

RENAKER BUILD LTD

ASBESTOS MANAGEMENT PLAN

**Trinity Islands Plot C&D
Trinity Way
Manchester**

DESIGN TEAM APPOINTMENTS:

Client: Trinity Islands Developments (Manchester) Ltd

Principal Contractor: Renaker Build Ltd

PROJECT TEAM APPOINTMENTS:

APPOINTMENTS	NAME	CONTACT No	SIGNATURE	DATE
Project Manager	Pete Cregeen	07940990148		
Asbestos Appointed Person	Lee Saunders	07585773621		

Person Responsible for drafting, implementing and maintaining this plan....

Name: Peter Cregeen

Position: Project Manager

Signed:

Date:

REVISION HISTORY:

Rev:	Prepared By: / Signature	Main Comments / Amendments:	Project Manager Approval Signature:	Date:
1	P.Cregeen	First Issue		

CONTENTS

- 1.0** Introduction
- 2.0** Asbestos Type's and Diseases Attributable to Exposure
- 3.0** Asbestos Containing Materials Survey's
- 4.0** Does work on Asbestos need a licence?
- 5.0** Is it notifiable non-licensed work?
- 6.0** Management of Asbestos Containing Materials
 - 6.1** Monitoring for Asbestos Containing Material's in Soil
 - 6.2** Excavation & Piling Works
 - 6.3** Vehicle and Pedestrian Inspections
- 7.0** Training to work with Asbestos Containing Materials
- 8.0** Reference Documents

APPENDIX A – RBL ASBESTOS PROTOCOL

APPENDIX B – RISK ASSESSMENT

APPENDIX C – EMERGENCY ACTION SIGNAGE

APPENDIX D – ASBESTOS ACTION PLAN

APPENDIX E – ASBESTOS REGISTER

APPENDIX F – COMMUNICATION PLAN

1.0 Introduction

Asbestos has been utilised for thousands of years and has had thousands of different uses, especially within the construction industry. The health hazards only began to become apparent approximately 100 years ago and legislation has been updated in order to amalgamate existing legislation and ensure reasonable protection is afforded to those at risk of exposure.

The Control of Asbestos Regulation 2012 (CAR12) applies to ALL work with Asbestos Containing Materials (ACM's) by employers, employees & the self-employed & prohibits the supply & new use of all its forms.

As a duty holder under CAR 12 and CDM 2007 Renaker Build Ltd (RBL) will ensure compliance with both CAR 12 and other applicable legislation via the appointment of a suitably competent manager to formulate a site specific Asbestos Management Plan where there is reasonable risk of exposure to ACM's.

In support of the redevelopment of the Trinity Islands Plot D site. This document sets out the proposed strategy for asbestos related redevelopment works at the Site.

This document responds to the Planning Conditions 8, 55, 103 and 147 of Manchester City Council Planning Consent ref. 132429/FO/2021 for the Redevelopment of the site and takes into account piling, bulk dig and ground works to formally discharge this condition.

The Planning Conditions Nr. 8, 55, 103 and 147 are replicated as follows:

Notwithstanding the Phase I Preliminary Risk Assessment and the Phase II Ground Investigation prepared by WSP stamped as received by the City Council, as Local Planning Authority, on the 7 December 2021, prior to the commencement of phase C1 & C2, D1 & D2 the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority, to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site:

- Remediation strategy and materials management plan providing
- Asbestos management plan submitting
- Final gas risk assessment following completion of the last 2 rounds of gas monitoring. (This should include monitoring during occurrences of low and falling atmospheric pressure)
- UK Water supplier risk assessment.

2.0 Asbestos Type's and Diseases Attributable to Exposure

There are three main types and 'colours' of asbestos, although the naked eye is unable to distinguish by colour alone and generally it will be mixed with other ingredients which change the appearance.

- | | |
|-----------------|-------------|
| 1) White | Chrysotile |
| 2) Brown | Amosite |
| 3) Blue | Crocidolite |

When asbestos fibres are inhaled they can cause serious diseases which are responsible for around 4500 deaths a year. There are four main diseases caused by asbestos:

- 1)** Mesothelioma (Always Fatal)
- 2)** Lung Cancer (Almost Always Fatal)
- 3)** Asbestosis (not always fatal, but it can be very debilitating)
- 4)** Diffuse Pleural thickening (not fatal)

A key factor in the risk of developing an asbestos-related disease is the total number of fibres breathed in. Working on or near damaged asbestos-containing materials or breathing in high levels of asbestos fibres, which may be many hundreds of times that of environmental levels can increase your chances of getting an asbestos-related disease.

Asbestos related diseases won't affect immediately but later on in life, so there is a need for you to protect yourself now to prevent you contracting an asbestos-related disease in the future. It is also important to remember that people who smoke and are also exposed to asbestos fibres are at a much greater risk of developing lung cancer.

3.0 Asbestos Containing Materials Survey's

As the site contains no existing structures, the surveys conducted do not need to include a management survey or a refurbishment/demolition survey. In this instance, with a grade level development, we are relying on the following survey to inform this plan

- 1)** WSP Trinity Islands Phase 1 Preliminary Risk Assessment
- 2)** WSP Trinity Islands Phase 2 Ground Investigation

All information must be recorded and made available to anyone at risk of exposure to asbestos fibres.

The initial Phase 1 report identified that the previous land use may have been such that made ground may have a moderate to low risk of containing asbestos fibres or residual content.

The Phase 2 Ground Investigation subjected the site to a suite of bore hole and window samples (12 on plot C and 15 on plot D) and this has highlighted that in one of the boreholes (BH112 on Plot C) contained a small sample of Chrysotile containing 0.046% of asbestos. The report therefore recommends that whilst only a single sample has been found, there is a risk across the remaining made ground that further contaminants could be encountered.

The Control of Asbestos Regulations 2012 (CAR 2012) applies to all work with asbestos including working with asbestos contaminated soils. Risk is associated with the likelihood of asbestos fibres becoming airborne from the soil and this depends on a great number of factors including the nature of the asbestos (bound or unbound), nature of the soil (cohesive or granular), moisture content of soil, weather conditions, extent of disturbance etc.

Renaker has a number of their management team and operatives trained specifically in UKATA Asbestos Management in the ground and will ensure that a qualified individual is present on site to monitor the piling and excavation works at all times and both the Piling contractor (Foundation Piling) and the excavation contractor (PP O'Connor) also have extensive experience in identifying and working with ground-based contaminants

4.0 Does work on Asbestos need a licence?

Most work with asbestos needs to be carried out by a HSE licensed contractor. This includes work on asbestos coating and asbestos lagging; and work on asbestos insulation or asbestos insulating board (AIB) where the risk assessment demonstrates that the fibre release will be high, e.g. the material is badly damaged, or the work is not short duration work.

'Short duration' means any one person doing this type of work for less than one hour, or more people doing the work for a total of less than two hours, in any seven consecutive days. The total time spent by all workers must not exceed two hours. This includes time spent setting up, cleaning and clearing up.

Non-licensed work includes work on asbestos-containing textured coatings and asbestos cement. The workers must be suitably trained; have a safe system of work; and exposure levels must be kept as low as possible by measures other than respiratory protective equipment.

5.0 Is it notifiable non-licensed work?

From April 2012, some non-licensed work, where the risk of fibre release is greater, is subject to three additional requirements – notification of work, medical examinations and record keeping (the requirement for medical examinations does not come into force until April 2015). This work is known as notifiable non-licensed work (NNLW). To decide if the work is NNLW, you will need to consider the type of work you are going to carry out, the type of material you are going to work on and its condition:

- 1)** Decide what type of work you are doing: -
 - a.** Maintenance – e.g. drilling holes, painting, cleaning etc. Maintenance includes some removal where it is incidental to the main task, e.g. removing an asbestos ceiling tile to allow inspection;
 - b.** Removal – e.g. as part of a refurbishment or redesign project; or –
 - c.** Encapsulation – e.g. Work to enclose or seal asbestos materials in good condition;

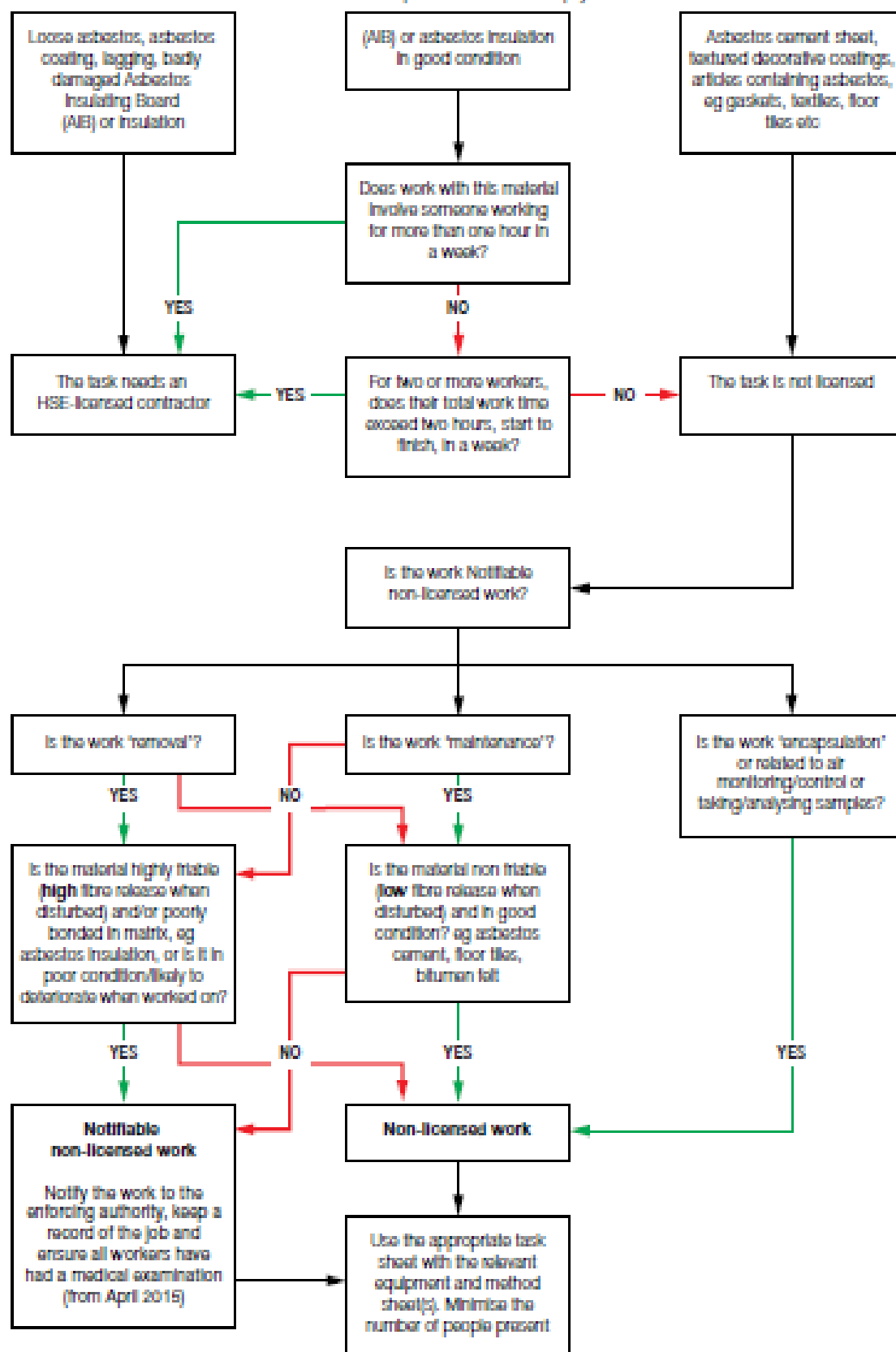
- d.** Air monitoring and control, and the collection and analysis of samples.
- 2)** Consider the asbestos type: - Is it friable? – The more friable a material is, the more likely it will release asbestos fibres when worked on and the greater the risk of exposure. Materials such as asbestos insulation are more friable than materials such as asbestos cement;
- 3)** How firmly is the asbestos bonded in a matrix? (For removal work only) – Asbestos containing materials (ACMs) where the asbestos is coated, covered or contained within another material, such as cement, paint or plastic are considered to be firmly bonded in a matrix;
- 4)** Consider the material's condition:
 - a.** Has the material been damaged or is it in poor condition? – E.g. badly flood or fire-damaged; and
 - b.** Will the materials' matrix be destroyed when worked on? – E.g. deteriorating textured decorative coatings ('Artex') with gel or steam.

To summarise, most work with firmly bonded materials in good condition such as asbestos cement, bitumen, plastic, resin, rubber, roofing felt, paper linings, cardboard, textiles, gaskets, washers and rope etc. will not need to be notified. Short duration 'maintenance' work involving AIB which is in good condition will also not normally need to be notified, NNLW will normally include short duration maintenance and removal work with asbestos insulation, removal of textured decorative coatings where the material is destroyed e.g. by scraping it off, and short duration removal of AIB as part of refurbishment.

Please Review the Health and Safety Executive Decision Chart below:

Decision flow chart

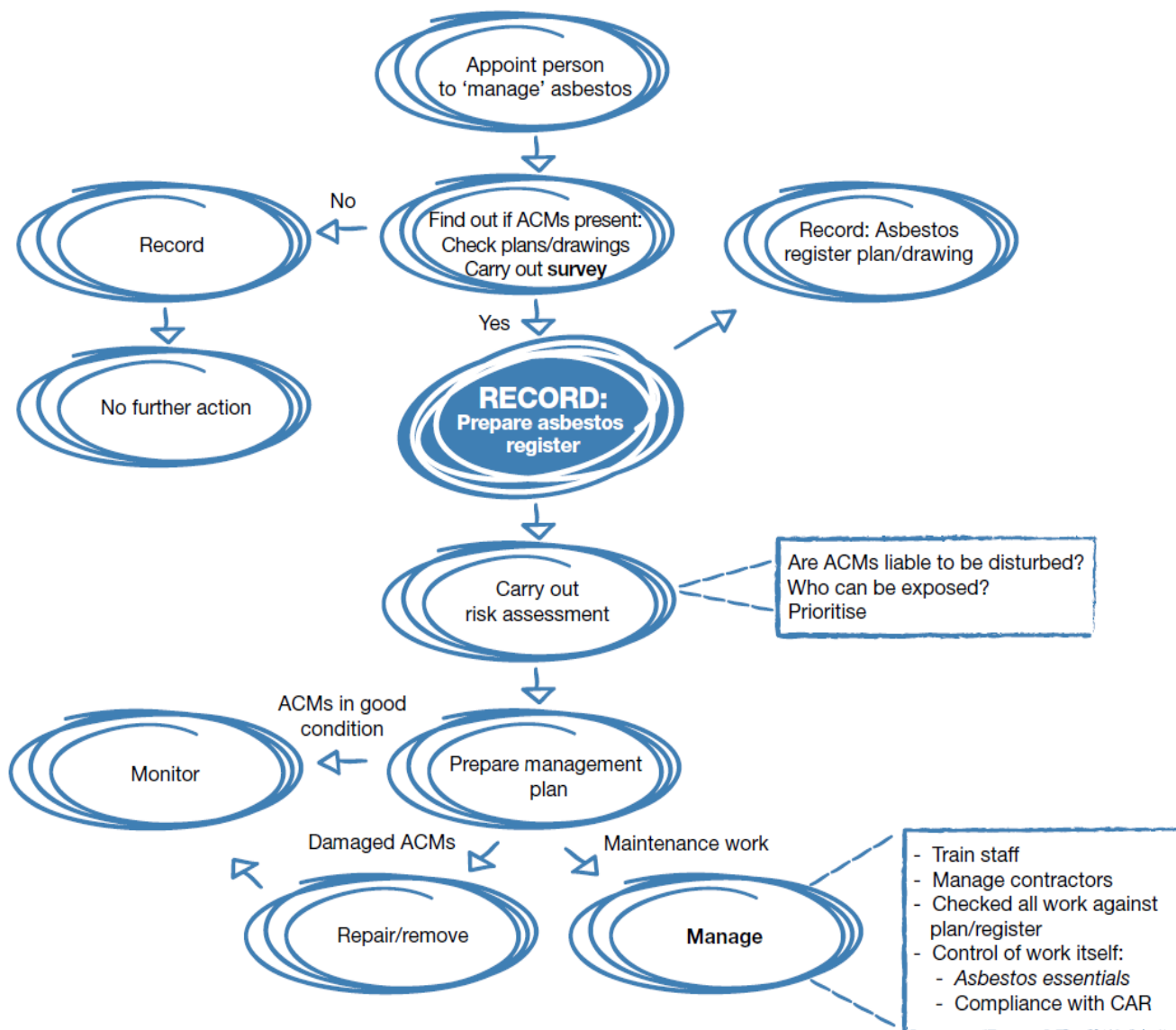
Use this simple flow chart to help you decide who needs to do the work:



6.0 Management of Asbestos Containing Materials

In order comply with CAR12 and to manage the risk from ACMs, duty holders (RBL) will need to:

- Make an Appointment to manage the known or presumed Asbestos
- Take reasonable steps to identify any ACM's on the premises & check their condition;
- Presume that materials contain asbestos unless there is strong evidence to suppose they do not;
- Keep and maintain an up-to-date record of the location, condition, maintenance and removal of all ACMs on the premises;
- Maintain ACMs in a good state of repair and regularly monitor their condition;
- Assess the risk of the likelihood of anyone being exposed and repair, seal or remove ACMs if there is a risk of exposure due to their condition or location;
- Inform anyone who is liable to disturb the ACMs about their location and condition;
- Prepare a plan using information provided by appropriately competent surveyors to manage that risk and put it into place an action plan and Asbestos register (See appendices)
- Review the plan at regular intervals and make changes if circumstances change.



6.1 Monitoring for Asbestos Containing Material's in Soil

A rigorous monitoring regime shall be operated during any excavation works or piling operations. The appointed person shall be responsible for the following:

Stage 1: Preliminary check of site condition

Stage 2: A thorough visual inspection of all discharged earth from the piling auger & any turned over soil;

Stage 3: Ensuring protocol in accordance with Asbestos Regulations and Guidance is followed in the event of any Asbestos found.

It should be noted that the regulations permits situations where working with asbestos insulation does not require a license to work. The site was found to contain a sample of Chrysotile fibres at a depth between ground floor level and 500mm in sample BH and no where else on the site. One sample of micro fibres is deemed of low risk.

The ground and surrounding areas were also checked for ACMs and again there was no evidence of Licensed ACMs from the samples taken.

When performing non-licensed work e.g. a clearance air testing is not normally required. The appointed person shall perform a thorough visual examination of the area being worked to ensure that it has no ACMs.

If suspected ACMs are identified in excess of the Clearance Value (0.01 fibres/ml), all work shall be stopped and working procedures reviewed and any remedial actions required put in place before work is allowed to recommence.

The site has been redeveloped on numerous occasions and the finding of the positive sample in BH is believed to have been deposited during one of these developments due to the depth it was taken from, which is consistent with the said previous redevelopment of the site.

The requirement for monitoring and the extent of that monitoring shall be made on an area-by-area basis, subject to current regulatory requirements.

6.2 Excavation & Piling Works

As risk associated with asbestos in soils is primarily concerned with the likelihood of asbestos fibres becoming airborne, excavation and movement of soils containing asbestos can create conditions where such release can occur. The likelihood of airborne fibre release occurring and thereby the extent of risk shall depend on a number of factors previously mentioned.

In the event that further ACMs are identified the Appointed Person shall consider factors such as prevailing weather conditions (wind, rain etc), amount and form of asbestos present and proximity of site workers and the general public when determining the actual number, frequency and locations of where the ACM was found.

It is likely that, where possible, soils may be screened on site with obvious asbestos materials being removed by hand picking. This will be performed to reduce the amount of soil requiring to be taken to the contaminated ground landfill. Where this work is being performed a similar air monitoring procedure shall be followed. It should be noted that hand picking will only be appropriate where asbestos is present as discrete pieces of ACMs and not where it is spread throughout the soil as loose fibres.

The decision as to which areas are suitable for hand picking shall be made on an area-by-area basis and the Appointed Person shall provide input to that decision making process.

6.3 Vehicle and Pedestrian Inspections

The Contractor shall perform random, but frequent, inspections of exiting vehicles to ensure such vehicles have been adequately cleaned and are free from residues which could contaminate other areas of the site.

As with the monitoring requirements frequency of inspections shall depend on Contractor activity levels.

The frequency of personnel monitoring will depend on the frequency of asbestos deposition but is likely to be daily, during periods of greatest activity.

7.0 Training to work with Asbestos Containing Materials

It is legal requirement that all that may come across asbestos in their day to day work have been provided with asbestos awareness training. If they will intentionally work on asbestos they must have had appropriate training specific to the tasks they will undertake. Our Renaker management and operatives are trained to category A and B. There are generally three types of training recognised:

- 1.** Category A – Awareness Training
- 2.** Category B – Non Licensed Asbestos Work
- 3.** Category C – Licensed Asbestos Work

8.0 Reference Documents

- The Control of Asbestos Regulations 2012 (CAR 2012 1st)
- HSG 264 Asbestos: The Survey Guide (2012 2nd)
- L 127 The Management of Asbestos In Non-Domestic Properties (2012 2nd)
- Health and Safety at Work etc. Act 1974
- The Management of Health and Safety at Work Regulations 1999
- The Workplace (Health, Safety and Welfare) Regulations 1992
- The Construction (Design and Management) Regulations 2007

APPENDIX A

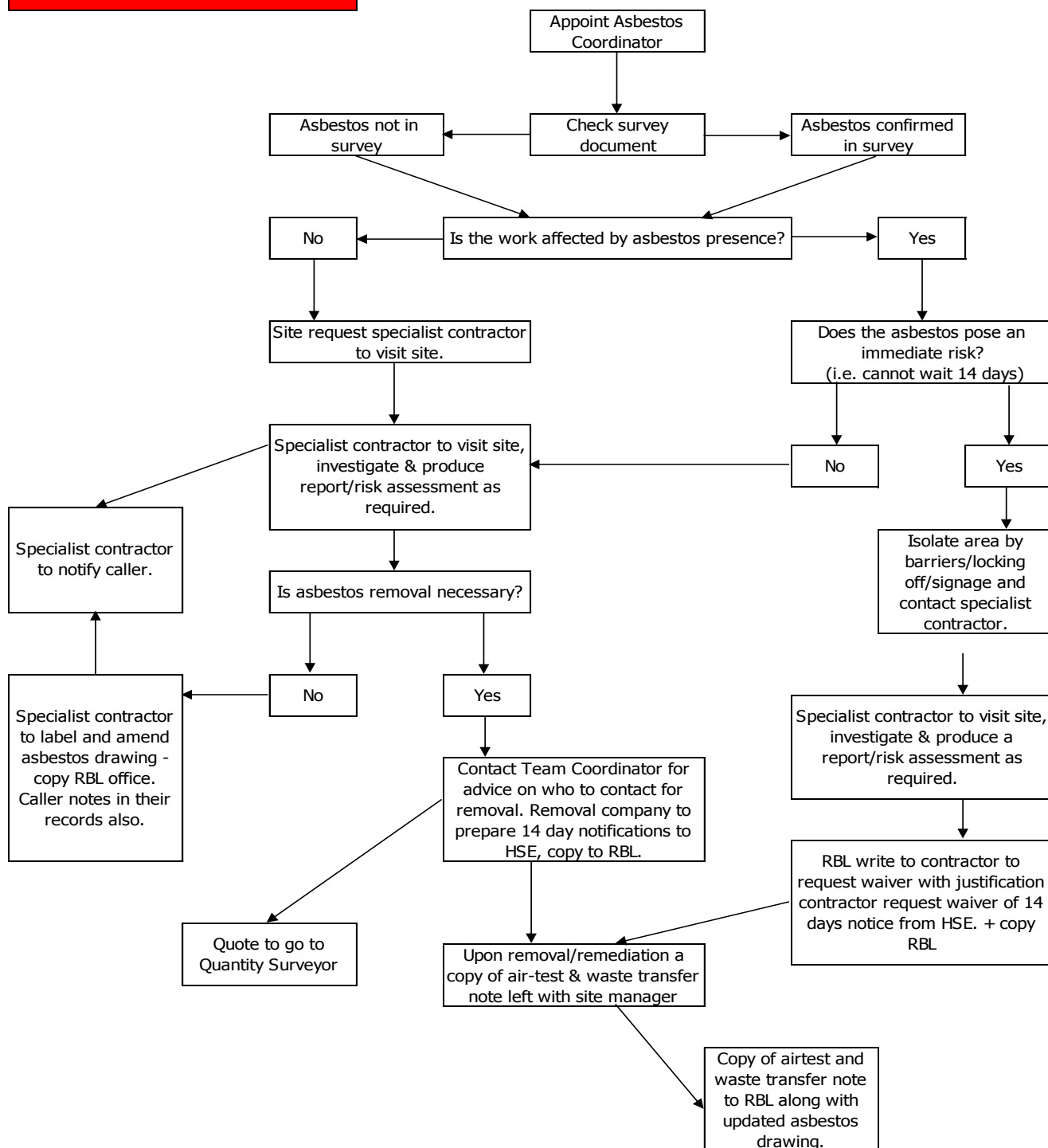


RENAKER BUILD LTD

Procedure if asbestos is suspected within project works.

Asbestos Protocol Appendix A

NOTE: you must allow 14 days notice for removal of asbestos unless it is a valid emergency. No exceptions - HSE rule. Failure to act correctly can result in serious fines or imprisonment.



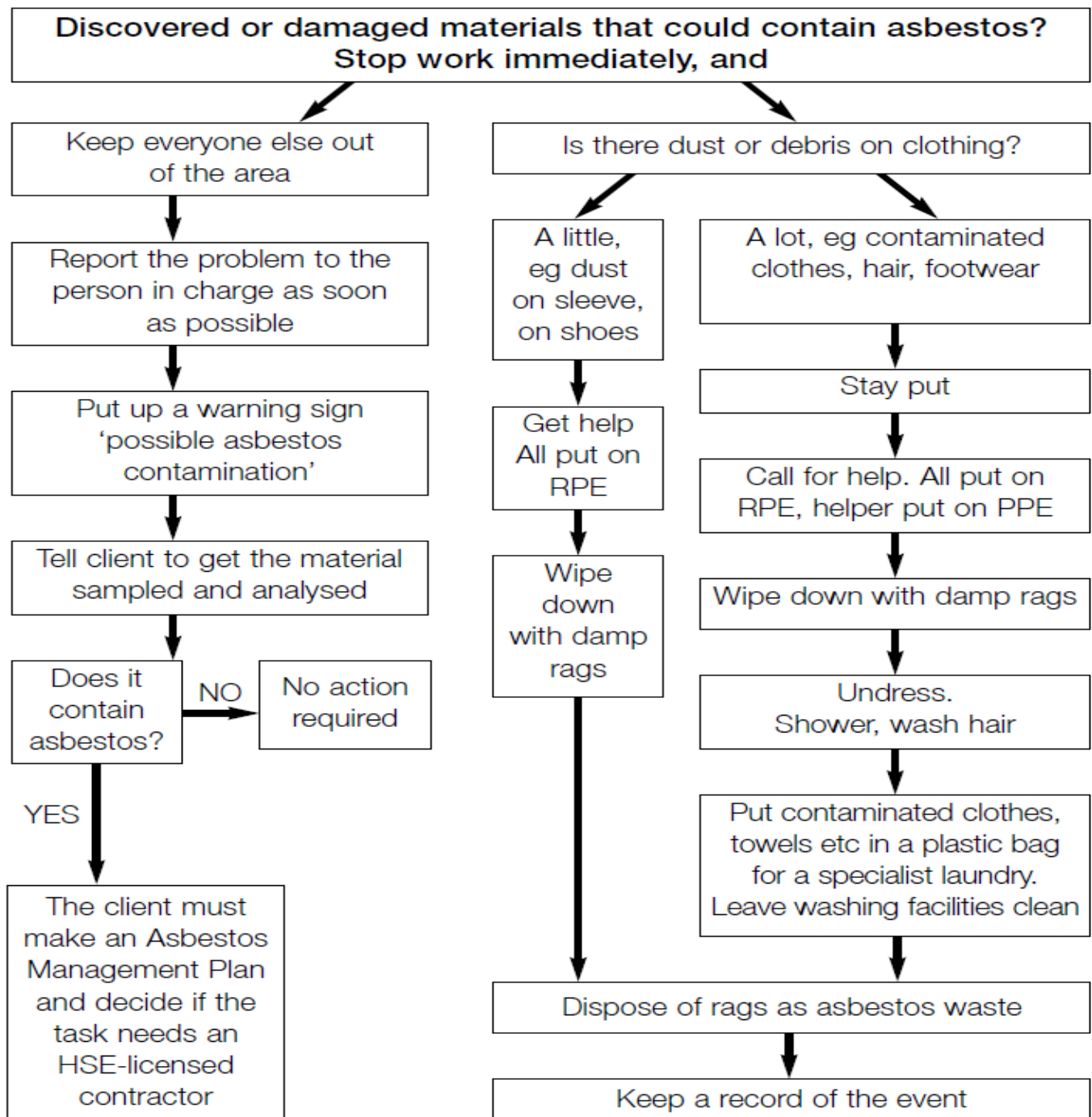
APPENDIX B

APPENDIX B – RISK ASSESSMENT

Item No	Significant Risks / Hazards Identified	Site Operatives	Subcontractors	General Public	Others	High Medium Low	Actions Required to reduce / control Significant Risks / Hazards Identified	Action By:
	Exposure to Asbestos Fibres	Y	Y	Y	Y	High	- Suitable Surveys & Information - Surveyor Risk Assessments required - RBL Asbestos Management Plan - Licensed Contractor where required - Category B or C training for non-licensed or licensed work - Keep asbestos materials (inc Waste) damp - Warning Signage - Suitable Personal Protective Equipment - Use a brush to clear dust - utilise a HEPA filter Vacuum Cleaner - Do Not cut / drill into using power tools - Dispose of ALL waste properly via a licensed waste contractor - Double bag and Red warning label - Specialist Laundry Service for contaminated clothing	
	Employees Over Exposed to Asbestos Fibres	Y	Y	Y	Y	High	- Informed All employees involved - Stop Work until controls in place to maintain exposure below control limits - Establish why exposure control limit was exceeded & add controls to prevent	

APPENDIX C

APPENDIX C - EMERGENCY ACTION SIGNAGE UPON DISCOVERING ASBESTOS (ACM's)



Procedures

- Stop this work immediately.
- Follow the chart above or do a risk assessment to decide who must do the work - you may need a licensed contractor.
- Minimise the spread of contamination to other areas.
- Keep exposures as low as you can.
- Clean up the contamination.

APPENDIX D

APPENDIX D – ASBESTOS ACTION PLAN FOR Trinity Islands.....

WHERE?	PRODUCT?	ACTION?	BY WHEN?	BY WHOM?

Name of Responsible Person: **Date:** **Next Review date:**

Signature:

APPENDIX E

APPENDIX E – ASBESTOS REGISTER FOR: Trinity Islands.....

Where?	Product?	Amount?	Surface Coating?	Condition?	Is Access Easy?	Type?	Comments	Material Score?	Priority Score?

APPENDIX F

APPENDIX F – COMMUNICATION PLAN FOR: Trinity Islands.....

- 1)** Advanced Warning to All contractors concerned:
 - a. Formal communications to contractor managers at risk of exposure to inform their workers
 - b. (Insitu Warning as below for known or presumed ACM's)
- 2)** RBL Staff members:
 - a. Formal Communications of presence or presumed ACM's
 - b. Up to date copy of Management Plan & Appendices
 - c. Training to category
- 3)** RBL Subcontractors:
 - a. Formal Communications of presence or presumed ACM's
 - b. Up to date copy of Management Plan & Appendices
 - c. Training to category

