

Bradford Road, Miles Platting, Manchester (Site Code 0049)

Outline Asbestos Management Plan

National Grid Property Holdings Ltd

May 2022

Notice

This document and its contents have been prepared and are intended solely as information for National Grid Property Holdings Limited's (NGPH) information and use in relation to the preparation for Outline Asbestos Management Plan for gasholder demolition works to be undertaken at the NGPH owned landholding located at Bradford Road, Miles Platting, Manchester, M40 7BN.

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Document history

Revision	Purpose description	Origin- ated	Checked	Reviewed	Authorised	Date
Rev 1.0	Draft for issue	NS	RG	LH	LH	May 2022

Client signoff

Client	National Grid Property Holdings Ltd
Project	Bradford Road, Miles Platting, Manchester (Site Code 0049)
Job number	5214773
Client signature / date	

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1. Introduction

Atkins Limited has been commissioned by National Grid Property Holdings Limited (National Grid) to prepare an Outline Asbestos Management Plan (OAMP) to be included as part of the prior notification application for the demolition phase of works at Bradford Road, Miles Platting, Manchester.

1.1. Proposed Works

The proposed overall works at the site include dismantling and infilling one below ground column guided gasholder, removal of the boiler house and chimney, and removal of the redundant overhead pipework and gantries. A site layout is shown on Figure 1.

A Refurbishment and Demolition Asbestos Survey of the site was completed in 2017, an Asbestos Re-inspection survey was completed in 2021 (Appendix B). Asbestos containing materials were identified during the surveys at two locations;

- Boiler room, internal – gaskets to front of boiler (asbestos gasket, chrysotile); and
- Boiler room, external – gaskets to cold storage tank (asbestos gasket, chrysotile).

The re-inspection survey (2021) recommended the two locations are monitored on a yearly basis until the proposed demolition works are completed.

1.2. Asbestos Management Plan

The Principal Contractor's Health Safety & Environment (HS&E) Team shall use the outline plan (Appendix C) as a basis to produce an Asbestos Management Plan for the asbestos removal works. An electronic version of this plan will be held by the Principal Contractor during the demolition works.

2. Management Framework

2.1. Legislation, Regulation and other Requirements

The asbestos removal works shall comply with all relevant legislation, regulations and additionally, obtain and comply with all necessary consents to ensure legal construction works. The removal of asbestos shall be completed in accordance with the Control of Asbestos Regulations (CAR) 2012. Subject to the type and nature of asbestos removal works required, notification to the HSE and a licensed asbestos removal Specialist Contractor maybe required as dictated by the regulations.

An asbestos register and Asbestos Management Plan shall be prepared and maintain by the appointed Principal Contractor throughout the life cycle of the works.

2.2. Risk Assessments

The Principal Contractor shall complete Risk Assessments (RA) identifying significant aspects and impacts identified for the asbestos removal works which will form part of the Asbestos Management Plan which will be held in the Contractors onsite office. The plan shall be reviewed monthly and revised as required and updated accordingly by the Principal Contractor.

2.3. Roles and Responsibilities

The Principal Contractor is responsible for completing a Asbestos Management Plan ahead of the works and maintaining and updating the plan throughout the lifetime of the works.

2.4. Training, Awareness and Competence

All personnel working with asbestos are to receive training relevant to work required, training includes, but is not limited to:

Table 1-1 - Training and potential participants

Training	Participants
Site Safety Plus – Site Environmental Awareness Training Scheme (SEATS)	Workforce
Asbestos awareness training	Workforce
Non licensed / Cat B asbestos training	Workforce / Specialist Contractor
Licensed asbestos removal training	Workforce / Specialist Contractor
Toolbox Talks on asbestos management, removal, removals, noise and dust prevention, and other issues relevant to the works	Workforce

2.5. Management Review

The Principal Contractor will undertake a review of the Asbestos Management Plan on a regular basis and include the following for input:

- Results of annual reinspection survey until the asbestos is removed off site;
- Training records, including tool box talks;
- Changing circumstances, including additional surveys, tests inspections where further asbestos identified; and
- Recommendations for further works.

3. Site Specific Controls

3.1. Working Hours

The proposed site working hours are 08:00 and 18:00 on weekdays (excluding bank holidays). This includes for any deliveries as well as the asbestos removal works. No works will take place on Sunday or Bank Holidays, unless due to an emergency or with prior written approval of the Local Planning Authority.

3.2. Air Quality and Monitoring

To ensure that air quality on site and in the surrounding area does not deteriorate due to the asbestos removal works, dust and emission control measures will be used. Measures may include, but not limited to:

- Adequate segregation, screening of area/ asbestos enclosures for removal during removal works;
- Vehicles will be sheeted to prevent loss of materials off-site;
- Undertake controlled removal of asbestos contaminating materials;
- Gaskets will be bagged and stored away from site boundaries prior to collection and will be located away from site boundaries;
- Prolonged storage of materials on site prior to disposal will be avoided;
- Undertake reassurance air monitoring, 4 stage clearance and personnel monitoring air tests. Personnel monitoring to be completed at least every 30 minutes during removal works; and
- Effective vehicle cleaning and wheel washing will be undertaken when leaving the site as well as the cleaning of highways in the vicinity of the site, where necessary.

3.3. Traffic and Transportation

3.3.1. Designated Access Routes

During all removal of asbestos works the primary access route to the site is from Broxton Street, via a double palisade gate. The construction access point will be signposted on the main access gate and relevant on-site signs placed throughout the site to indicate speed limits.

Construction traffic entering and leaving site will be controlled by the Principal Contractor.

3.3.2. Contractor compounds, storage areas and construction personnel parking

The site compound enclosure will contain loading and unloading areas, material storage, waste storage and a suitable parking area. Parking will not be permitted on Broxburn Road. The details of the layout within the compound such as parking, storage, and site office and welfare facilities, is not known until the Principal Contractor has been appointed. On the appointment, the Contractor will submit compound layout details.

3.4. Personnel Protective Equipment (PPE)

The Principal Contractor shall assess the requirement for PPE/RPE on the task specific basis as part of the RAMS for the asbestos removal works.

3.5. Materials and Waste Management

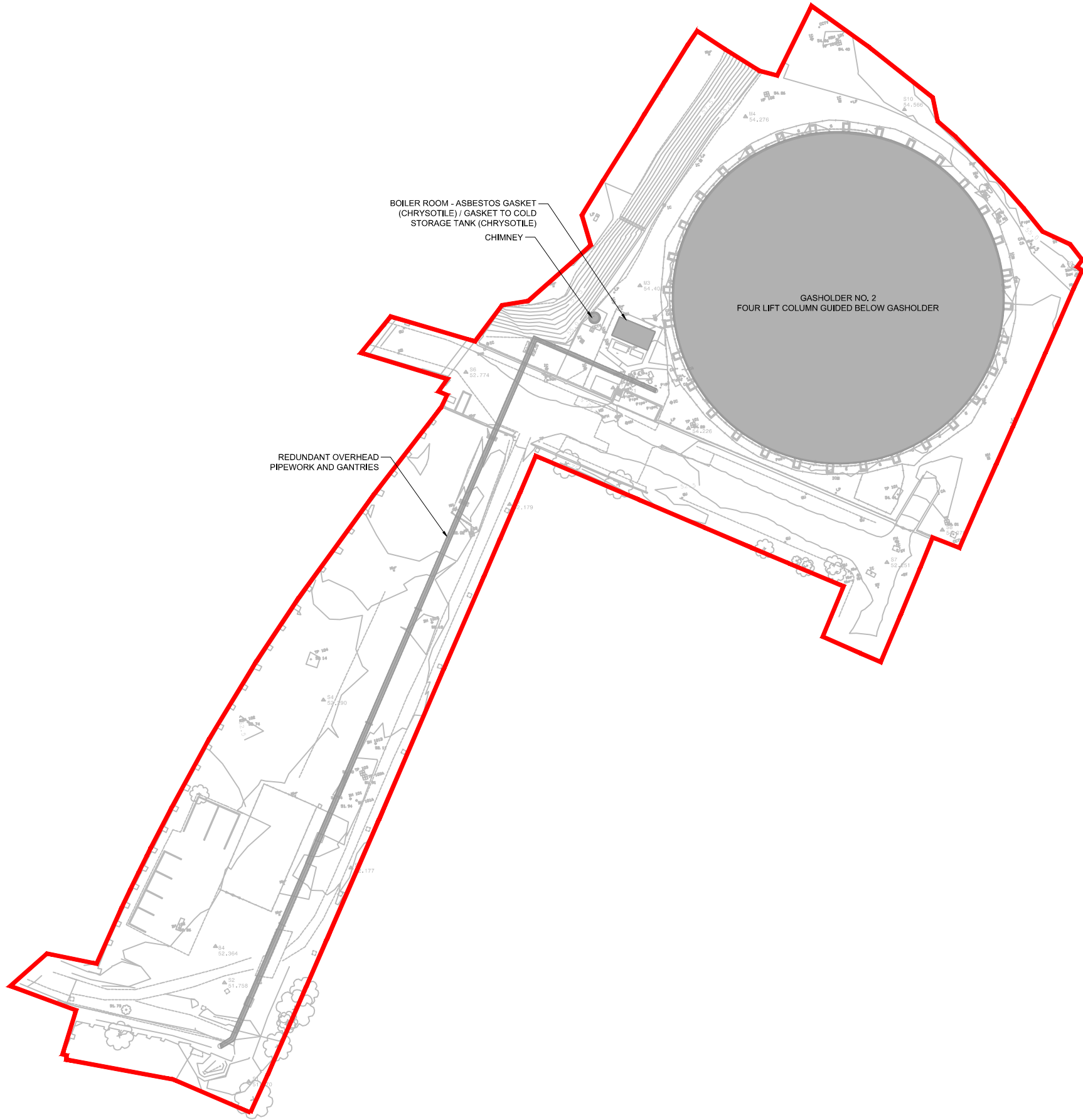
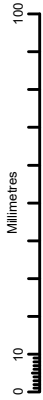
General proposals for waste management during the removal of asbestos during the demolition works include the following options:

- All asbestos waste will be placed into red approved waste sacks. The red sacks will then be placed into clear approved waste sacks, prior to removal off site by the Specialist Contractor;
- All asbestos containing material materials shall be taken off site by the Specialist Contractor for disposal at an appropriate permitted facility; and
- The transit route for the waste will be confirmed by the Specialist Contractor/Principal Contractor.

All wastes generated during the removal of the asbestos will be dealt with in full compliance with the statutory Duty of Care as defined by the Environmental Protection Act 1990 and all subsequent amendments. Materials shall only be disposed of to a suitably permitted waste management facility. Waste Transfer Notes will be retained by the Principal Contractor as a record of the disposal of site waste.

Appendices

Appendix A. Drawings



DO NOT SCALE



- NOTES:**
- DO NOT SCALE FROM THIS FIGURE.
 - THIS DRAWING IS TO BE READ IN FULL COLOUR.
- KEY:**
- APPLICATION NGPH BOUNDARY (4ha)
 - STRUCTURES TO BE DEMOLISHED
- R&D SURVEY TO BE COMPLETE PRIOR TO REMOVAL
 - WORKS TO BE UNDERTAKEN IN LINE WITH CAR2021 BY A SPECIALIST CONTRACTOR
 - APPROPRIATE CONTROL MEASURES TO BE PUT IN PLACE
 - SEGREGATION OF WORK AREA, BUILDING TO BE FENCED OFF WITH ACCESS CONTROLS
 - AIR MONITORING DURING THE WORKS
 - RESPIRATORY PERSONNEL EQUIPMENT (RPE) / PROTECTIVE PERSONNEL EQUIPMENT (PPE) TO BE WORN
 - WASTE TO BE DOUBLED BAGGED AND DISPOSED OF TO A LICENSED FACILITY (TO BE DETERMINED BY SPECIALIST CONTRACTOR)

P01	31/05/22	FOR INFORMATION	CW	NS	RG
Rev.	Date	Description	By	Chk'd	App'd

SNC-LAVALIN

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SNC-Lavalin (2022)

Client

NATIONAL GRID PROPERTY HOLDINGS

Project Title

NGPH BRADFORD ROAD
DEMOLITION AND INFILLING

Drawing Title

OUTLINE ASBESTOS
MANAGEMENT PLAN

Scale	Designed	Drawn	Checked	Authorised
1:1,250	-	CW	NS	RG
Original Size	Date	Date	Date	Date
A3	-	31/05/2022	31/05/2022	31/05/2022
Drawing Number	Revision			
FIGURE 1				P01

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CLASSIFICATION - Baseline (Low Risk)

Appendix B. Third Party Information

- B.1. Asbestos Re-inspection Survey National Grid – Care of Mitie
August 2021
- B.2. Manchester Bradford Road Hazard Register Oct 21



0351



Asbestos Re-inspection Survey

for

National Grid - Care of Mitie

at

**Bradford Road
Manchester
Greater Manchester
M40 7BW**

Survey Date: 23 August 2021

Project Reference: P-401550

Environmental Essentials Limited

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Section 2 – Executive Summary

Section 3 – Introduction

Section 4 – Limitations and general caveat

Section 5 – Methodology

Section 6 – Survey Results

Section 7 – Survey Results Summary

Appendix A Contract Information and Scope

Appendix B Plans

Section 1 – Contract Details

Site name and address:	Bradford Road, Manchester, Greater Manchester, M40 7BW		
Client name and address:	MITIE Technical Facilities Management Ltd, Accounts Payable, PO Box 16904, Birmingham, B9 9LB		
Client contact:	Charlotte West		
Type of survey:	Asbestos Re-inspection Survey		
Date of survey:	23 August 2021		
Project Manager:	Jodie Farrelly		
Lead surveyor(s):	Andy Smith		
Report technically reviewed by:	Rebecca Atkinson	Signature:	

Report Versions:

Version Number	Issue Date	Description
1	09/09/2021	First Issue

Section 2 – Executive Summary

Any asbestos containing materials which have been identified during this re-inspection survey are categorized below according to the recommendations made by Environmental Essentials Ltd. Where no items are listed in any of the categories, then no asbestos containing materials have been identified within the scope of the survey.

This report must be read in its entirety for a comprehensive understanding of the survey findings contained within.

ACMs recommended for removal:

No material in this category.

ACMs recommended for remedial works:

No material in this category

ACMs recommended for ongoing management:

Location No.	Location Name	Sample No.	Item / Position	Material
001	Boiler room	P-265754/004	Gaskets to front of boiler	Asbestos gasket
002	External	P-265754/007	Gasket to cold storage tank	Asbestos gasket

ACMs which are in a good/sealed condition have been identified and a plan needs to be implemented to manage these materials safely. The duty holder should nominate a suitably competent person to monitor the condition of the in-situ ACMs periodically. It may be prudent to monitor the condition of ACMs that are easily accessible and present in consistently occupied areas at greater frequencies than those which are less easily accessible. The site may benefit from additional management actions such as labelling or the introduction of asbestos data to site induction packs.

Section 2 – Executive Summary

Inaccessible areas

All areas were accessed within the scope of the survey.

Inaccessible ACMs

There were no limited access areas within the scope of the survey.

Section 3 – Introduction

- 3.1 National Grid - Care of Mitie commissioned Environmental Essentials Ltd to undertake a re-inspection survey of:

Bradford Road, Manchester, Greater Manchester, M40 7BW

- 3.2 The purpose of the survey was to establish the current condition of asbestos materials identified during previous survey/s of the site in order to enable an update of the asbestos register and to assist in the ongoing asbestos management plan.
- 3.3 The re-inspection was conducted by means of a visual inspection of all previously identified asbestos materials and a re-assessment of their condition as per section 5.0
- 3.4 This re-inspection report should not be used in place of the original survey report/s but should act as a supplement to it for ongoing asbestos management on site.
- 3.5 The site had previously been subject to the following surveys and this report must be read in conjunction with the original report/s:

Yes - Previous information held by Environmental Essentials

- 3.6 Where the original data for ACMs has come from survey information produced by someone other than Environmental Essentials Ltd, the original sample number / reference will be used and the inspection type within the section 6.0 will be recorded as External.
- 3.7 This report does not constitute an asbestos register or an asbestos management plan for the purpose of the duty to manage asbestos under regulation 4 of the Control of Asbestos Regulations 2012.

Section 4 – Limitations and general caveat

- 4.1 With the exception of those areas/materials which could not be accessed for the various reasons specified in section 1.0, all areas containing known or presumed asbestos containing materials were inspected within the scope of this re-inspection survey.

The following areas are deemed to be outside the scope of this re-inspection survey and therefore no attempt was made to gain access:

1. Areas which were outside the scope of the original survey.
2. Areas which were included within the original survey but where no asbestos containing materials were identified.
3. Areas which were not accessed during the original survey

Section 5 – Methodology

5.1 General Methodology

During the course of the re-inspection survey, Environmental Essentials have assessed each material identified and assigned individual scores. Materials can be assessed using two separate scoring systems – The material assessment and the priority assessment. Examples of the algorithms for these can be seen in Table 1 and Table 3.

5.2 Risk Assessment

The material assessment considers the type and condition of ACMs and their ability to release fibres into the air if disturbed. It comprises of four separate elements as follows:

- Product type
- Extent of damage and deterioration
- Surface treatment
- Asbestos type

A simple algorithm can be used to assess these four parameters during the survey. Each parameter is scored as high = 3, medium = 2, or low = 1; two categories allow a nil score.

Presumed or strongly presumed ACMs will be scored as containing crocidolite asbestos [3], unless analysis of similar samples from the building consistently show a different type or if there is a reasoned argument that another type of asbestos was used.

The value assigned to each of the four parameters is added together to give a total score of between 2 and 12.

Those materials with a material assessment score of 10 or more should be regarded as a high risk with a significant potential to release fibres if disturbed. Scores of between 7 and 9 are regarded as medium risk and between 5 and 6 a low risk. Scores of 4 or less are a very low risk. Non-asbestos materials are not assigned a score.

The material assessment highlights immediately the materials of high risk. The priority for asbestos management is determined by carrying out a further assessment called the priority assessment. This assessment is described in detail within HSE Guidance document HSG 227 and is the responsibility of the duty holder. It should be carried out by a person with a detailed knowledge of the site and the activities performed within the building.

Environmental Essentials can assist in this process by undertaking a priority assessment during the course of a survey; however it is ultimately the responsibility of the duty holder to consider this assessment to ensure it is correct using their knowledge of the operation and maintenance requirements of the premises.

The priority assessment addresses the likelihood of the asbestos material being disturbed. It is important to remember that even asbestos materials in the poorest condition only represent a risk to health if the fibres are disturbed into the air we breathe. The priority assessment algorithm takes into account factors such as:

- Maintenance activities
- Likelihood of disturbance
- Human exposure potential
- Occupant activity

The combination of the material and priority assessment forms the total score for each particular material, which should be used as the basis of an asbestos management plan. If a client has not requested a priority assessment then the total score stated within the survey results will be reflective of the material assessment only.

The undertaking of priority assessments falls outside Environmental Essentials' scope of UKAS Accreditation.

Section 5 – Methodology

5.3 Recommendations

Recommendations are provided for each ACM identified based upon the material assessment. Priority assessments may identify alternative actions and timescales to be considered.

Recommendations are a subjective assessment made at the time of the survey. Environmental Essentials Ltd cannot account for further changes in site conditions and use. Recommendations made will be as specific as possible at that point in time however will not take into account the logistics of site operations or budgets available to the client.

Section 5 – Methodology

Table 1 Material Assessment Algorithm (from HSG264 Appendix 4)

	Score	Examples of scores
Product type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi- rigid paint, decorative finishes and asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low-density boards, textiles, gaskets, ropes and woven materials and asbestos paper
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing.
Extent of damage/deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks, broken edges on boards or tiles, etc.
	2	Moderate damage: significant breakage of materials or several small areas where material has been damaged exposing fibrous edges.
	3	High damage or deterioration of materials, sprays and thermal insulation. Visible asbestos contamination by debris or residues.
Surface treatment	0	Composite materials containing asbestos, reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays or insulation, AIB (with exposed face encapsulated), cement sheets, etc.
	2	Unsealed AIB, encapsulated insulation and sprays.
	3	Unsealed insulation and sprays.
Asbestos type	1	Chrysotile
	2	Amphibole asbestos (excluding crocidolite)
	3	Crocidolite

Table 2 Accessibility categories

Rating	Definition
Easy	ACM is not obscured and can be reached without access equipment.
Medium	ACM is obscured by easily removable building materials or can only be reached from standard step ladders.
Difficult	ACM is obscured by fixed / difficult to remove building materials or requires access equipment other than standard step ladders.

Section 5 – Methodology

Table 3 Priority Assessment Algorithm (from HSG227 Appendix 3)

Assessment Factor		Score	Examples of score variables
Normal occupant activity	Main type of activity in area	0 1 2 3	Rare disturbance activity (e.g. little used store room) Low disturbance activities (e.g. office type activity) Periodic disturbance (e.g. industrial or vehicular activity which may contact ACMS) High levels of disturbance, (e.g. fire door with asbestos insulating board sheet in constant use)
	Secondary activities for area	As above	As above
Likelihood of disturbance	Location	0 1 2 3	Outdoors Large rooms or well ventilated areas Rooms up to 100m ² Confined spaces
	Accessibility	0 1 2 3	Usually inaccessible or unlikely to be disturbed Occasionally likely to be disturbed Easily disturbed Routinely disturbed
	Extent/amount	0 1 2 3	Small amounts or items (e.g. strings, gaskets) ≤10m ² or ≤10m pipe run >10m ² to ≤50m ² or >10m to ≤50m pipe run >50m ² or >50m pipe run
Human exposure potential	Number of occupants	0 1 2 3	None 1 to 3 4 to 10 >10
	Frequency of use of area	0 1 2 3	Infrequent Monthly Weekly Daily
	Average time area is in use	0 1 2 3	<1 hour >1 to <3 hours >3 to <6 hours >6 hours
Maintenance activity	Type of maintenance activity	0 1 2 3	Minor disturbance (e.g. possibility of contact when gaining access) Low disturbance (e.g. changing light bulbs in asbestos insulating board ceiling) Medium disturbance (e.g. lifting one or two asbestos insulating board ceiling tiles to access a valve) High disturbance (e.g. removing a number of asbestos insulating board ceiling tiles to replace a valve or for re-cabling)
	Frequency of maintenance activity	0 1 2 3	ACM unlikely to be disturbed for maintenance ≤1 per year >1 per year >1 per month

Section 6 – Survey Results

Building:	Boiler Room Number 1 Holder	Floor:	Ground Floor				
Location:	001 - Boiler room	Sample No / ID (Type):	P-265754/004 (Sampled)				
Surveyor:	Andy Smith	Survey date:	23/08/2021				
Sample Details							
	Item description:	Gaskets to front of boiler					
	Material description:	Gasket					
	Quantity / Extent:	2 Number					
	Accessibility	Easy Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	1	Human Exposure:	1	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	2	Total Score:	7	Risk Rating:	Low
Recommended action:	Monitor condition.						
Recommendation comments:	-						
Comments:	-						

Building:	Boiler Room Number 1 Holder	Floor:	External				
Location:	002 - External	Sample No / ID (Type):	P-265754/007 (Sampled)				
Surveyor:	Andy Smith	Survey date:	23/08/2021				
Sample Details							
	Item description:	Gasket to cold storage tank					
	Material description:	Gasket					
	Quantity / Extent:	2 Number					
	Accessibility	Medium Access					
	Analysis:	Chrysotile					
	Material identification:	Asbestos gasket					
Material Assessment Scoring:							
Product Type:	2	Condition:	1	Surface Treatment:	1	Asbestos Type:	1
Priority Assessment Scoring:							
Occupant Activity:	0	Disturbance:	0	Human Exposure:	1	Maintenance Activity:	0
Total Scores:							
Material Score:	5	Priority Score	1	Total Score:	6	Risk Rating:	Low
Recommended action:	Monitor condition.						
Recommendation comments:	-						
Comments:	-						

Section 7 – Survey Results Summary

Sample No. / ID (Approach*)	Location details	Item Description	Material description	Asbestos type	Extent	Material score	Priority score	Total score	Recommendation
P-265754/004 (S)	Boiler Room Number 1 Holder - Ground Floor - Boiler room	Gaskets to front of boiler	Asbestos gasket	Chrysotile	2 Number	5	-	5	Monitor condition.
P-265754/007 (S)	Boiler Room Number 1 Holder - External - External	Gasket to cold storage tank	Asbestos gasket	Chrysotile	2 Number	5	-	5	Monitor condition.

*Key to approach: S = sampled material; X = Material cross referenced to a sample; P = presumed material (not sampled); SP = Strongly presumed material (not sampled) ; E=asbestos material from 3rd party data

APPENDIX A – CONTRACT INFORMATION AND SCOPE

SURVEY CONTRACT INFORMATION

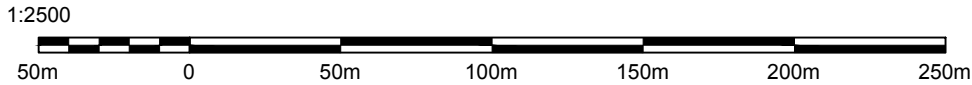
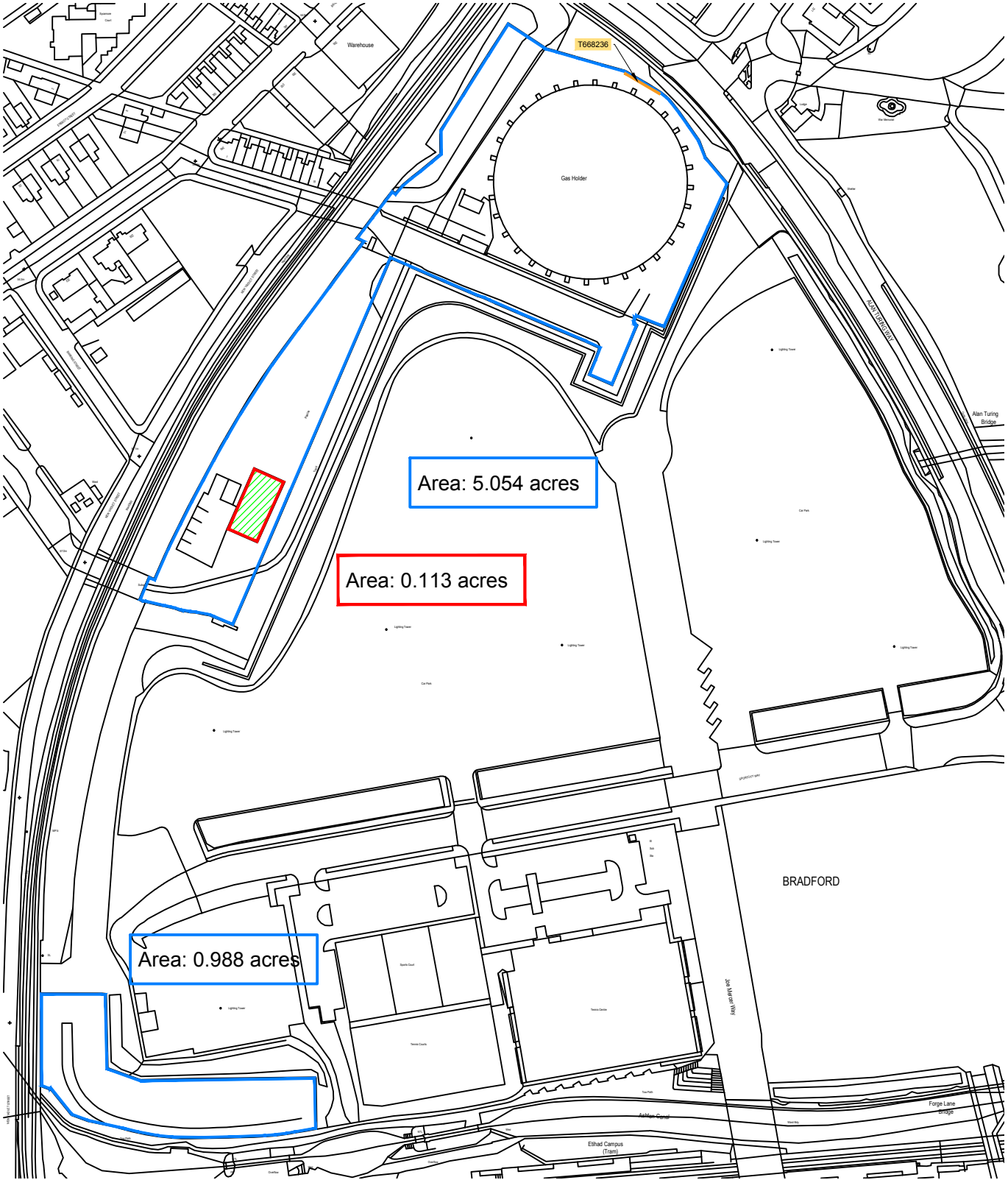
Quotation number / Project number	P-401550
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Client	National Grid - Care of Mitie
Site	Manchester - Bradford Road
Site Address	Bradford Road Manchester Greater Manchester M40 7BW

Type of survey	Re-inspection Survey
ACMs only or also to include previously un-accessed areas	Known ACMs only
Format of data to be re-inspected	EEL data from server only
Are new plans required to be drawn?	Yes
Assessments required	Material assessment only
Mobile Tracker version	Reinspections
Client specific requirements	

Information obtained from client	
How was information obtained	email
Occupancy of the site	Partially occupied Occupants will be asked to vacate areas during the survey
Asbestos reports / records to be re-inspected	Yes - Previous information held by Environmental Essentials
Historical removal / refurbishment / demolition records	No

Scope of re-inspection survey	
Reinspection of known ACMs	
Scope prepared by:	Ian Edginton
Scope agreed with:	Charlotte West



- DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
- THE CONTRACTOR IS TO CHECK DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO BNP PARIBAS REAL ESTATE IMMEDIATELY.
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- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL ASSOCIATED BRITISH STANDARDS.
- THIS DOCUMENT IS UNCONTROLLED WHEN PRINTED
- BOUNDARIES, WAY LEAVES AND EASEMENTS SHOULD NOT BE RELIED UPON

Rev	Date	Drw	Chk	Notes
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North

Drawing Status

For Comment

Client Name

Project Name:

(49) Manchester

Bradford Road, M40 7BW

Drawing Name:

Site Plan

Scale:

1:2500

Date:

08.02.17

Drawn:

NG

Checked:

AA

Drawing Number:

001

Rev:

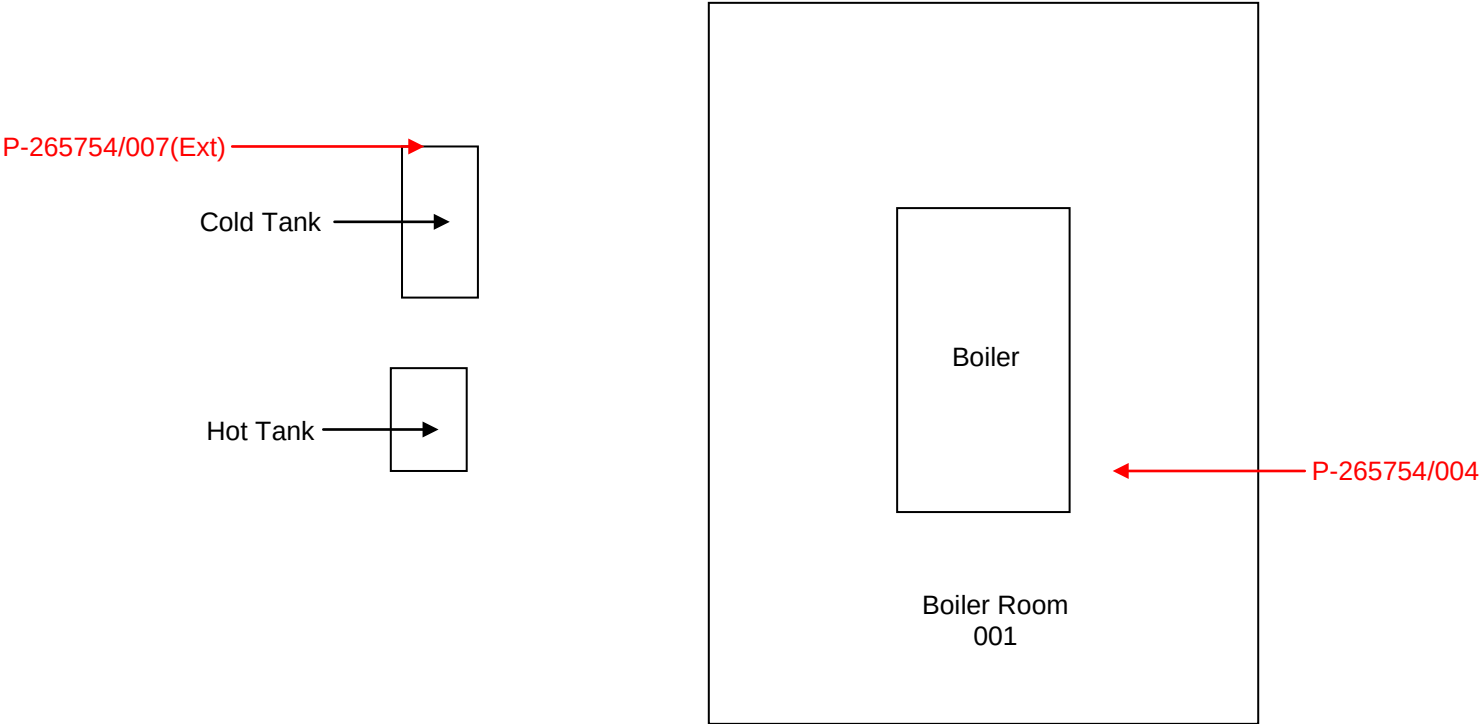
-



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APPENDIX B – PLANS



Roof void – N/A
Exterior - 002

Not to Scale

Client:	Project:	Surveyors:
National Grid - Care of Mitie	P-401550	AS
Site:	Survey Date:	Drawn By:
Manchester - Bradford Road	23/08/21	TTS -RH



Asbestos Sample Location



Non Asbestos Sample Location



Asbestos Removed Location



Wall Intrusion



Ceiling Intrusion



Floor Intrusion



Duct/Void access



Areas of No Access



Specified Area



environmental essentials

Page 1 of 1

This plan uses colour coding and should therefore only be relied upon when printed in colour. The information on this plan should be read in conjunction with the original report for the project number detailed above.

Portfolio-Specific Hazard Register 2019 – National Grid sites

Site Ref	Site Name	Date of Assessment	Completed By
660049	Manchester Bradford Road	15 th October 2020	Ed McSweeney
Site Hazard Rating			

1. Stakeholders who could be impacted by hazards or works on site

Type of stakeholder	Details
Commercial tenants	Arqiva have a telecoms mast
Residential tenants	There are no residential tenants
Visitors	- The two entrances to the site are secured by IDACS locks - Visitors may include tenants' visitors, potential site buyers etc.
Unauthorised visitors	No history of unauthorised visitors
Persons with a right of access	- Cadent have a compound within the site - Utilities provider e.g. Network Rail, Highways Agency, gas, electrical and water authorities
Neighbours	Network Rail to the west, Etihad Stadium to the north, light industrial and residential to the south.
Contractors	BNPPRE and NG supply chain may undertake routine and reactive works on site. LR contractors undertake surveys, remediation and demolition works.
Others (provide details)	Network Rail have a right of access under the 2 archway bridges at both entrances to the site.

2. Site Observations

Observations	Known to be present on site?	o
Known listed buildings or structures	N	None
Unfilled gas holder voids	N	None
Known Tree Preservation Orders (TPOs)	N	- None known - Appropriate checks should be undertaken before commencing any works on trees within site as not all TPOs may have been identified.
Known Sites of Special Scientific Interest (SSSI)	N	- None known - Appropriate checks should be undertaken before starting works.
Wildlife and/or natural features within site that could be impacted by works?	N	- None known - Appropriate checks should be undertaken before starting works.
Wildlife and/or natural features in the surrounding area that could be impacted by works?	Y	- Peregrine Falcons have been spotted nesting on the Saxon Street Gasholder - Appropriate checks should be undertaken before starting works.
Known protected species including flora and fauna?	N	None known
Known flood risk areas?	N	- The site is within a low flood risk zone - Appropriate checks should be undertaken before starting works.

Portfolio-Specific Hazard Register 2019 – National Grid sites

3. Hazard Register

It should be noted that all sites are subject to the following general controls:

- Regular inspection of vacant & common areas by Property Inspectors and security guards on a risk-based frequency
- Annual inspection of tenanted areas by Property Managers
- Gate and boundary signage including Helpdesk contact details and warnings against hazards / unauthorised entry.
- Access to site is controlled via Gatekeeper where site-specific hazards, H&S documentation and general induction information is provided.
- Feedback from staff and visitors captured via Gatekeeper for review by Property Inspectors

Type of hazard	Hazard	Known to be present on site?	Severity	Likelihood	Residual risk rating	Details of hazard and any local controls (in addition to BNPPRE H&S policies)
Public Access	Authorised public access	N				• Properties are inspected regularly and maintained to ensure any specific risks to the public are identified and controlled.
	Trespass or a history thereof	N				• No history of trespass • Regular inspection programme • IDACS locks installed on the gates into the site • All incidents are logged and recorded. Matters are escalated to the police where appropriate.
	Fly-tipping or a history thereof	Y	2	4	8	• Rubbish is frequently thrown over the railway bridge into the site and over the entrance gates under the archway bridges. • PPM in place for litter picking of small items. • Regular inspections in place to identify any larger issues of flytipping. These will be removed where they include hazardous waste and/or are likely to attract further flytipping.
	Sharps/Needle sticks or a history thereof	N				• No history of sharps/needles found on site • Regular security inspections on a risk-based frequency. • Where sharps are found then they will be removed. • Incidents will be reported to the police where applicable.
Traffic and Vehicles	Regular vehicle movement	N				• All visitors to vacant sites are required to wear PPE inc. high-viz vests or jackets
	Known heavy goods vehicle movement	N				• HGV users must be aware of any load limits identified on site access roads. • Where HGVs are being brought onto areas other than identified access roads then assessment must be made of any risks associated with potential underground services. Permissions must be obtained from Plant Protection as appropriate.
	Unauthorised vehicle access or a known history thereof	N				• No instances of unauthorised vehicle access • All incidents are logged and recorded. • Where there are instances of unauthorised occupation then bailiffs will be instructed.
Drops & falls	Open man holes	N				• Regular inspection regimes are in place to identify and manage risks including open man holes. • Where these are found they will be covered or isolated/signed as appropriate.
	Unprotected edges and drops	N				• No unprotected edges and drops • Gas holder annulus protected by heras fencing and warning signage
	Gas holder voids	N				• No gas holder voids on site
	Significant, unmanaged trip or fall hazards	Y	2	2	4	• Various ground levels throughout the site. Care to taken when walking on site as trip hazards are present. • All visitors are required to wear PPE including safety boots with ankle support (not rigger boots). Wellingtons may be worn where site conditions are excessively wet/flooded but this must be included in the site/task specific risk assessment with suitable controls.
	Excavations	N				• None

Portfolio-Specific Hazard Register 2019 – National Grid sites

Type of hazard	Hazard	Known to be present on site?	Severity	Likelihood	Residual risk rating	Details of hazard and any local controls (in addition to BNPPRE H&S policies)
	Any other drops or falls hazards	Y	3	1	3	- The site is overgrown with low lying brambles in places - All visitors are required to wear PPE including safety boots with ankle support (not rigger boots)
Water	Deep ditches (over 1m)	N				- Control measures will be applied in line with the site-specific risks and the nature of the ditch (depth, visibility etc). - Control measures may include infill, signage, barriers and/or communication of hazards through Gatekeeper.
	Gas holder voids	N				No gas holder voids
	Ponds	N				No ponds
	Rivers	N				No rivers
	Any other water hazards	Y	2	4	8	Gas holder annulus is protected by heras fencing and is within a locked compound surrounded by palisade fencing
Buildings & structures	Buildings within site (not tenanted)	Y	2	2	4	- Old boiler room is locked and secured with a coded padlock - Regular inspections monitor condition of buildings and remedial works
	Climbable structures	Y	5	2	10	- One above ground gasholder located within locked compound surrounded by steel palisade fence topped by razor wire. - Regular inspection program in place - IDACS locks on both entrances to the site
	Building services/utilities	Y	4	1	4	- Live electrics due to providing supply to methane stripper installed on site - Electrical services maintained in line with PPM and statutory requirements
Asbestos & Contamination	Known or suspected asbestos	Y	1	4	4	- Low level asbestos identified in gaskets to boiler and cold storage tanks in boiler room - Subject to annual re inspection and monitoring - Warning signage in place on the buildings
	Other contamination hazards	Y	4	1	4	- All sites may contain potentially contaminated soil and a 'no dig' policy is place without direct authorisation from NG's Land Regeneration team. - Guidance on typical contamination hazards is communicated through the Gatekeeper induction booklet. - NG's LR team are responsible for managing contamination levels and conduct a programme of monitoring and remediation. - Any visible signs of contamination noted during routine inspections are escalated to LR.
Trees	Large trees which could impact boundaries, adjacent properties or public footpaths/ highways	y	4	1	4	- Some large trees growing along the eastern boundary of the site - Vegetation on vacant sites is managed via a PPM (typically 2 visits per year). This will include visual inspection of any trees and the escalation of any immediate issues or concerns (e.g. leaning trees or hanging branches). - Where site-specific assessments highlight a higher risk due to proximity of property, footpaths, railways/highways etc then a tree survey should be instructed
	Woodland areas	N				No woodland areas
Walls and Unusual Features	Boundary walls	Y	4	1	4	Stone/brick walls that form the western boundaries are within Network Rails ownership and responsibility.
	Walls within the site	Y	2	2	4	- Low concrete and brick walls within the northern section of the site. - WAUF report and repairs carried out in 2016.

Portfolio-Specific Hazard Register 2019 – National Grid sites

Type of hazard	Hazard	Known to be present on site?	Severity	Likelihood	Residual risk rating	Details of hazard and any local controls (in addition to BNPPRE H&S policies)
	Tunnels	Y	2	2	4	- There are tunnels under railway bridges at both site entrances - These tunnels are in the ownership of Network Rail
	Culverts	N				None identified
	Bridges	N				None
	Gas holders or holder wells	Y	2	4	8	- One above ground gasholder located within a secure locked steel palisade compound with razor wire to the north and south sections. - All holders are subject to a monthly inspection to monitor structural condition and security. Any deterioration or concerns will be escalated to NG and remedial works undertaken in line with the demolition plans. - Where discharge consents are in place then a 6 monthly programme of discharge monitoring will be undertaken.
	Any other unusual features	N				None
Pernicious weeds	Giant Hogweed	N				- None - Pernicious weeds are identified through routine site inspections and/or feedback from visitors and contractors via Gatekeeper. - Records of identified pernicious weeds are kept on the site-specific hazard registers including details of location and management arrangements. - Treatment of pernicious weeds is managed on a risk-based approach to ensure weeds are not spread beyond site boundaries. This includes assessment of where the weeds are in relation to the boundary, whether weeds are already present outside the boundary and consideration of type of neighbouring sites.
	Japanese Knotweed	N				None identified
	Any other identified pernicious weeds	N				None identified
Under ground or over ground services	Underground or overground tanks	Y	2	2	4	- No heavy plant or equipment is to be brought on to site without a thorough assessment of any risk to underground services and authorisation sought from Plant Protection as required. - Drainage plans will be made available through Gatekeeper where available. - Works involving breaking ground will be escalated to NG's Land Regeneration team for additional authorisation.
	Overhead power or telecoms lines	N				Contractors bringing larger vehicles on to site must assess specific risks and/or heights as part of work planning.
	Buried services	Y	2	2	4	- Due to the commercial history of the site it should be assumed there are underground services and/or tanks on all sites. Appropriate surveys should be undertaken before works. - Drainage plans will be made available through Gatekeeper where available. - Works involving breaking ground will be escalated to NG's Land Regeneration team for additional authorisation. - No heavy plant or equipment is to be brought on to site without a thorough assessment of any risk to underground services and authorisation sought from Plant Protection as required.

Portfolio-Specific Hazard Register 2019 – National Grid sites

Type of hazard	Hazard	Known to be present on site?	Severity	Likelihood	Residual risk rating	Details of hazard and any local controls (in addition to BNPPRE H&S policies)
	Accessible confined spaces	N				None

Portfolio-Specific Hazard Register 2019 – National Grid sites

Likelihood	5	5	10	15	20	25
	4	4	8	12	16	20
	3	3	6	9	12	15
	2	2	4	6	8	10
	1	1	2	3	4	5
		1	2	3	4	5
		Severity				

Risk Score	Timeframes for risk mitigation
15-25	Unacceptable (High) risk – Immediate action and escalation to National Grid required. Action to be completed within no longer than 1 month.
10-12	Managed (Medium) risk – Monitoring is required to ensure current controls are maintained. Any required remedial works to be completed within no longer than 3 months.
5-9	Managed (Low) risk – Monitoring is required to ensure current controls are maintained. Any required remedial works to be completed within no longer than 3 months.
1-4	Acceptable (Very Low) risk – Monitoring is required to ensure current controls are maintained. Any minor maintenance works to be completed within 6 months.

LIKELIHOOD – Classification will take account of surrounding area (e.g. rural or urban), areas of deprivation and any known security breaches within the past 12 months

5	Highly Likely	Highly likely probability of harm occurring
4	Likely	Likely probability of harm occurring
3	Unlikely	Unlikely probability of harm occurring
2	Very Unlikely	Very unlikely probability of harm occurring
1	Extremely Unlikely	Extremely unlikely probability of harm occurring

SEVERITY - Classification will take account of the severity of any potential injuries

5	Fatality	Single or multiple fatalities
4	Serious	Moderate / Serious injuries requiring emergency services
3	Moderate	Minor / Moderate injuries requiring medical treatment
2	Minor	Minor injuries (not requiring hospital treatment)
1	Trivial	No injuries

Appendix C. Outline Asbestos Management Plan

Table 2-2 Outline Asbestos Management Plan

1.Name of Premises	
National Grid Property Holdings, Bradford Road, Miles Platting Manchester, M40 7BN	
2. Employee Responsibilities	
Names, date and signature of premises manager	National Grid Property Holdings Limited Nadia Dew (Land Regeneration Manager) Ann Chivers ((Land Regeneration Advisor)
Names of person that produced this plan	R Graham
Name of person responsible for a) managing asbestos on the premises, b) for updating the asbestos register (if any), and for reviewing this plan.	BNP Paribas Real Estate (NGPH), Principal Contractor once appointed for the demolition works. BNP Paribas Real Estate (NGPH), Principal Contractor once appointed for the demolition works.
3.Reviewing this management plan	
Date this management plan was first produced.	May 2022
Date of last review.	n/a
4.How the location and condition of asbestos containing material is recorded	
State how information about asbestos in the premises recorded.	Annual Asbestos Re-inspection Surveys carried out by National Grid – Care of Mitie
State where information about asbestos in the premises is kept	BNP Paribas Real Estate Gatekeeper system noreply@meridianuk.net
5.Results of the risk assessments and action required (if any)	
Briefly state the results of your visual inspection and risk assessment and the approximate date it took place. Any work that has been identified that remains to be done should be added to the Management Plan	Annual Inspection Report - Asbestos Re-inspection Surveys carried out by National Grid – Care of Mitie at Bradford Road, Manchester, Greater Manchester, M40 7BW, August 2021. Low level asbestos identified in gaskets to boiler and cold storage tanks in boiler room ACMs recommended for ongoing management: 001 Boiler Room (internal) gaskets to front of boiler – asbestos gasket. 002 Boiler Room (external) gasket to cold storage tank – asbestos gasket.
6.Monitoring Arrangements for asbestos	
State the arrangements for monitoring the known asbestos containing material to ensure they remain in good condition and that there is no increased risk of disturbance	BNP Paribas to undertake annual inspections until Principal Contractor is appointed for the demolition works. Warning signage in place in building. Boiler room is locked and secured with a coded padlock. Principal Contractor to undertake monitoring arranges for asbestos once appointed for the demolition works.

7. How information about asbestos is passed to those that need it			
State how staff have been informed		All personnel entering site complete the BNP Paribas Real Estate Gatekeeper system. The Re-inspection Survey and Manchester Bradford Rd Hazard Register are provided to all site personnel ahead of visiting site. All asbestos surveys completed will be provided to the Principal Contractor once appointed within the Site Information and Pre-Construction Information ahead of the demolition works.	
State here what system is in place to control building work. What is the procedure for ensuring all contractors check the asbestos register before starting work?		Principal Contractor to be appointed.	
State here if warning labels have been used to alert workers to the presence of known asbestos.		Warning signage has been placed in the building.	
8. Training			
State here who has received training on asbestos management		Principal Contractor once appointed to confirm asbestos training.	
9. Action Plan			
Location and brief description of asbestos containing material	Remedial action required	Target Date for action	Date completed
Boiler Room (internal) gaskets to front of boiler – asbestos gasket	Ongoing monitoring / Removal	Monitoring annual inspections Removal by March 2024	August 2021
Boiler Room (external) gasket to cold storage tank – asbestos gasket	Ongoing monitoring / Removal	Monitoring annual inspections Removal by March 2024	August 2021

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