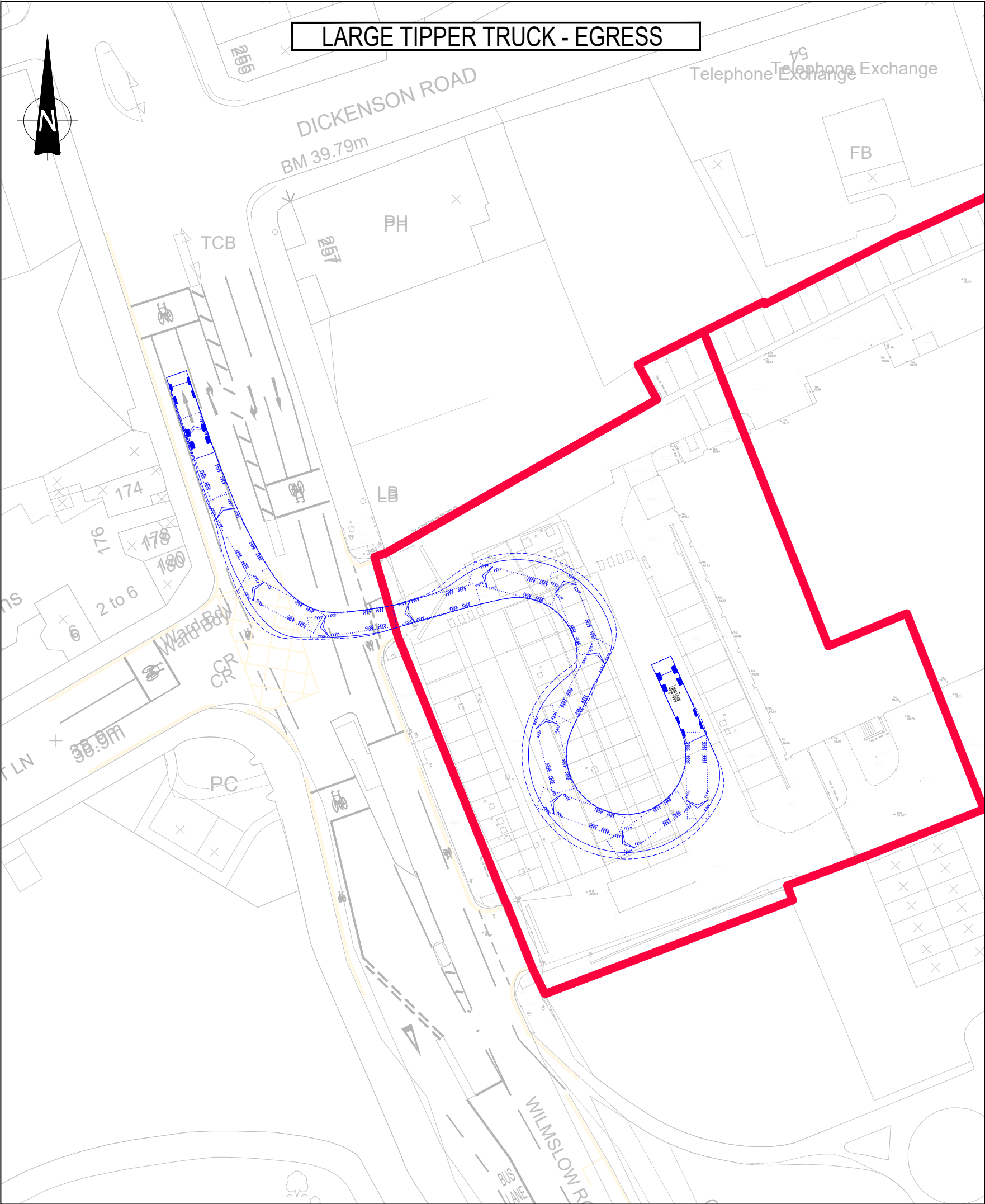
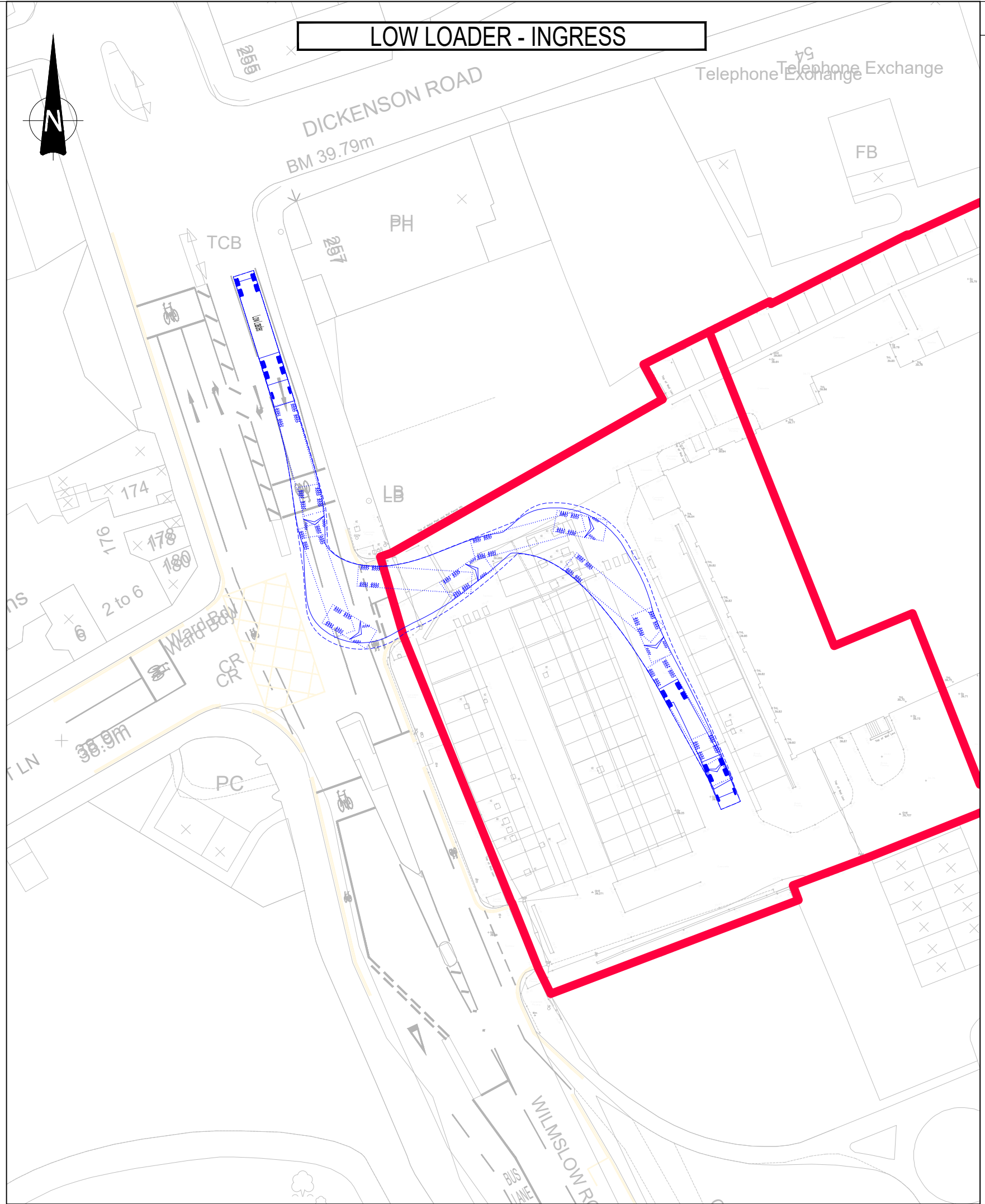
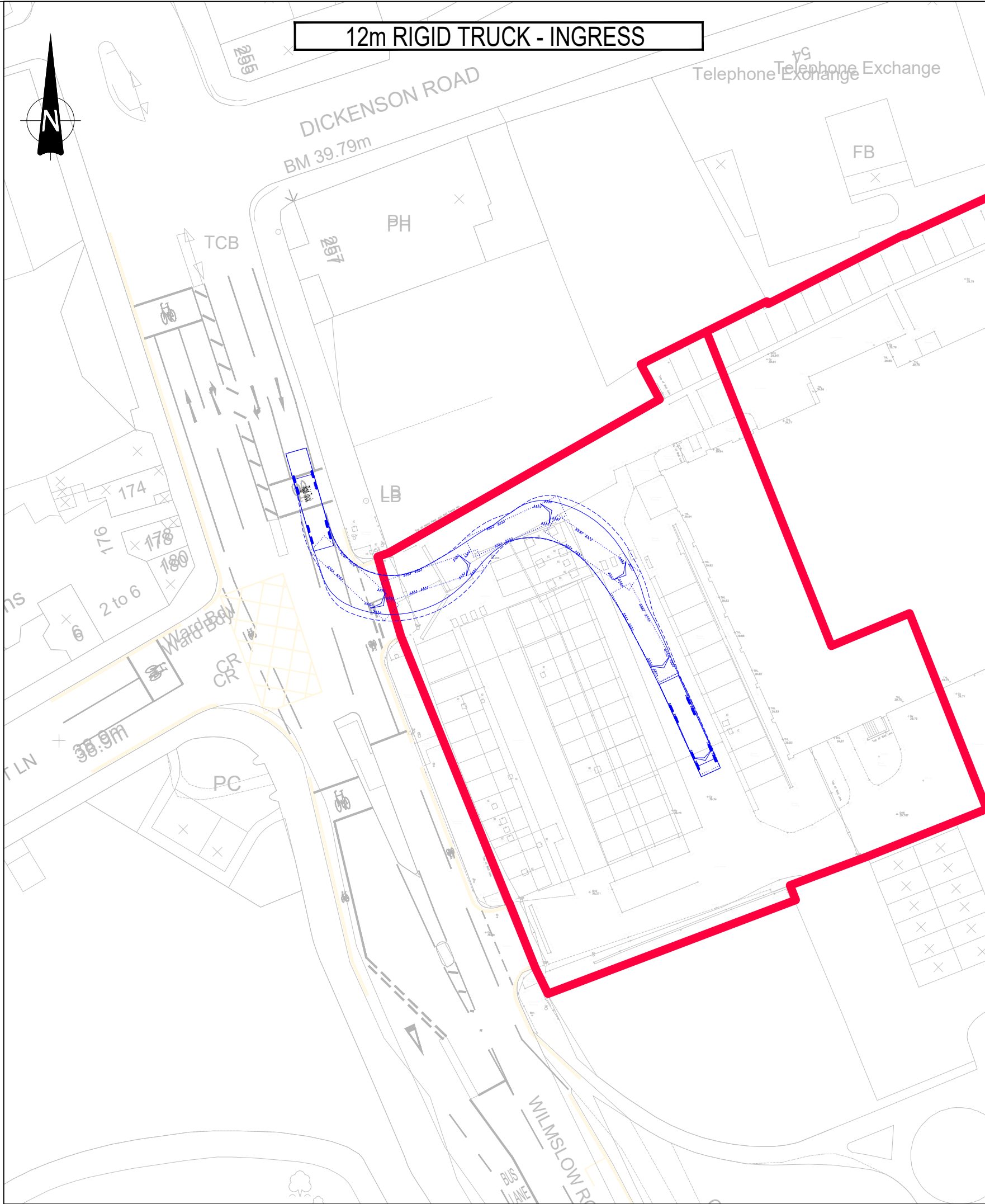
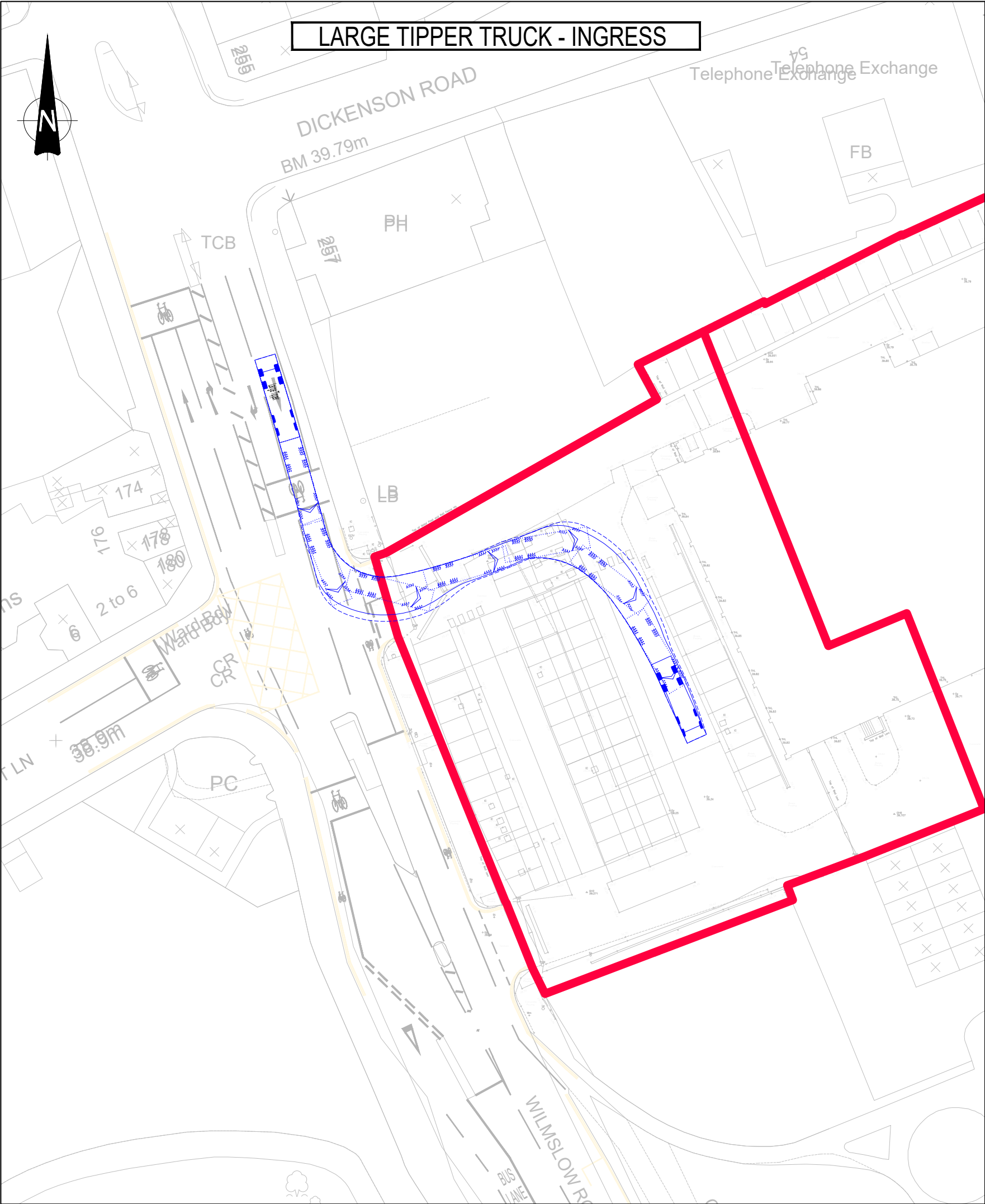
Acknowledgement of Method Statement

I confirm that I have read and understand the Method Statement referenced in the footer of this page.

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APPENDIX A

SWEPTH PATH ANALYSIS



GENERAL NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- FOR GENERAL NOTES REFER TO DRAWING.
- THE CONTENT OF THIS DRAWING IS FOR INDICATIVE INFORMATION ONLY AND NOT SUITABLE FOR CONSTRUCTION PURPOSES
- BASED ON OS AND LAND SURVEY WHERE AVAILABLE

KEY:

- INDICATIVE RED LINE BOUNDARY
- EXISTING YELLOW MARKINGS

VEHICLE PROFILE:

Large Tipper

Overall Length	10.201m
Overall Width	2.550m
Overall Body Height	2.850m
Min Body Ground Clearance	1.910m
Track Width	2.471m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	11.500m

Rigid Truck

Overall Length	12.000m
Overall Width	2.550m
Overall Body Height	3.950m
Min Body Ground Clearance	2.471m
Track Width	2.471m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	11.500m

Low Loader

Overall Length	16.154m
Overall Width	2.550m
Overall Body Height	3.950m
Min Body Ground Clearance	1.910m
Track Width	2.500m
Lock to Lock Time	6.00s
Kerb to Kerb Turning Radius	6.990m

Rev:

Description:	Date:	By:	Chkd:

Curtins

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Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

Status:

PRELIMINARY

Project:

**FORMER BUS DEPOT
WILMSLOW ROAD, MANCHESTER**

Orig Title:

**SWEPT PATH ANALYSIS
CONSTRUCTION PHASE
- DEMOLITION STAGE**

Drawn By: MQ **Designed By:** MQ **Checked By:** AV

Date: 08/11/23 **Scales @ A1:** 1:500

Project No - Originator - Function - Spatial - Form - Discipline - Number: 84210 - CUR - ZZ - XX - DR -TP- 05003 **Revision:** P01

Time & Projects\84210 - Former Bus Depot, Wilmslow Road\CD-Production\44-Models Drawings\TPCAD05