

METHOD STATEMENT
FOR THE DEMOLITION OF PYES SCRAP YARD ON TEMPERANCE / RIVER STREET
IN MANCHESTER

CLIENTS PM

LAND SECURITIES
100 VICTORIA STREET
LONDON
SW1E 5JL



DEMOLITION CONTRACTOR

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



INTRODUCTION

This method statement is for the safe demolition and site clearance at Pyes Scrap Yard on Hoyle Street in Manchester.



- The works include the following:-
- Disconnection of site services (electricity and water – no gas present)
- Removal of all internal and external rubbish
- Remove Asbestos Cement Roof
- Remove other Non Licensed Asbestos Materials
- Demolition of Building to Slab Level
- Supply and erect fencing in agreed areas on site

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.

SUPERVISION

Mr Michael Finnigan Jnr (NEBOSH, IDE) 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.

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. 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. 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.

TRAFFIC MANAGEMENT

1. MJ Finnigan vehicles will only park in the confines of our site area.
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. Vehicles to enter site via site entrances and follow designated routes.
5. Banksman to be in attendance during deliveries
6. Any visitors to be accompanied by MJF Personnel and inducted at site offices
7. Pedestrians to stay out of demolition exclusion zones during structural demolition as per MJF
8. Wagons removing debris to be covered and road sweepers used as required.

EXISTING SERVICES

Prior to the commencement of the works MJ Finnigan will require written confirmation 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

Adam Tate will be MJ Finnigan Ltd on site First Aider.

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.

ENVIRONMENT

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

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

1. 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 ie. 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
- Fridges
- Tyres
- Unidentified Containers

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

Only low risk small amounts of non licensed asbestos are located in this area. Operatives will locate and bag up the items (namely AC Cement)

Some AIB has been identified in a blue bin on site – this will be collected by a licensed asbestos removal contractor.

All MJ Finnigan Ltd operatives are trained in asbestos awareness. If during the soft strip work suspect material is found operatives will immediately put on a P3 milter mas and act in accordance with the MJF procedures. Namely the area will be cordoned off and instructions

sought from the MJF supervisor with a view to additional sampling and following the MJF procedures.

SOFT STRIP

1. 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.
2. MJ Finnigan propose to recycle and salvage as much of the salvageable materials possible in the building as detailed in the recycling proposals document in the Health and Safety Plan.
3. 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.
4. Skirting boards and door frames are to be removed by operatives using pinch bars and drills.
5. 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.
6. Loose Items are to be removed whole where possible and loaded directly into awaiting skips manually or by excavators / bob cat skid steers.
7. If necessary items of furniture etc may be reduced in size to enable easier lifting, and removal (e.g. dismantling desks/tables etc).
8. 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.

9. Materials will be progressively soft stripped and transported to the adjacent skips placed out site each work area.
10. All materials are to be removed to licensed disposal sites with full documentation being supplied to the client upon completion of the works.

YARD CLEARANCE & INTERNAL RUBBISH

1. There is significant amount of rubbish to be removed from both the internal and the external of the building this will be carried out by operatives using bob cat and 360 excavators.
2. Initially the areas will be checked visually to identify the various waste streams.
3. Bob cat skid steer will be used to handle the bulk of the waste from the internal and external areas which will be separated into the following waste streams for removal from site:-
 - Fridges 31
 - Tyres 108
 - Plastic
 - Mattresses 7
 - General waste
 - Timbers
 - Oil
 - Tiles and Hardcore
 - Green Waste

4. Once the individual waste streams have been identified the different types of waste will be loaded into the appropriate bins for removal off site and waste tickets will be provided to the client on completion.
5. There is a mound of hardcore / tiles which has been sampled and identified as non hazardous waste so will be taken off site as hardcore.
6. Once the yard has been cleared and levelled MJF site supervisor will walk the site with Mayfield representative to decide if any additional material required to make safe for car parking.

MAIN DEMOLITION

Key Activities and Sequence

- Light soft strip
- Wet Drop of Asbestos Roof
- Deconstruction of buildings to slab level
- Removal of Material off site
- Installation of Fencing (by others)

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.

The main structural demolition will be carried out mechanically using a 30 tonne demolition specification (safety cab) hydraulic tracked excavator fitted with a combination of multi purposed demolition attachments and demolition cutting shear.

1. All personnel who are to partake in these works shall be inducted onto the site by the Site Manager. They shall adhere to all site rules, systems and procedures at all times whilst on site. And have specific briefing on protection of the water way and how silt run

off & debris can effect the stability of the status quo for wildlife fish & pollution and on the protection measures to be adopted.

2. The building is steel framed with brick infills and cement bonded sheets on the roof. The height of the building is roughly 8 metres
3. The internal area shall be cleared of all waste and debris to leave the 'drop zone' area clean and tidy.
4. The area is fenced with Heras and during the asbestos sheet demolition the fencing will have additional exclusion zone signage attached to demarcate the area. The site shall be fully enclosed at all times.
5. Banks men shall be utilised at the side the Heras fence line
6. A water supply shall be sourced and the drop zone area shall be thoroughly dampened prior to commencement. The entire asbestos cement removal operation shall also be dampened thoroughly.
7. The 360 Operator shall position the plant accordingly to ensure best possible access to the nearest bay.
8. Working in a bay by bay sequence the 360 excavator with attachment shall proceed to remove the asbestos cement roof sheets. This will be carried out using a shear attachment which will hinge cut and lower the sheets to ground level.
9. The machine will using the hydraulic rotating shear and will hinge cut each side of the bay portal lowering the lead edge of the roof to the ground inside the building this will be done under constant water suppression, the sheets will then be removed with the selector grab reducing A the fall distance of the sheet to reduce breakage B also contain all debris within the building boundary
10. The asbestos cement debris arising from the removal of each individual bay shall not be allowed to accumulate within the building they will be cleared as each bay is completed.

11. Only once this initial bay has been removed to permit safe access shall the clean up operation commence.
12. An excavator with bucket or grab attachment shall be used to collect all debris materials at ground floor level, this will be bagged as per current car 2012 regulations and placed in bucket or grab to be transferred to the skip within the area to reduce manual handling this is described in No. 12 below.
13. Any small bits of cement sheeting shall be hand picked and placed in to clear asbestos bags tapped then placed in to a red asbestos bags swan necked then tapped.
14. All persons working with the asbestos cement debris will wear type 5/ 6 disposable hooded overalls and ffp3 dust filtration mask, gloves and laces on boots shall be taped over.
15. At each break and / or at the end of each working day these shall be carefully removed at the source of works.
16. On return to work new type 5/6 disposable hooded overalls and ffp3 dust filtration masks shall be obtained from MJF site Manager.
17. The operatives in the work area handling the cement sheeting will be fully trained non-licensed asbestos removal /remote workers will be CCDO carded demolition operatives.
18. Background air monitoring will be required in the exclusion zone and personals on operatives this will be done at the start to prove methodology and periodically thereafter.
19. The contents of each bucket once full shall be disposed of directly into the asbestos waste container.
20. Not until all traces of asbestos cement have been removed from the floor area can the bay be demolished by remote techniques
21. These methods will continue until the unit has been removed of the roof structure and side walls can then be folded in.

22. It will be the banksman's responsibility to direct the excavator operator and ensure that no unauthorized persons enter the demolition zone.
23. Side brick elements will be removed by the grab attachment and placed into a separate waste stream for disposal off site.
24. The demolition sequence will continue in a repetitive fashion with the steel being pulled up and drawn into the building footprint by the excavator.
25. Materials will be segregated by machine and placed into skips for disposal off site (Timbers, insulation, plastic, hardcore, metal, non – ferrous and ferrous metal).
26. Site Supervisor will ensure that at the end of each working day, all loose items or debris is removed from the structure remaining.
27. The mechanical demolition will progress top down in an inwards and downwards and controlled piecemeal fashion.
28. The repetitive demolition techniques will continue until all the building has been demolished to slab level prior to the breaking out of slabs in only those areas specified.

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 24.01.2023

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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