

Sparkle Street, Manchester, M1 2NJ

Demolition Construction Management Plan Rev.A 20.01.26

Condition 6 – Planning Permission ref: 139986/FO/2024



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Rev. A - 20.01.26 – Section 1 updated in line with MCC Highways comments

1. Demolition Management Plan

METROPOLITAN

DEMOLITION

**Metropolitan Demolition Ltd
Green Lane
Horbury
WF4
5DY**

Demolition Management Plan



Contract No:	T021	METROPOLITAN DEMOLITION	Document Ref No.:	MS/021/01/MS
Site Manager	TBC		Revision:	B

DOCUMENT CONTROL SHEET

Relevant Parties	
Principal Contractor	Metropolitan Demolition Limited
Client	JRL Group
Principal Designer	JRL Group
Local Authority	Manchester City Council
Document Title	Demolition Management Plan
Document Ref	MS/021/01/MS
Original Issue Date	4 th December 2025

Issue History			
Company	Issue Date & Revision	Brief Description of Change's	Approvers Signature
	December 25 Revision A	Issue for review	
	19 th January 2026 Revision B	Reissued following comments and updates.	

Metropolitan Demolition Project Directory			
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TBC	Site Manager	TBC	TBC

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Scope of work:

The scope of works for Phase 1 this project is as follows.

1. Site Set Up
2. Removal of any identified asbestos.
3. Soft Strip of Structure
4. Demolition of Structure, including removal of ground bearing slab & foundations
5. On site crushing of materials to 6F2 specification

Phase 2 works – Note the client will have now taken full control of the site and extended the site boundary for the construction works

1. Removal of the existing paladin fencing to the site boundary
2. Removal of a number of tree stumps located along the site boundary.

Site Location.

Unit 1 A
Gateway Trading Estate
Sparkle Street
Manchester
M1 2NJ

This method statement describes the processes and methodology to safely demolish / deconstruct the plant and equipment as well as its support frame.

Drawing.

MS/017/01/1/MS – Fencing Installation Plan

MS/017/01/2/MS – Demolition Plan

Existing Information provided at tender stage



Asbestos.

The site has been subject to an Asbestos demolition & Refurbishment Survey the survey was undertaken. By.

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Graph Contract Services

1 The Green

Fairway Industrial Estate

Birstall

WF17 9QT

Report Reference 7884

The report extract below identifies the extent of the asbestos containing materials found during the survey.

Summary of Asbestos Identified and/or Presumed.							
Item	Location	Position	Description	Quantity	Type of Asbestos	Level of ID	Recommendations
	Unit 2/Ground/R10 Warehouse/loading bay	Floor	Small patch of vinyl remnants	1 m2	Chrysotile	S03	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
	Unit 2 Roof	Ceiling	Corrugated Asbestos cement sheets below overcladding	600 m2	Chrysotile	S06	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.
	Unit 2 Roof	Ceiling	Cement infill to roof light edges	Through out	Chrysotile	S07	Remove in accordance with the Control of Asbestos Regulations 2012 and dispose of as hazardous waste.

Construction

The two structures identified on site are steel portal frames with asbestos cement sheeting to the roof covering and profiled steel sheets to 50% of the side elevations with the lower part being constructed from load bearing masonry.

Plant & Equipment

2 X 30t excavator

Cherry Picker (Asbestos Phase

Various Hand Tools (Asbestos & Soft Strip Phase's)

35 X Heras fencing panels

Several 40-yard skip

1 X Mobile Crusher

Services.

The client has the responsibility of organising the termination of all live incoming services to the building. Termination of the services should be ideally cut beyond the site boundary to avoid interface risks. Metropolitan Demolition will require copies of isolation or termination of all services prior to the commencement of the softs strip and subsequent demolition phase.

During the removal of the ground bearing slab and foundation any drainage to a depth of 1m will be removed and where required capped at the site boundary.

Recovered Items & Waste

Materials recovered during both the soft strip and demolition stage where practically possible will be recycled. Materials will be segregated into appropriate waste streams and placed into separate skips. Vehicles where required will be sheeted to avoid loss of contents on route to the final waste destination / recycling facility. Copies of all waste transfer, whilst hazardous materials such as asbestos will be subject to waste consignment notes, all will be made available as part of the project close out report for inclusion into the Health & Safety File developed by the Principal Designer.

Training.

MDL will ensure that all operatives working on this project will have as a minimum an appropriate in date demolition CSCS card and asbestos awareness. Other card will be required for the operation of plant and equipment such as telehandler and PASMA scaffolding towers.

Security Arrangements

The site has an existing paladin fencing to all but one section for which one of the structures makes up the boundary. This will be retained for phase 1 works with additional heras fencing will need to be installed to create a safety exclusion zone during the demolition works and then to secure the boundary upon

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completion of one structure. During phase 2 works once the permanent hoarding has been installed we return to remove the current fencing.

In addition to the fencing arrangements detailed below we will install a monitored security camera system. Should we have any out of hours intruders the monitoring team will advise our site manager and organise for the police to attend the site.

Emergency procedures.

The site manager TBC will be the nominated first aider for this project. A first aid kit, eye wash and burns kit will be available in the site welfare cabin, the location will be shared during the project induction.

For injuries that may not be possible to treat on site, the site manager will assess the risk and either call 999 to summon an ambulance or take the injured person to the closest A&E Hospital.

The closest A&E Hospital is (1.2 miles away):

Manchester Royal Infirmary

Oxford Road

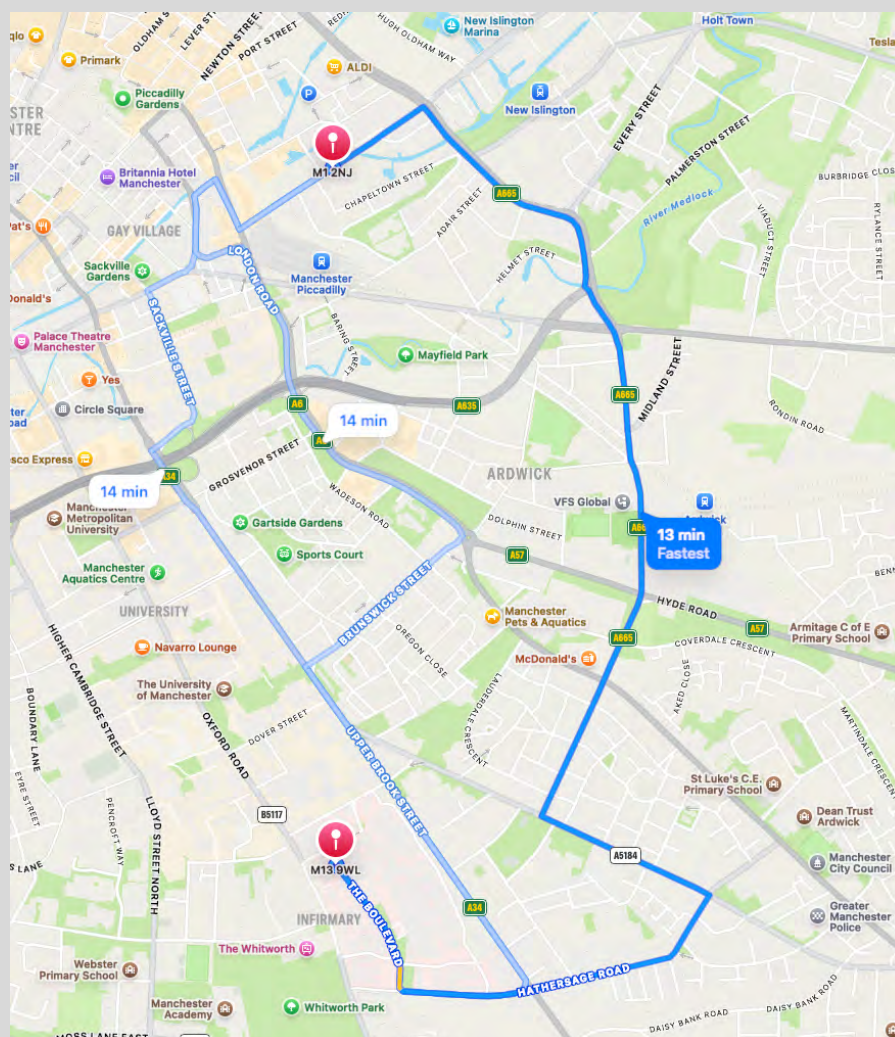
Manchester

M13 9WL

Tel: 0161 276 1234

Emergency: 999

Site First Aider – Site Manager TBC



what3words ///crib.rapid.frosted

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Mandatory Site Personal Protective Equipment

The site has a minimum level of PPE which is as follows.

- Hard Hat
- Safety Footwear
- Hi viz Jacket
- Appropriate Gloves
- Disposable Coveralls (Asbestos Works)
- Half Face Mask (Asbestos Works)

Environmental Monitoring

In advance of the physical demolition phase of works we will install and number of noise and vibration monitoring stations (Reference drawing MS/021/01/4/MS). The vibration stations will be permanent whilst the noise will have readings taken twice a day using a type 1 noise monitor (note the times will vary each day). The results from the monitoring will be recorded for both historic reference and to aid us should we receive any complaints.

Dust Suppression

We will implement a varied range of dust suppression techniques dependant on the works underway. During the physical demolition stage as the structure mainly consists of a steel portal frame the risk of dust release is only present to the lower brickwork elevation of both structures. To control this risk, we will implement the use of a dust boss. During the crushing stage additional measures will be implemented that are attributed to the crusher itself via the onboard water suppression spray system. During the works will adopt a watching brief and should be feel that the visual dust appearance is becoming too high we will implement additional dust controlling measures.

Wheel Wash Arrangements

The sequencing of the ground bearing slab removal will be programmed to mitigate as much as practically possible the need to implement a wheel wash station. Firstly, on the grounds that during the demolition the hardstanding will be retained for as long as practically possible, and secondly the site has insufficient space to locate a wheel wash area. That being said when we begin to remove the ground bearing slab and foundation should wheels become muddy, we will place a jet wash system on the hard standing area and wash down wheels if needed. Note the tarmac hardstanding leading off Store Street and into the site will be retained during the demolition phase.

Traffic Arrangements

Access to the site will be via Store Street for normal vehicles on route via Great Ancoats Street there is the Ashton Canal viaduct with a height limit of 4.5m. Alternative access for larger vehicles can be gained via Great Ancoats Street into Chapeltown Street which leads to Sparkle Street, then at the junction turn right into Store Street then right again into the site. For larger vehicles we may need to pass the site and reverse into the site, should that be required banksman will be deployed to control both traffic and pedestrians. Reference drawing MS/021/01/5/MS. We note that the client also provided a swept path analysis to support our traffic management arrangements for the demolition phase of works.

During all deliveries or vehicle movements out of site this will be supported and managed by our competent vehicle banksman. Consideration will be given to pedestrian and vehicles during these operations.

During the demolition phase of the works, we do not propose to close any footpaths or roads to safely undertake the demolition phase. However, there may be pavement and road closures required for the main construction works which will be applied for by our client Midgard Ltd in due course.

Communication

The contents of this safe system of work will be clearly communicated to all site operatives involved in this task. Operatives will undertake daily team safety briefs at the start of each working day. A minimum of one Toolbox Talk will be conducted by the site manager weekly to all operatives on site on behalf of Metropolitan Demolition Limited. Regarding the larger area and associated businesses and residents the client will undertake a letter drop advising them of the works and possible disruption they may encounter.

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1.	Phase 1 Works - Site Set Up Set up of the Site Welfare Facilities at this project, the site will be set up in accordance with Regulations 4(2)(b), 13(4)(c) and 15(11) of the Construction (Design & Management) Regulations 2015. The welfare will take the form of a self-contained unit meeting the requirements of the aforementioned regulations. Appropriate signage will be displayed in the cabin such as: • Health & Safety Policy Statement • Insurance Details • HSE Law Poster • Project Form F10 (If required) • Environmental Policy Statement • Quality Policy Statement The exact location of the welfare has not yet been confirmed by the client but will be within the curtilage of the demolition site. The proposed location is marked on drawing No MS/021/001/1/MS. The site set up area will be planned to allow for a suitable number of vehicles required during the demolition stage. This is based on demolishing one building at a time and utilising the ground slab area during the demolition of the second building.	
2.	Fencing Installation Heras fencing panels, feet and clips will be delivered on a suitable Metro Demo vehicle. The 35 panels and feet will be recovered from the vehicle by operative and stacked in preparation for installing around the front and side elevations of the site. For the installation the fence blocks which the Heras fence panels sit will be laid out at suitable intervals (Circa 2.5m). Two operatives will then manoeuvre the panels into the support feet with a further operative following on placing and securing two clips to each side of the panels safely securing them together. If necessary 'V' panel bracings will be inserted as required to prevent wind disturbance of the Heras panels and to add strength to the fence line. Upon completion appropriate demolition signage will be secured at 15m intervals. Reference Drawing No MS/021/01/2/MS	
3.	Asbestos Information From the information provided in the demolition and refurbishment survey all identified asbestos containing materials are non-licensed and as such can be safely removed by operatives holding the CAT B Training card and a valid face fit test. The largest volume of ACM materials is attributed to the roof covering with a small area of floor tiles. As these are very unlikely to be disturbed during the soft strip phase, we will undertake these works first to retain the building watertight. Once the soft strip has been completed, we will then remove the identified ACM's.	
4.	Confirmation that all services have been terminated to the building to be demolished. Clients Signature Date Site Managers Signature Date	Hold Point
5.	Soft Strip	

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	The soft strip of the structure will involve the initial removal of any loose items such as furniture and self-standing units. These will be recovered by operatives manually handing these items out of the structure. These will be segregated into appropriate waste streams for onward recycling. Carpets and floor covering will be removed next; these will be cut into smaller sections for rolling up to avoid carrying long and awkward items out of the property. For the upper mezzanine areas in unit 1 we will create internal safety exclusion zone using heras fencing to prevent access. Once the zone is installed materials from mezzanine levels can be deposited into this area. When required the drop zone will be suspended to allow the materials to be recovered and segregated. Next to be recovered will be doors, door frames skirting boards and any other wooden items. For the lower floor this will also include kitchen cabinets and worktops. Materials will be removed using hand tools such as mattock bars along with the use of battery-operated reciprocating saws.	
6.	Asbestos Removal Albeit the works are not of a licensed nature it will still need to be notified to the Health & Safety Executive via a NNLW1 notification. This can be undertaken the day before the works commence on site. Works will commence on site by the erection of an exclusion zone around the works area, this will be either heras fencing or crowd barriers. Appropriate signage will be displayed on the fencing to advise of the risk.     A small area will be set up for decontamination in line with EM7 & EM8 Asbestos Essentials – Personal Decontamination. Removal and decontaminating PPE. Clean your boots with damp rags – see sheet em7. ● Where available, clean your overalls with the brush attachment on a Class H vacuum cleaner. Vacuum off the brush. ● Otherwise, use damp rags in a gentle ‘patting’ action. Rubbing can disturb fibres. ● Where there are two workers, they can help to clean each other. ● Peel off disposable overalls. They should be inside out when they have been removed. Put them in a suitable asbestos waste bag. ● Bag up reusable overalls for a specialist laundry. ● Finally, remove your respiratory protective equipment (RPE) in accordance with em6. ● Tape the bag closed. The removal of the roof sheets to Unit 2 will be undertaken using a suitable sized cherry picker to allow safe access to the roof area. The cherry picker will be located next to the building being cleared to allow full unrestricted access to the exposed elevations. Bolts securing the sheets will be cut using bolt croppers to ensure sheets are removed in whole sections. Once three sheets have been loaded into the cherry picker baskets they will be taken to the ground and off loaded into a suitable polythene lined skip. This process will be repeated until half of the roof has been removed. The cherry picker will then be relocated to within the structure to complete the other half of the roof. Works will be subject to asbestos monitoring to confirm that the removal works is being undertaken to minimise the risk of fibre release. Copies of monitoring results will be made available in the close out report. Should any sheets become damaged and fall to the floor works will be stopped to allow for the area to be cleaned up with damaged fragments placed into red followed by clear asbestos labelled bags before works continue.	

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	Also noted in the R&D survey is a 1m square section of vinyl remnants, using a suitable hand scraper any residue will be lifted and also placed into red followed by clear labelled asbestos bags for onward disposal. Asbestos material taken from site will be subject to waste consignment notes which will be retained for the close out report for issue to the Principal Designer.	
7.	Demolition Unit 1 Prior to the commencement of the demolition approximately 50% of the footpath width will be incorporated into the site with heras fencing installed. This will allow pedestrians to pass whilst providing a larger area for the demolition to the front elevation. Additionally, a banksman will be deployed to the footpath to advise the plant operator of oncoming pedestrians.	Safety Point
8.	Confirmation that all asbestos containing materials have been removed from Unit 1 Site Managers Signature Date	Hold Point
9.	As per drawing No MS/021/01/3/MS the demolition excavator will start the demolition at the rear side elevation noted as the 1st position.	
10.	Using the grab attachment on the excavator the operator will begin by removing the roof to this section of the building. Materials will be segregated into the appropriate waste streams. Steel cladding from the roof and side elevation will be placed directly into a skip. With a large section of the roof removed again, using the rotating grab attachment the operator will remove the exposed walls down to ground level. The excavator fitted with shear attachment will remove some of the cross bracing to the first bay to allow the excavator further access into the building to remove the mezzanine level at this elevation. Using the shear attachment the mezzanine level will be cut down and materials recovered for recycling. Once the mezzanine level has been removed the excavator will begin deconstructing the portal frame to the gable elevation.	
11.	Next additional cladding sheets to the next 2 structural bays will be removed from the roof and side elevations to expose more of the steel frame. Again, the lower-level brickwork will be removed to fully expose the steel frame to allow for this to be cut down. This process will be repeated up to the gable elevation with the materials at this elevation pulled into the footprint of the building away from the site boundary. To complete the demolition of this structure the steel columns will be cut flush with the ground slab to minimise the risk of presenting a trip hazard.	
12.	Demolition Unit 2 Unit 2 previously had the asbestos cement roof covering which has been removed during the asbestos phase, leaving on the portal frame side cladding and lower-level brickwork. Confirmation that the safety exclusion zone to the footpath elevation has been implemented. Site Managers Signature Date In addition, Banksman will be deployed to the footpath to advise the plant operator of any oncoming pedestrians.	Hold Point Safety Point

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	In a similar fashion to Unit 1 we will remove the external cladding sheets to the side and gable elevations to expose the portal steel frame. Again, the demolition excavator will work through the structure as indicated on the sequencing drawing MS/021/01/3/MS. The demolition will again progress through the structure until the gable elevation bay where all materials will be pulled into the footprint of the building away from the public footpath. To complete the demolition of this structure the steel columns will be cut flush with the ground slab to minimise the risk of presenting a trip hazard. Steelwork will be cut into appropriate lengths to be place into skips for removal from site. Copies of the waste transfer notes will be retained for inclusion into the close out report.	
13.	Slab & Foundation Removal For the removal of the slab and foundations the excavator will change attachments to a hammer attachment and also be supported by an additional excavator fitted with a concrete processor. The client has undertaken some trial holes and confirmed that the slab and ring beam is circa 700mm deep and likely to be circa 250mm deep elsewhere. Utilising the hammer attachment, we will start at the rear of the site on the footprint of the former Unit 2 as the client need to undertake some additional work against the retaining wall to ascertain the depth of this structure. The ring beam and ground slab at this elevation will be broken out and further processed by the second excavator. The slab will be removed in 2-3m strips across the base allowing the excavator to remain on the buildings footprint as we approach the road elevation the excavator will turn and then remove the remaining slab and foundations. This is to avoid tracking on the open ground and transferring mud / debris onto the hard standing areas. Once the first slab has been lifted, we will undertake the removal of the slab and foundations to Unit 1. Works to Unit 1 area will be undertaken in the same manner as per Unit 2.	
14.	On Site Crushing Crusher Details Make of Crusher – R400 Serial Number – ME99278 Permit No – PPC/B/S/205 Duration on site – 2 weeks Confirmation that all inspection, pre-start checks, ensuring that all guards and safety devices, e.g. emergency stop buttons are in place and operational. If a guard or safety device is missing, defective or damaged, this defect should be reported immediately to site supervisor. The defective part must be repaired before the machine is operated. Site Managers Signature.....Date..... Confirmation that the crusher has been connected to a suitable water supply for the onboard dust suppression system Site Managers Signature.....Date..... The client has yet to identify the location of the crush stockpile area however the crushed can be easily manoeuvred on site remotely. During the movement of the remote-controlled crusher care should be taken, and banksmen deployed to control both traffic and pedestrian movements.	Hold Point Hold Point Safety Point

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Basic Start Up Procedure for the Crusher

- Ensure crusher is sited on firm level ground and sufficient room for conveyors/stockpiles.
- Check all rollers to ensure they are free from reinforcing or crushed material.
- Before starting engine ensure master key is on. (This master key prevents inadvertent start-up of the machinery by a third party as the crusher operator retains key when making adjustments/clearing blockages.)
- Control levers are in neutral position.
- Turn ignition key to start.
- Start engine on idle for 5 minutes.
- Engage clutch on idle.
- Push lever/engage switch to maximum revs ready for crushing process to start.
- Advise excavator driver to load hopper.

Basic Shut Down Procedure of the Crusher

- Ensure hopper is empty.
- Advise excavator to stop loading.
- Disengage clutch.
- Engage revs to idle for 5 minutes.
- Clear working platform of any debris.
- Turn engine off, remove key and turn off master key and remove.

Procedure for Clearing a Blockage

- Switch the Crusher off and remove keys. Operator to retain keys.
- Advise Machine Operator loading the Crusher to switch off machine and remove the keys.
- Machine Operator to keep area safe whilst Crusher is unblocked.
- Crusher Operator give sign to start up when ready.

To convey the materials from processed stockpile's locations we propose to use one of the excavators as the site is relatively small with insufficient space for a shovel loader.

Once at the crusher location the materials will be tipped in preparation for loading into the crusher hopper.

Works will commence loading the Crusher using a 360° Excavator. Concrete will be loaded into the hopper, which is hydraulically fed into the crusher.

Note that during the crushing operation dust suppression will be applied to the materials to mitigate excessive dust release.

The crushed material falls onto the conveyor where any reinforcing is removed by a hydraulic magnet fitted above the conveyor and discharged to the ground.

Hand sorting and magnets on the conveyer system will remove timber waste and metals during the crushing process.

Any metal and timber will be placed in a tidy stockpile ready for loading into scrap bins. All clean crushed concrete is taken away on the conveyor and also discharged to the ground. For a certain amount of the material a screener will be placed under the discharge belt and the material will be split into specific sizes.

An Excavator / loading shovel will clear the crushed material from underneath the conveyor and stockpile in the designated stockpiling area. When stockpiling the crushed material, care will be taken to ensure that there is not a risk of "landslide", the stockpile will be regularly assessed taking into account its height and length, thus ensuring its stability.

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15.	Site Clearance To complete the works all plant and equipment will be removed from site and hard standing area cleaned down.	
16.	Phase 2 Works – Existing Fencing removal Confirmation that the client has installed the permanent timber hoarding to the boundary allowing the existing fencing to be removed without creating a security issue on site. Site Managers Signature Date For the removal of the fencing and associated posts we will use a smaller 15t excavator to cut through the paladin fencing sheets and then lift the posts out of the ground. Recovered materials will be placed into a skip for onward recycling.	Hold Point
17.	Tree Stump Removal This is a specialist task, and as such we will engage the services of a competent arboriculturist contractor to grind out the stumps and recover the tree roots that could be in the way of the new structure's foundation / piles.	

Sketches/ Photographs (As Required):

Notes:

- (i) General housekeeping issues are to be addressed on a daily basis, with a walk through of the site being undertaken by the Site manager and foreman; any unsafe conditions or acts observed will be actioned immediately.
- (ii) All Hold Points must be signed off before work commences.
- (iii) The minimum site PPE requirements apply to these tasks, which are, Hard Hats, Safety Footwear, Hi Visibility Garment. Unless this document is accompanied by a task specific PPE Assessment.
- (iv) All PPE & RPE provided by Metropolitan Demolition Limited for this task must be worn at all times whilst carrying out the task.
- (v) It is the responsibility of the Employee to maintain the equipment, report any damage, worn, lost or defective items to my immediate Manager / Supervisor, and sort replacement, items before carryout any further work tasks.

Key;

Black writing indicates standard description.

Red writing indicates a signature is required before proceeding to the next step/ phase of works.

Green writing indicates a safety point that must be adhered to.

Blue writing indicates an action is required to be followed.



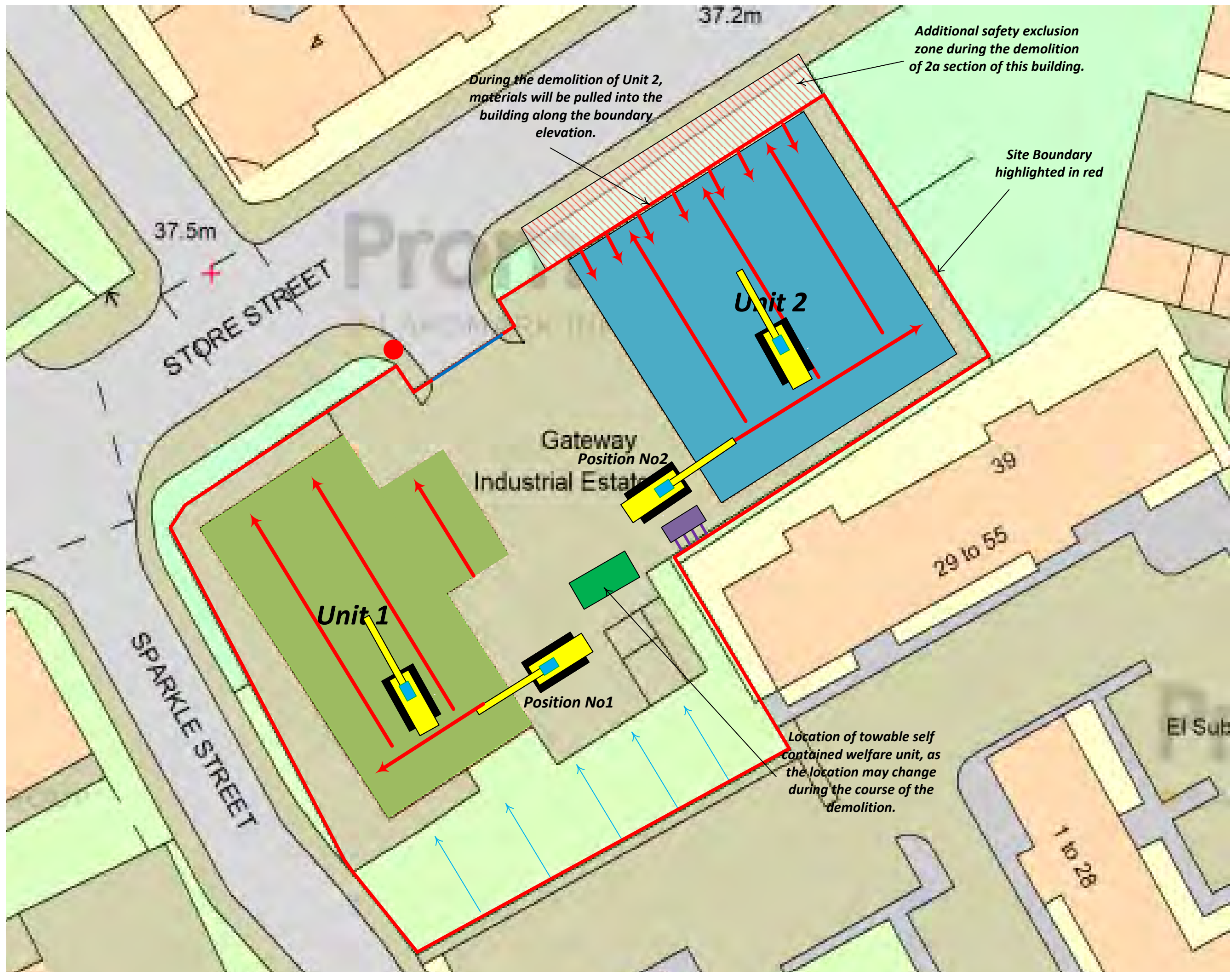
Notes:

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Project	Sparkle Street Project
Client	JRL Group
Drawing	Site Plan
Role	Demolition
Drawing Status	Rev A
Drawing Number	MS/021/01/1/MS



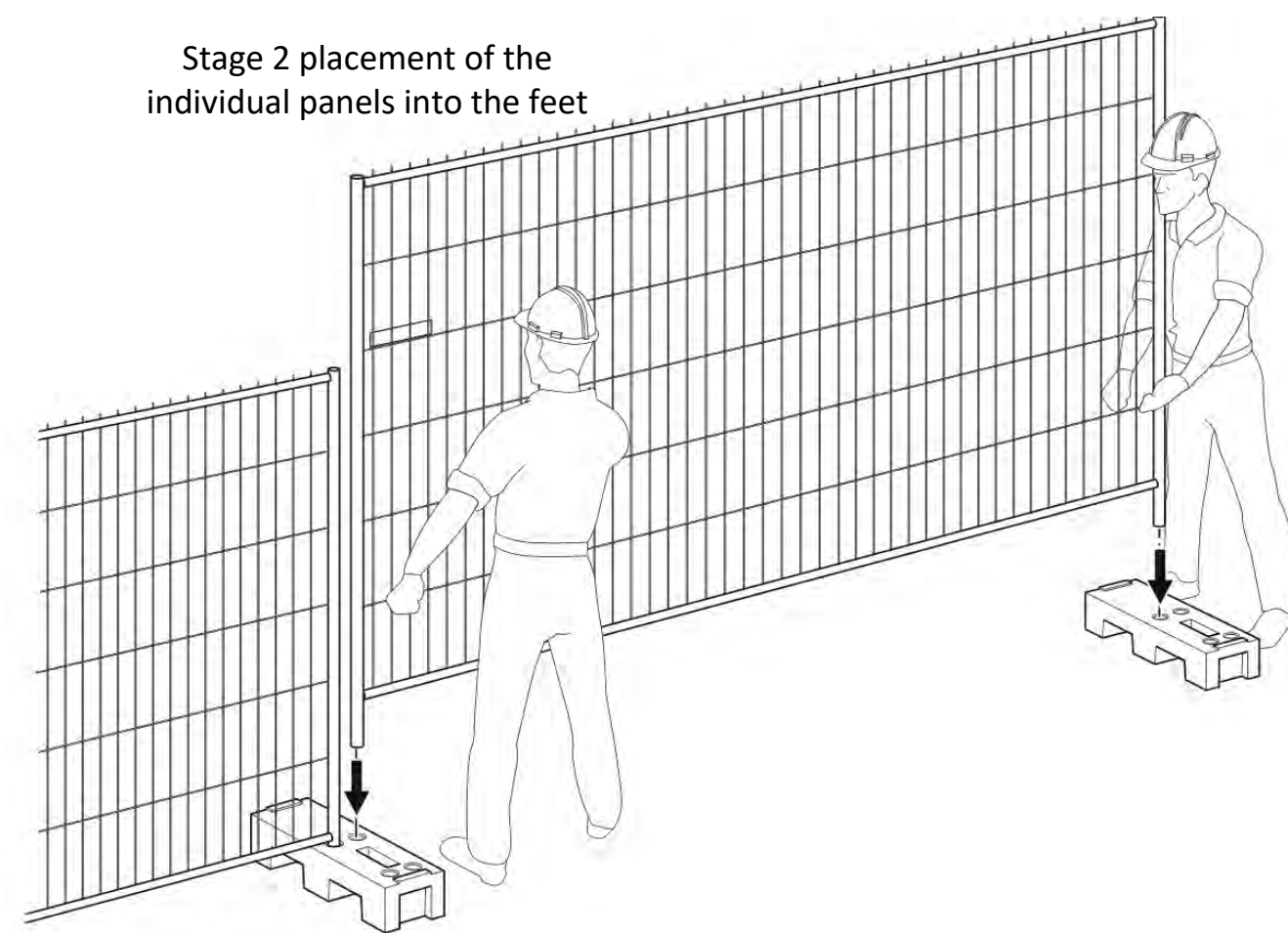
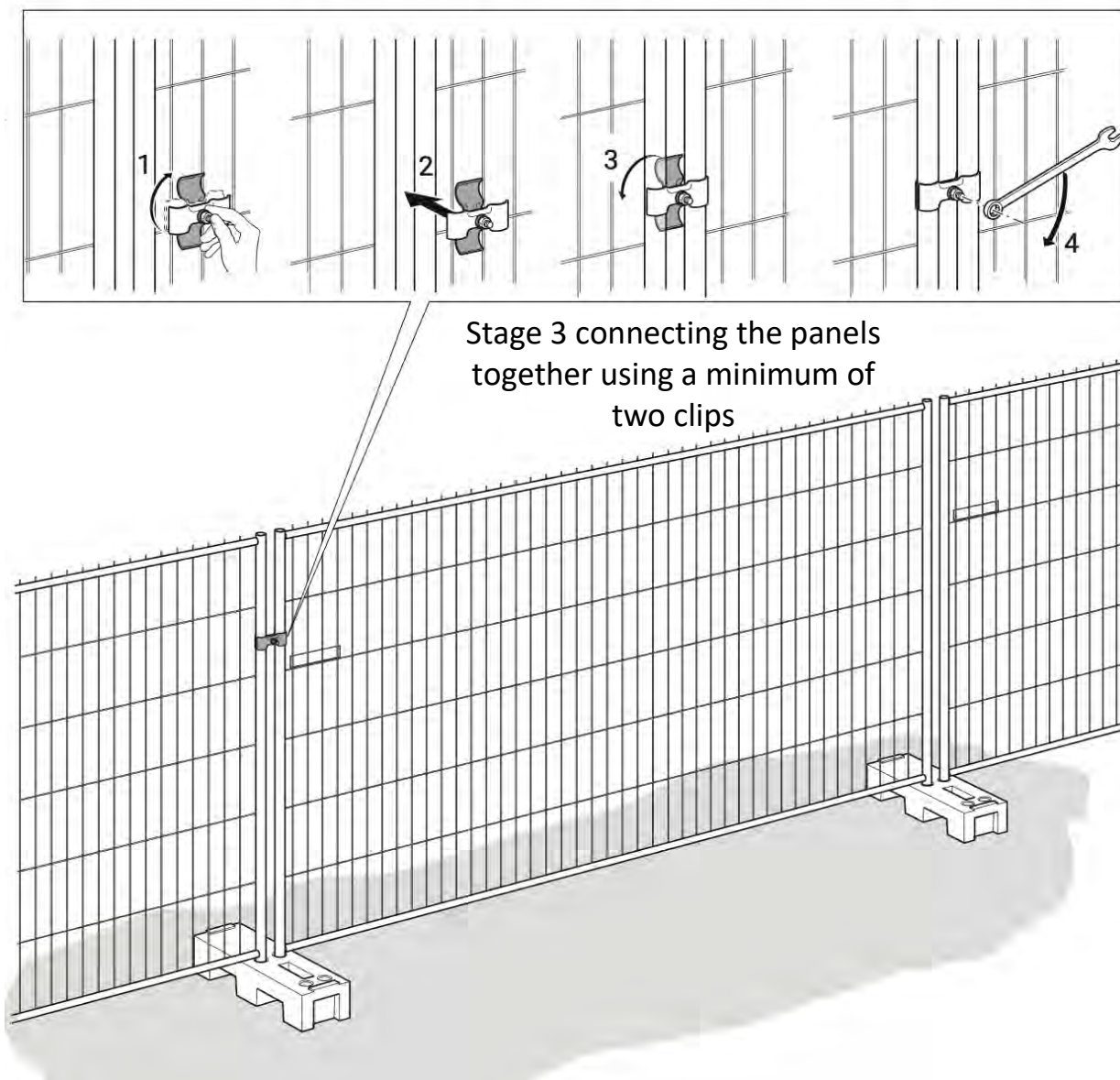
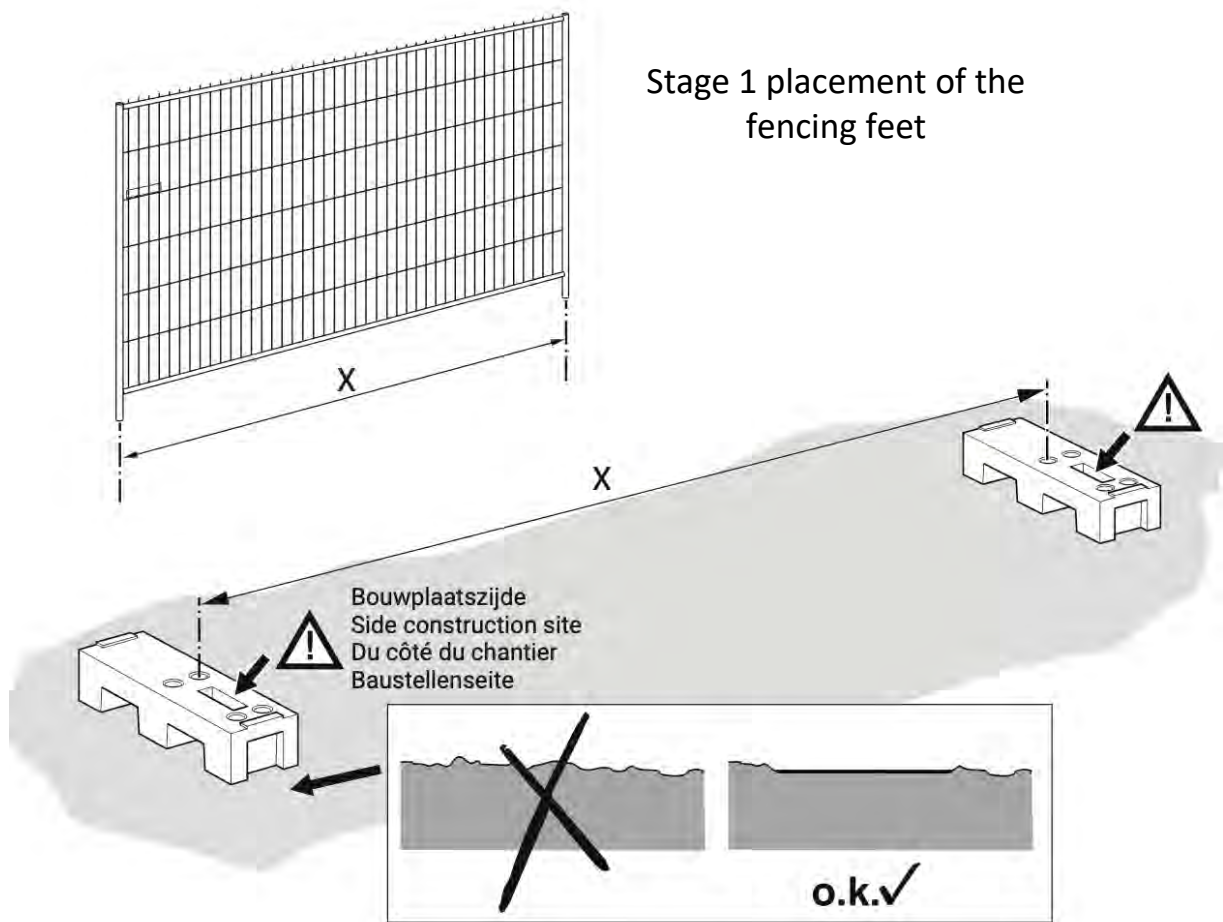
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Project	Sparkle Street Project
Client	JRL Group
Drawing	Demolition Sequencing Plan
Role	Demolition
Drawing Status	Rev A
Drawing Number	MS/021/01/3/MS



Notes:

Additional fence panels can be used brace in a V shape to provide additional wind load stability should signage to acoustic panels be installed.

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Project

Sparkle Street Project

Client

JRL Group

Drawing

Temporary Heras
Fencing Installation

Role

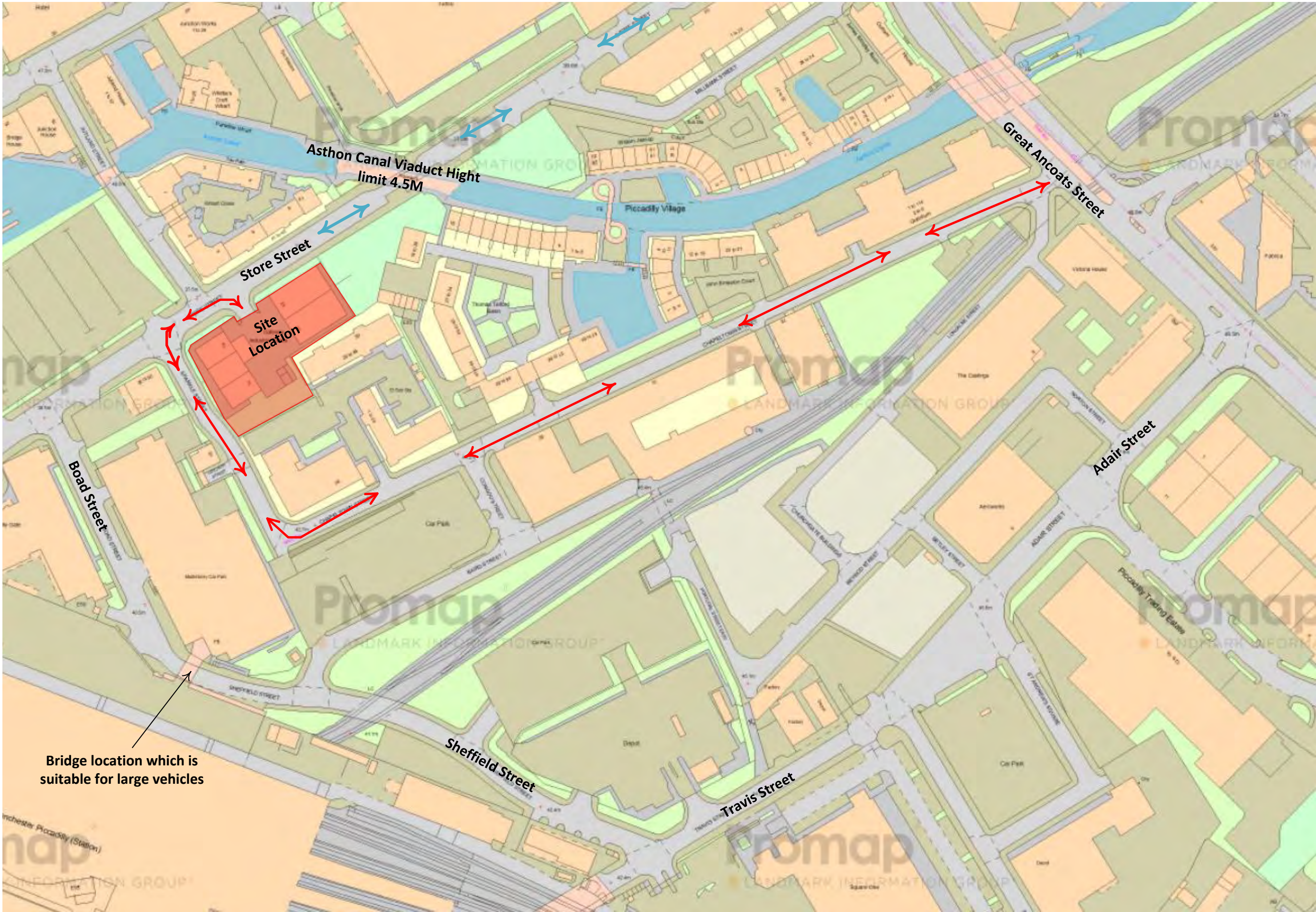
Demolition

Drawing
Status

Rev A

Drawing
Number

MS/021/01/2/MS



Notes:

↔ Normal Traffic Route

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Project Sparkle Street Project

Client JRL Group

Drawing Environmental Monitoring Plan

Role Demolition

Drawing Status Rev A

Drawing Number MS/021/01/4/MS



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Project Sparkle Street
Project

Client JRL Group

Drawing Environmental
Monitoring Plan

Role Demolition

Drawing Status Rev A

Drawing Number MS/021/01/4/MS

WORKPLACE RISK ASSESSMENT

Project:	Sparkle Street Project	Project No.:	T021	Risk Assessment Reference No.:	MS/021/1/MS
Assessed by:	M Smith	Date:	4.12.2025	Activity:	Demolition Management Plan
Review date:	After any significant change to the process or if no longer valid.				

Evaluation of Risk Rating = Likelihood (L) x Severity(S)

Severity	1	2	3	4	5	6
	1	2	3	4	5	6
	1	2	3	4	5	6
	1	2	3	4	5	6
	1	2	3	4	5	6
Likelihood						

Severity	Likelihood
Rating 1 = Trivial injuries. No lost time	Rating 1 = Very unlikely
Rating 2 = Minor injury or illness, requires treatment	Rating 2 = Unlikely
Rating 3 = serious injury or illness, <u>Over</u> 7 days	Rating 3 = Likely
Rating 4 = Major injury or illness - Notifiable	Rating 4 = Very likely
Rating 5 = Fatality. Disabling injury. etc.	Rating 5 = Almost Certain
	Low Risk
	Medium Risk
	High Risk

WORKPLACE RISK ASSESSMENT

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Collision with Plant Equipment	E	Personal injury – Broken bones, fractures, cuts, grazes. Possible fatality.	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

- Clear pedestrian and traffic routes to be identified on the site from the welfare to the working area.
- Barriers to be placed around the working area to mitigate the risk of vehicles colliding with the scaffolding structure.
- Briefing session to be undertaken by the Site Manager to explain all the hazards associated with this task and operatives to endorse the signature sheet at the rear of this document.
- Vehicular traffic and pedestrian route will remain separate and clearly identified and separated.
- Delivery of skips should be made via the Main Entrance and onto the site via the identified traffic route and directed by a competent banksman.
- Visitor & Workers to the site to be advised of safe pedestrian routes and parking areas. Note this is covered during the induction process.
- During the loading and unloading of full or empty skips by vehicles, all personnel must be outside of the waste segregation exclusion zone.
- Partial pavement closure required for the demolition phase of these works.
- Banksman to be deployed to the pavement area to advise the plant operator of any approaching pedestrians.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Poor use of Tools, lack of Maintenance & Equipment storage	E, C, P, V, CL	Electrical shock. Injury to personnel from flying debris and spray i.e. puncture wounds, cuts, eye injury.	4	3	12	Site management and operatives	Continuously monitored by a competent person	1	3	3

Precautions & Controls

- All tools to be maintained and serviceable condition.
- Tools to be checked on a daily basis before first use of visual signs of damage, any faults found should be reported to the site manager and equipment withdrawn from use.
- Handheld electrical equipment must be within the appropriate PAT Test period set by the hire company.
- All tools to be used for the purpose in which they were designed for.

WORKPLACE RISK ASSESSMENT

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Exposed cables Low visibility Overhead cables Damaged cables	E, C, V, CL	Personal Injury- Electrocutation, burns. Possible fatality.	3	5	15	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

All services associated with the demolition of the structure to have been terminated or isolated by the client in advance of the works.
Isolation or termination certification to be provided to MDL in writing prior to the start of the soft strip phase.
All services terminations to be undertaken outside the footprint of the site boundary.
If you are unsure if a cable is live ask.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Sharp Objects / edges	E,C,P,V	• Cuts during the soft strip phase	3	4	12	Site management and operatives	Continuously monitored by a competent person	1	4	4

Precautions & Controls

- All operatives must wear the PPE supplied by MDL which includes suitable Gloves for the task. When handling any items gloves should always be worn.
- During the course of the works should any sharp edges be created, they should be removed or made safe as soon as practically possible.
- All safety equipment provided by MDL must be maintained by the individual it has been issued to, should the equipment become defective then it must be exchanged as soon as practically possible.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
• Noise • Dust • Vibration	E,C,P,V, CL	• Human health factors	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5

WORKPLACE RISK ASSESSMENT

Precautions & Controls

- Albeit the deconstruction of the frame and associated plant is not going to be a dusty operation it will certainly create noise levels that exceed safety standards and therefore some operations will require the additional use of hearing protection. We have attached both noise and hand arm vibration assessments when undertaking specific tasks or using specific tools & equipment.
- If necessary, noise zones will be implemented should the area be in use by the clients' operatives.
- Noise and vibration monitoring stations to be identified around the site, vibration monitors will be running constantly with noise readings taken twice daily at varying times.
- Dust suppression methods to be adopted during the demolition and crushing stages, dust cannon to be used during the demolition stage whilst dust cannon and use on the onboard dust suppression system used on the crusher during the crushing phase. Dust levels to be monitored by the site manager and additional measures to be implemented if required.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
• Falling objects	E,C,V,CL	Person's plant or vehicles being struck by falling items	3	5	15	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

- Demolition safety exclusion zones to be implemented
- Additional area at the front of the site to be closed off circa 50% of the footpath width (Unit 2 demolition only)
- Banksman to be deployed to the footpath at the front of the site to advise the plant operator by two-way radio of any approaching pedestrians.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Moving plant and falling materials	E,C,V,CL	Risk of injury from machines working in demolition area and from falling materials. Possible fatality	3	5	15	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

WORKPLACE RISK ASSESSMENT

- Access to any demolition work area to be kept secure by Heras Fencing at all times bearing adequate safety signage warning of the dangers within. No unauthorised access to work area will be allowed at any time.
- Access to any work area shall be managed at all times by a designated management representative only.
- Any person requiring entering the work area must enter that area via the devised control point after reporting to the site Project Manager who will notify the relevant Demolition Manager. If necessary, all demolition works shall cease until the person(s) requiring access have arrived at the work point and reported to the Demolition Manager.
- Visitors requiring access to any work area shall be escorted by a management representative at all times.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
• Poor Manual Handling	E	Personal Injury such as strains and muscle injury.	3	5	15	Site management and operatives	Continuously monitored by a competent person	1	5	5
Precautions & Controls										
• Where practically possible use mechanical means such as excavator • Ensure you are fit and health and do not overreach. • Carryout the task using multiple operatives See Manual Handling assessment for the soft strip phase.										

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
• Fires from Hot works	E,C,V,CL	• Personal Injury. Possible fatality. • Damage to plant and equipment	3	4	12	Site management and operatives	Continuously monitored by a competent person	1	4	4
Precautions & Controls										
• Hot works are anticipated on this project however during the trimming of the steel column at the ground bearing slab, there is always a fire risk from plant, welfare and smoking. As such fire extinguishers will be deployed round the site and welfare. • Oxygen & Propane bottles to be stored correctly and apart when not in use, flash back arrestors to be fitted to each bottle. • Bagging lines to be checked daily for visible signs of damage / leaks, note all leaks must be repaired ASAP. In addition, no more that 2 repairs in any 10m length of bagging.										

WORKPLACE RISK ASSESSMENT

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Misuse of equipment	E, C, V	Possible or potential death, Possible physical injury, Crushing. Collision, Property or plant damage Possible damage to hearing Possibility of striking underground services Over tipping of Vehicles or plant	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5
Precautions & Controls										
1. Only trained operatives to CPCS/CCDO standard to use machinery. 2. Ensure machinery guarding is in place at all times. 3. Each machine to be inspected prior to use and entered in to the PUWER or LOLER register as applicable once a week. 4. Ensure that all devices to keep the operator safe in place on machinery are used i.e. Seat belts. 5. Establish hearing protection zone if necessary. 6. Machines to be banked at all times. 7. Mirrors or CCTV to be in place on machine to allow for 360° vision for machine operator. 8. Work in accordance with HSG47 'Avoiding Dangers from Underground Services'.										

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Falls from height	E,C,V,C L	Personal Injury. Possible fatality	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5
Precautions & Controls										

WORKPLACE RISK ASSESSMENT

- Ground & 1st Flooring is to remain instu and be removed during the demolition works and not during the soft strip phase.
- Once the physical demolition starts no further access will be required into the building.
- During the soft strip phase ensure window opening on the upper floor do not present a falls risk, if they do eye bolts and scaffolding pole to be used to increase the handrail height.

Hazard	Who might be harmed E,C,P,V,CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Release of asbestos fibres	E,C,V,C L	Asbestos-related diseases include non-malignant disorders such as asbestosis (pulmonary fibrosis due to asbestos), diffuse pleural thickening, pleural plaques, pleural effusion, rounded atelectasis and malignancies such as lung cancer and malignant mesothelioma.	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

- All operatives to wear the prescribed PPE & RPE noted with the method statement and adhere to the decontamination procedures noted with that document reference EM7 & EM8.
- All operatives to be Cat B trained and face fitted to safely undertake these works.
- Removed asbestos be that fragments or whole pipework sections to be placed into either asbestos labelled polythene clear bags followed by red labelled bags taped at the top or wrapped in 1000guage polythene.
- Any breaking of the asbestos cement sheets must be undertaken in a controlled manner whilst dampening down is being applied to supress any potential fibre release.
- Work exclusion zone to be implemented with appropriate signage displayed around the boundary.
- Removal of the asbestos skip will be undertaken using our in-house driver.
- Waste consignment note to be made available

Hazard	Who might be harmed E,C,P,V,CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S

WORKPLACE RISK ASSESSMENT

Crusher Operation	E,C,V,C L	Personal injury resulting from crush points.	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5
Precautions & Controls										
- Operatives may be required to pick loose items off the conveyer on the approach to the hopper only small manageable items should be lifted to minimize any manual handling issues. - Only access the working platform if the crusher has been powered down and safe to do so. - Hearing protection will be required is operating in close proximity to the crusher during use.										

Site Manager	TBC	Task Description	Sparkle Street Assessment
--------------	-----	------------------	---------------------------

The employees detailed below have signed to confirm that they: -

- Have received a briefing from their site manager on the hazards involved with their undertaking.
- Understand the requirements of this Method Statement and the associated Risk Assessments.
- Shall work to the requirements of the method statement and control measures identified by the Risk Assessment.
- Will notify their site manager, should there be any abnormalities or areas of concern regarding the works.
- Shall advise the Site Manager of any current medical condition which may give rise to health risks whilst undertaking the task
- Have the ability to remove themselves from work situations that they consider present an imminent and danger to their life or health, as well as the arrangements for protecting them from undue consequences for doing so.

Name	Signature	Date

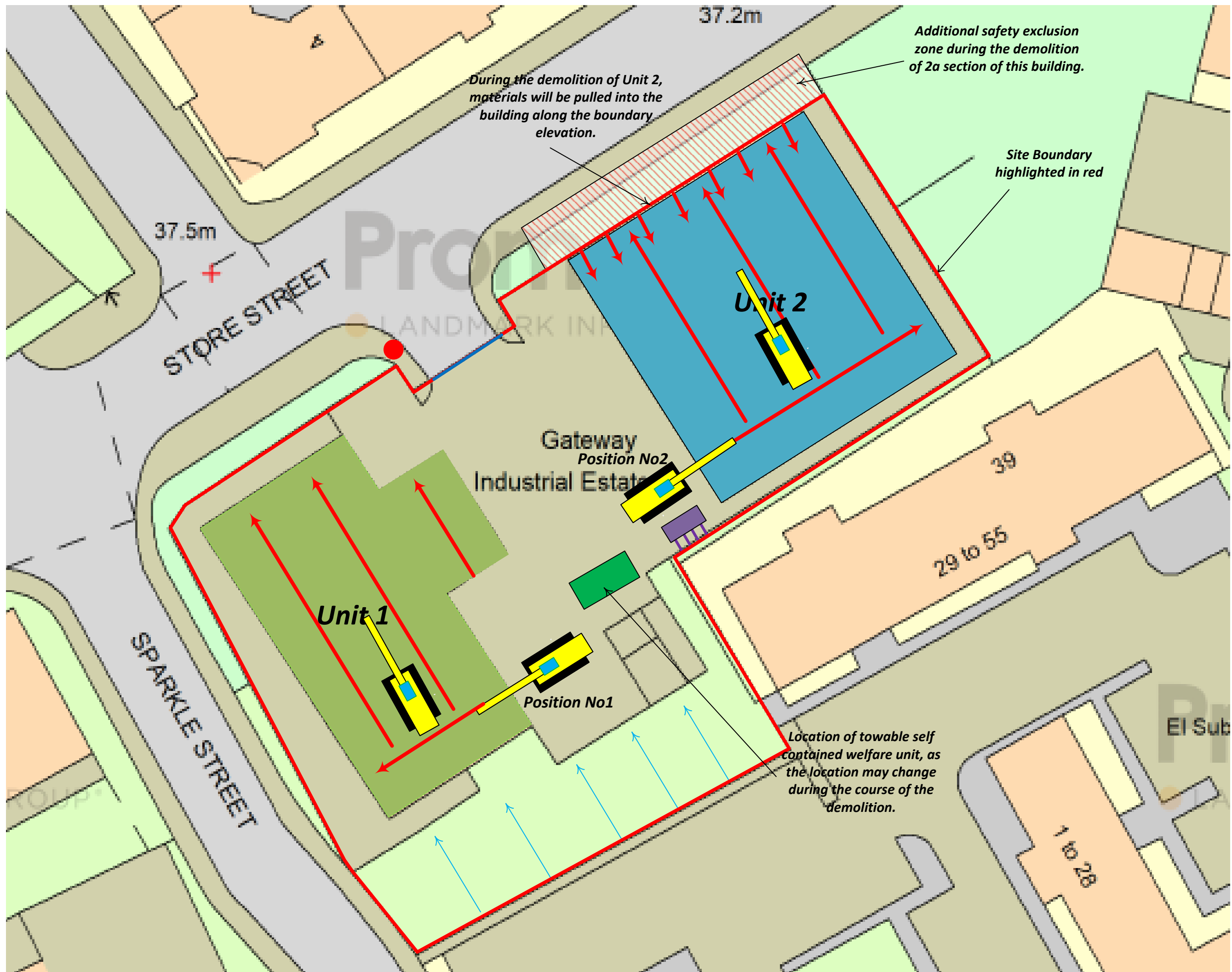
Name	Signature	Date

WORKPLACE RISK ASSESSMENT

WORKPLACE RISK ASSESSMENT

This page has been left blank for any feedback on the development / comments relating to this method statement

2. Demolition Sequence Plan



Notes:

METROPOLITAN
DEMOLITION

Metropolitan Demolition Ltd
Green Lane
Horbury
Wakefield
West Yorkshire
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metrodemo.co.uk

Project	Sparkle Street Project
Client	JRL Group
Drawing	Demolition Sequencing Plan
Role	Demolition
Drawing Status	Rev A
Drawing Number	MS/021/01/3/MS

3. Demolition Site Plan



Notes:

METROPOLITAN DEMOLITION

Metropolitan Demolition Ltd
Green Lane
Horbury
Wakefield
West Yorkshire
WF4 5DY

Tel: 01924 900 414
info@metrodemo.co.uk
metrodemo.co.uk

Project Sparkle Street
Project

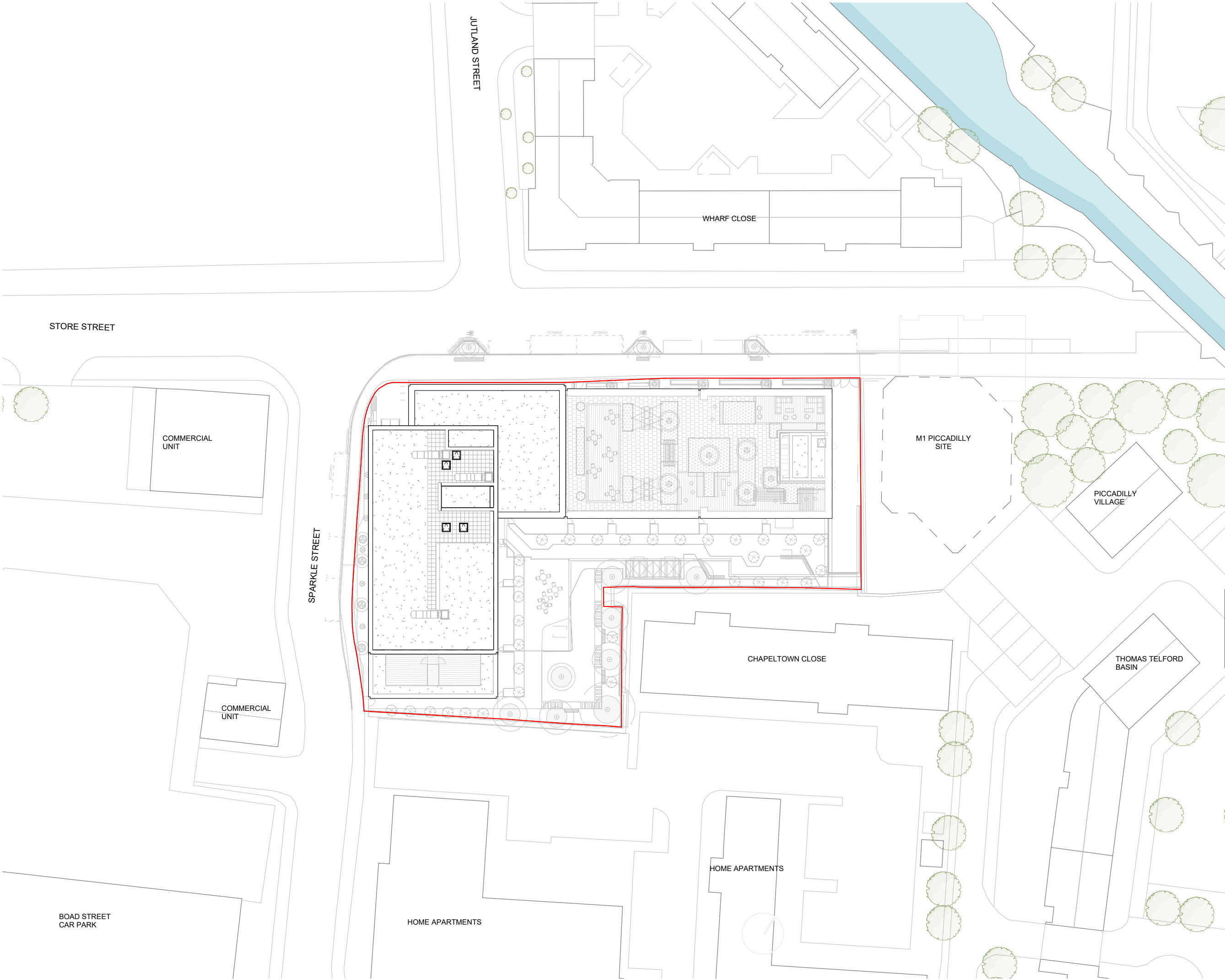
Client JRL Group

Drawing Site Plan

Role Demolition

Drawing Status Rev A

Drawing Number MS/021/01/1/MS



This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies,
errors or omissions prior to commencing on site.

NOTE:
DO NOT SCALE OFF DRAWING REFER TO INDICATED DIMENSIONS ONLY.

DRAWING TO BE READ IN CONJUNCTION WITH SHP SPECIFICATION.

INDICATIVE DETAILS TO ILLUSTRATE VISUAL INTENT ONLY. ALL TO CONTRACTORS DESIGN.

ALL DETAILS TO BE COORDINATED WITH ADJACENT TRADES AND SE AND M/E ENGINEER DETAILS.

THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

— Site Ownership Boundary

Rev	Date	Stage	Description
P01	2025-11-25	4 - First Issue	

Project Title
**Sparkle Street
Manchester**

Drawing Title
Proposed Site Plan

Status
S3(G2) - FOR REVIEW & COMMENTS

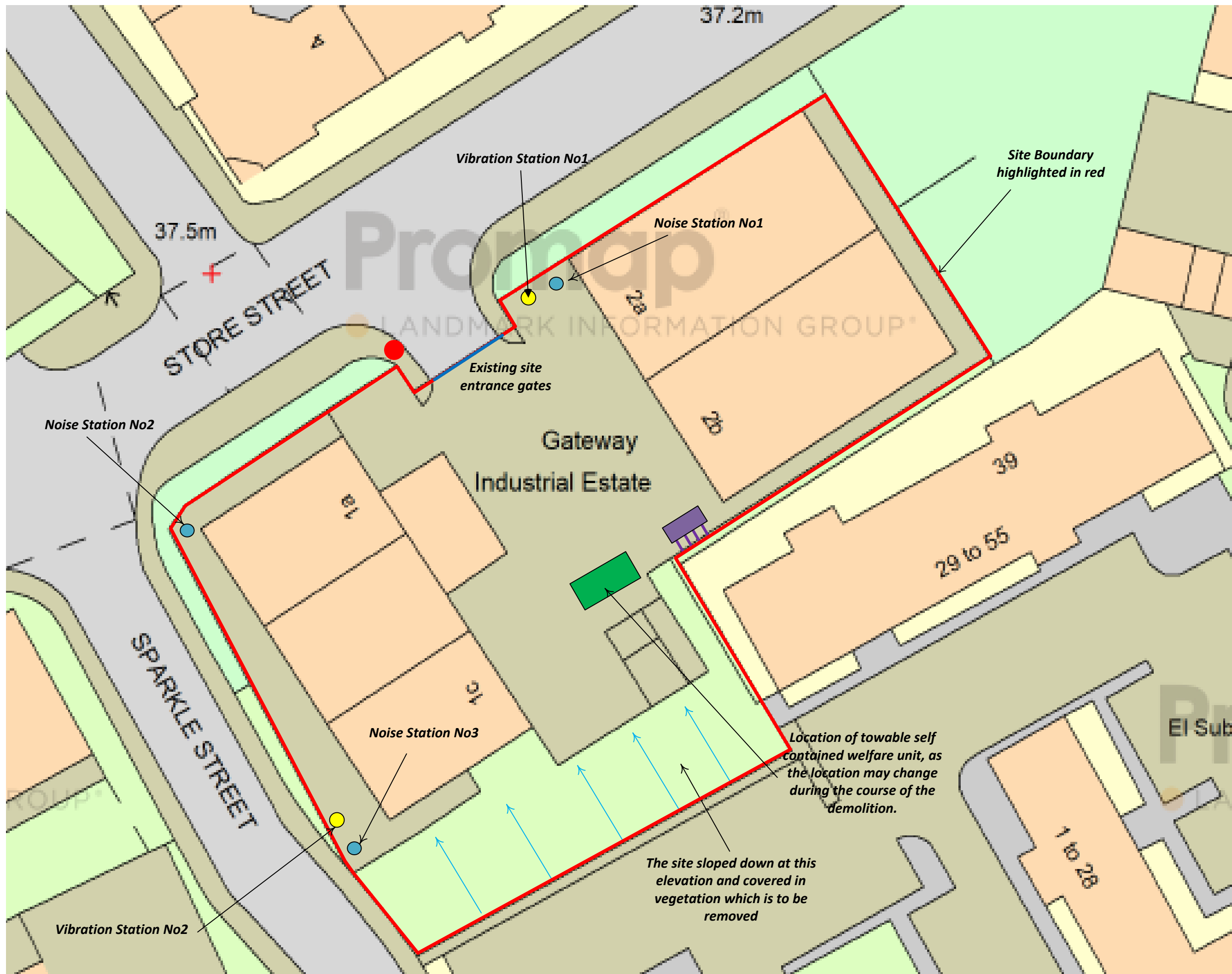
SHP Project No 10413	Scale 1:500@A3
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JRL Drawing Code SPS-SHA-XX-ZZ-DR-A-01-1002	Revision P01
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Manchester +44 (0)161 835 2345	London +44 (0)20 7549 4000	Birmingham +44 (0)121 233 1874
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4. Environmental Plan



Notes:

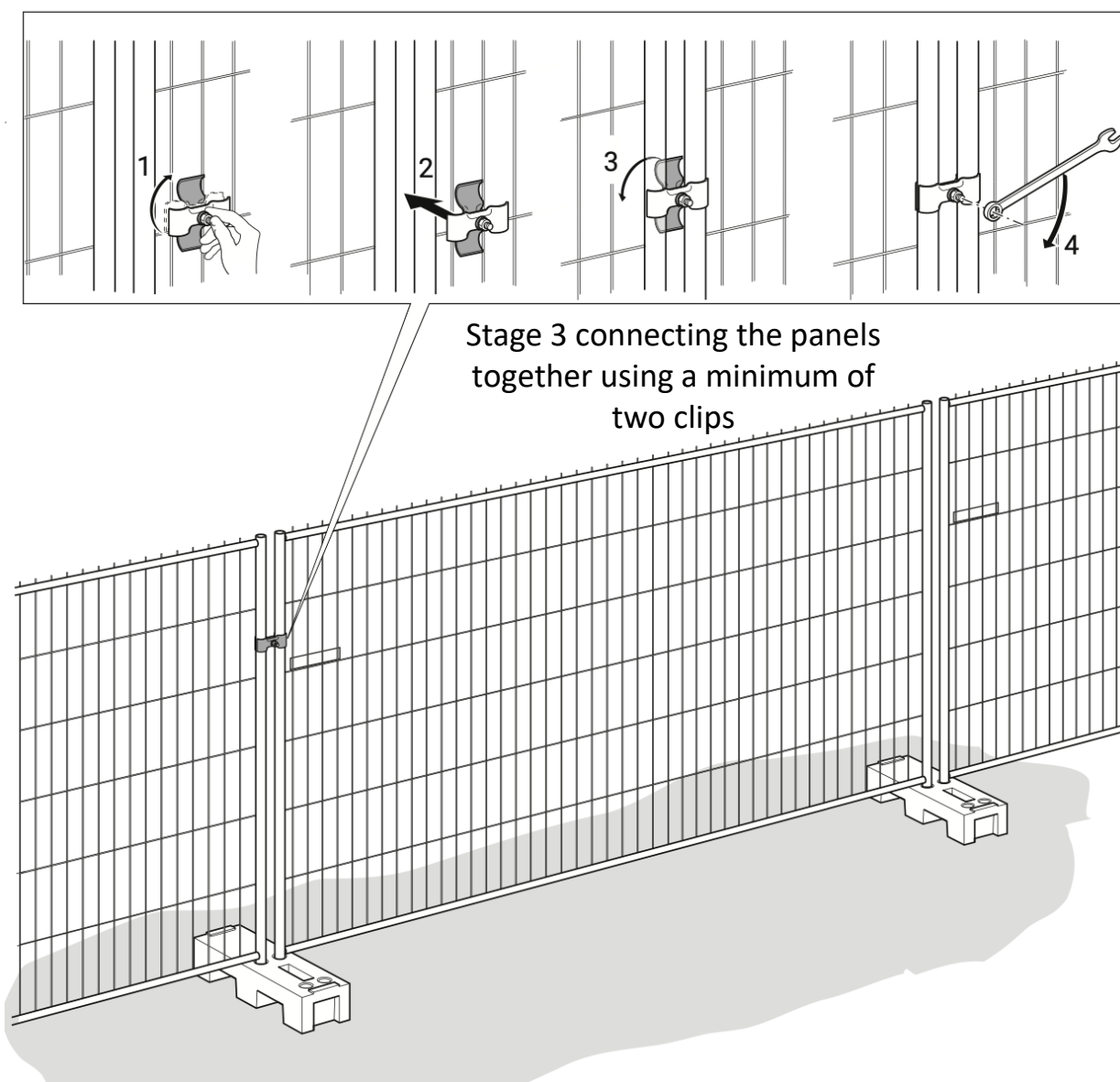
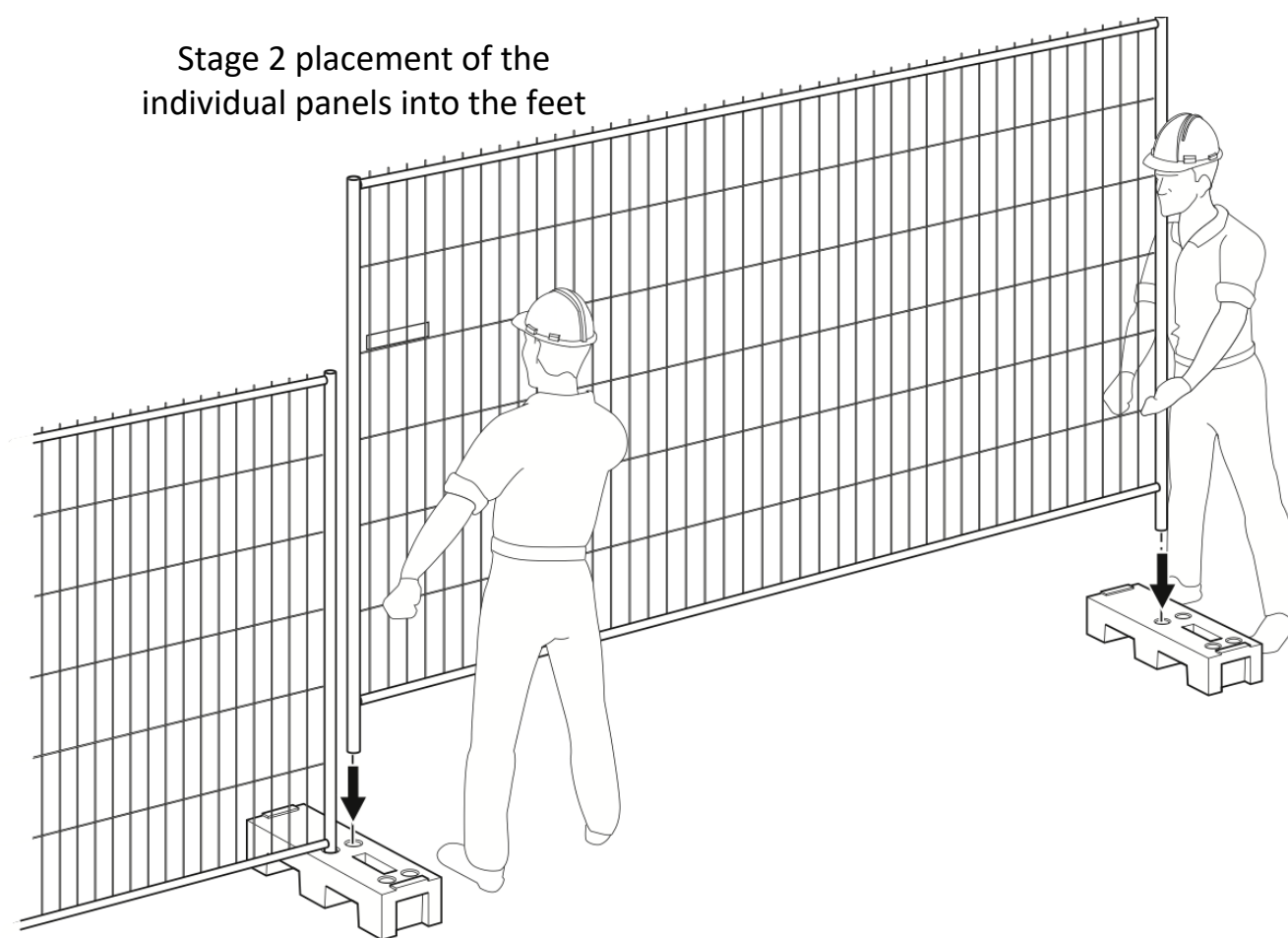
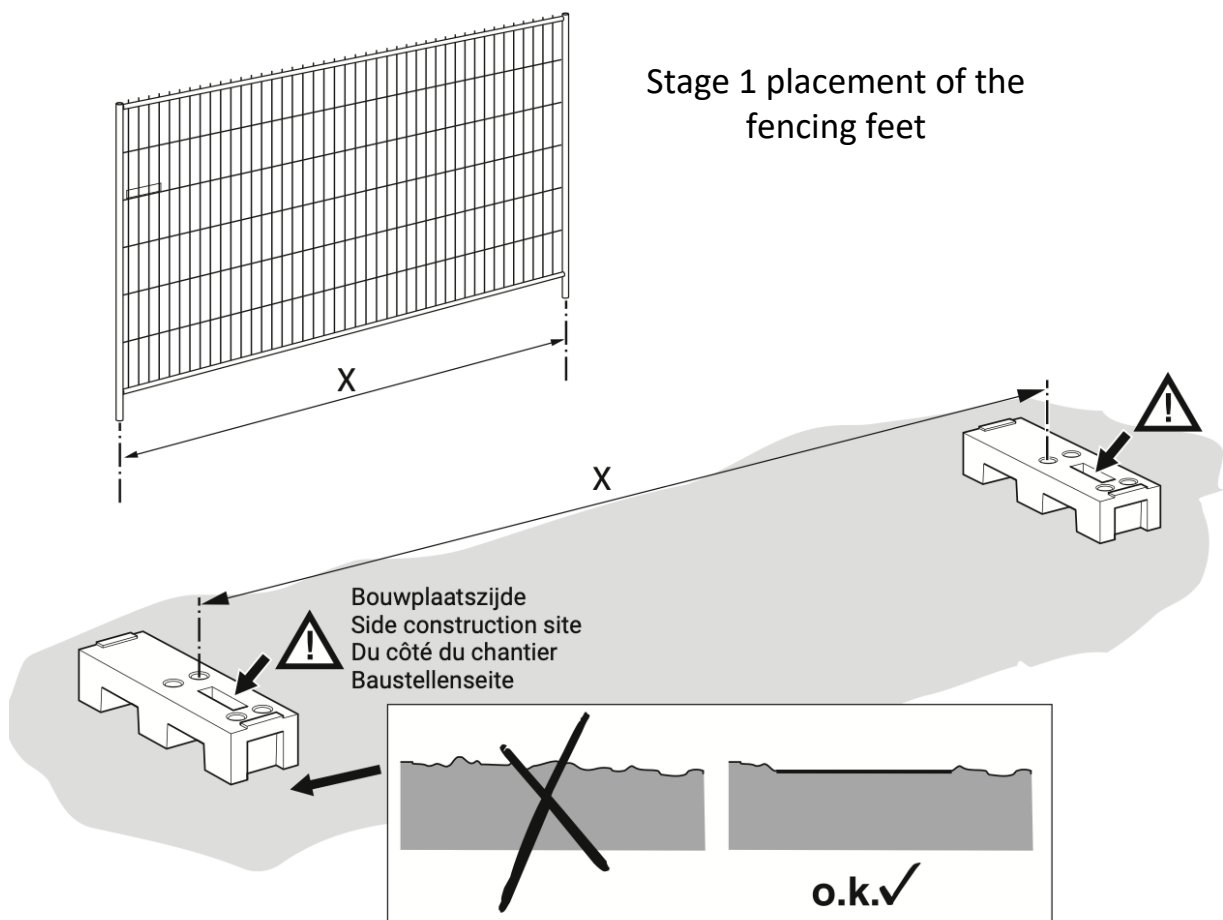
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Project	Sparkle Street Project
Client	JRL Group
Drawing	Environmental Monitoring Plan
Role	Demolition
Drawing Status	Rev A
Drawing Number	MS/021/01/4/MS

5. Fencing Installation Plan (For Demolition Only)



Notes:

Additional fence panels can be used brace in a V shape to provide additional wind load stability should signage to acoustic panels be installed.

METROPOLITAN
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Project

Sparkle Street Project

Client

JRL Group

Drawing

Temporary Heras
Fencing Installation

Role

Demolition

Drawing
Status

Rev A

Drawing
Number

MS/021/01/2/MS

6. Pre-Demolition Audit

METROPOLITAN

DEMOLITION

PRE DEMOLITION AUDIT
FOR THE DEMOLITION OF THE STRUCTURE ON SPARKLE STREET,
MANCHESTER, M1 2NJ.



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Revision	Date	Comments
A	2.12.25	First Issue

Report Author	Martin Smith
Report Date	2.12.25
Document Reference	PDA-T021

The authors listed below are both experienced and competent persons in line with the BREEAM definition: “has appropriate knowledge of buildings, waste and options for the reuse and recycling of different waste streams”.

Martin Smith – Demolition Services Limited Health, Safety & Contracts Manager

With over 20 years of professional experience in the demolition industry and holding a NEBOSH qualification, I possess the expertise and technical knowledge required to conduct comprehensive pre- demolition audits. My extensive background has equipped me with a thorough understanding of demolition processes, risk assessment, and regulatory compliance, ensuring that all audits are performed to the highest standards of accuracy & efficiency.

1. Executive Summary

This report aims to improve the sustainable management of waste materials arising from the demolition of the site referred to as Sparkle Street, Manchester, M1 2NJ.

The recommendations made in this report are based on the findings of the pre-demolition audit carried out by Metropolitan Demolition Ltd.

The report includes the results of the audit this identifies the Key Demolition Products (KDPs) and their potential for being recycled or re-used.

The information in the report can be used to:

- Reduce the cost of disposal of the buildings
- Inform the project's Site Waste Management Plan
- Inform the project's Circular Economy Statement
- Realise financial returns from the recovered materials

The results from the audit show an overall waste volume, for the project of 2,546.75 Tonnes, the overall Diversion from Landfill is 2527.90 tonnes (99.26%).

The key findings and conclusion for The Buildings are:

Of the 2,546.75 tonnes predicted to be produced 2527.90 tonnes (99.26%) is targeted for recycling / reuse on site and 15 tonnes (0.74%) is targeted for disposal at landfill, largely made up of hazardous waste (Asbestos).

There are financial savings to be made from the recycling of the inert (including concrete) by crushing to a 6F2 grade and reusing it, all inert (concrete/brick) from this project will be taken away and crushed for re- use.

2. Site Description and Area of site

The site comprises the former commercial premises centred on National Grid Field No SJ8498 9404 approximately ½ miles northeast of the centre of Manchester.

The site is located at the corner of Sparkle Street and Store Street, Manchester M1 2NJ.

The scope of demolition works are to be undertaken in two phases. Phase 1 included the asbestos removal, soft strip and demolition including the removal of the ground slab and foundations. Materials will be crushed on site to a 6F2 engineering specification and retained on site for future use. Phase 2 works is a return to remove the existing paladin fencing and gates and a number of tree stumps located around the site.

Stage 1 –Site Set up, enabling works, excess waste removal, internal strip out and asbestos removal

Phase 2 – Mechanical demolition of the two structures followed by the lifting of the ground slab and foundations.

Phase 3 – Crushing of materials on site to a 6F2 engineering specification for reuse on site.

A number of notifiable and non-notifiable asbestos containing materials which were identified in the R&D Survey reference Armco Asbestos Consultants Ltd Report B-20083.

Prior to the demolition of each structure, works will include for the removal of all asbestos containing materials.

All buildings to be demolished will be subject to an initial soft strip of all non-structural fixtures and fittings, waste and furniture, prior to the commencement of any demolition works to aid the segregation of waste materials for offsite recycling.

All above ground structures are to be demolished. Thereafter, works will include the removal of all structural slabs, foundation, underground obstructions, hardstandings areas and the scraping of all tarmac access roads inside of the site boundary.

Any voids / excavations will be subsequently backfilled with clean 6F2 crushed and certified material.

3. Site Photos



4. Pre-Demolition Audit Method

This audit is based on a non-intrusive survey methodology. The survey team conducted a thorough inspection of the buildings. While some surveys and site plans were available, not all construction details were evident. Where this was the case or where access was not possible, a reasonable assumption has been made.

The survey results have been analysed according to the principal material type present. These have been aggregated into Key Demolition Products (KDPs) with approximate total quantities indicated and recommendations made for their reclamation, recycling or disposal. The condition of products and materials and their suitability for various reclamation or recycling options cannot be guaranteed.

Reclamation is the segregation of products and materials for re-use in the same form. Recycling is the reprocessing of materials into new products. A brick is reclaimed if used as a brick and recycled if crushed and used for fill material.

Recycling may be 'closed loop', resulting in a new product of the same type, or 'open loop', resulting in a new product of a different nature and potentially lower grade. Generally speaking, reclamation is environmentally preferable to recycling as it displaces the environmental impact of manufacturing new construction products and involves little or no re-manufacturing.

The above is based on the following waste hierarchy principle as listed in descending order of environmental preference in The Waste (England and Wales) Regulation 2011:

- Prevention: using material in design and manufacture, keeping products for longer, reuse, using less hazardous materials
- Preparing for reuse: checking, cleaning, repairing, refurbishment, whole items or spare parts
- Recycling: turning waste into a new substance or produce. It includes composting if it meets quality protocols
- Other recovery: includes anaerobic digestions, incineration with energy recovery, gasification and pyrolysis, which produce energy (fuels, heat and power) and materials from waste
- Disposal landfill and incineration without energy recovery.

5. Key Demolition Products Audit Results

5.1 Estimated Waste Quantities

Projected Quantities (tons)



■ mixed waste ■ green waste ■ gypsum ■ inert ■ wood ■ metals
 ■ insulation ■ plastics ■ glass ■ ceiling tiles ■ asbestos

Waste Type	Waste Stream	Material Type	Forecast Quantities (tonnes)
Demolition	Mixed waste	Mixed demolition waste	10
Demolition	Green Waste	Vegetation	5
Demolition	Gypsum (plasterboard)	Gypsum-based construction materials other than those mentioned in 17 08 01	1.5
Demolition	Inert	Concrete, bricks, tiles and ceramics	2500
Demolition	Wood	Timber materials – demolished doors/skirtings etc	2
Demolition	Metals	Mixed metals – building frame / windows /cladding/pipework/cables	10
Demolition	Insulation	Floor/Wall/Roof Insulation/ Refrigeration panels	1.5
Demolition	Plastics	DPC/ Pipework / Coverings / cable	0.5
Demolition	Glass	Glass/ Windows	0
Demolition	Carpet Tiles	Carpet tile / Textile	1
Demolition	Mineral fibre ceiling tiles	Suspended ceiling tiles	0.25
Demolition	Asbestos	Asbestos Containing Materials	15
Total			2,546.75

5.2 Applying the Waste Hierarchy

In alignment with the principles of the waste hierarchy, MDL (Metropolitan Demolition Ltd) always seeks to prioritise prevention, reuse, recycling, and recovery before considering disposal. Where possible, MDL evaluates opportunities for refurbishment and future development to avoid unnecessary demolition.

However, in this instance, due to the client's requirements and the defined scope of works involving the demolition of structures associated with the project, waste generation could not be prevented.

A thorough assessment was carried out to identify the potential for material reclamation and reuse, considering the type, quality, and quantity of materials. Unfortunately, no elements were deemed suitable for reuse. This determination was based on the fact that the buildings primarily comprise modern, low-grade materials lacking architectural or historical value, which are not typically reclaimed or repurposed in future developments.

Nevertheless, MDL strongly encourages clients to incorporate on-site recycling of inert materials into their development plans. In this case, the client has agreed to this recommendation. Consequently, MDL has identified that 99.26% of the total material equivalent to 2527.90 tonnes will be processed and recycled on-site, significantly reducing reliance on landfill disposal.

MDL has also undertaken a detailed review of off-site recycling opportunities for non-inert materials such as wood, timber, and metals. Although these cannot be recycled on site, they will be processed on site to meet agreed specifications wherever possible prior to transportation to accredited recycling facilities. MDL continues to work with trusted suppliers, including Wards, a national materials and metal recycling partner along with local companies such as Smith Aggregates.

To support effective waste management, MDL has also engaged with a network of approved recycling providers to ensure that, in cases where on-site segregation is impractical, off-site sorting and recycling can still be achieved. All recycling activities will be monitored through regular reporting of recycling rates.

Where recycling is not feasible, MDL remains committed to investigating alternative material recovery methods. Landfill disposal will only be used for hazardous waste, specifically asbestos-containing materials, in full compliance with environmental and health regulations.

Waste Stream	Material Type	Expected Quantities (tonnes)	Target Reclamation Rate (%)	Targeted Recycling Rate (%)	Target diverted from Landfill (tonnes)	Potential Method of Diversion from Landfill
Mixed waste	Mixed demolition waste	10	0	90	9	Recovery and Recycling of material off site via approved waste management contractor
Green Waste	Vegetation	3	0	0	3	Disposed of as Green waste
Gypsum (plasterboard)	Gypsum-based construction materials other than those mentioned in 17 08 01	1.5	0	100	1.5	Direct recycling with a specialist recycler
Inert	Concrete, bricks, tiles and ceramics	2500	0	100	2500	N/A Re-using the material on site excess sold
Wood	Timber materials – demolished doors/skirtings etc	2	0	98	1.75	Recovery and Recycling of material off site via approved waste management contractor
Metals	Mixed metals – building frame / windows /cladding/pipework/ cables	10	0	100	10	Recovery and Recycling of material off site via approved waste management contractor
Insulation	Floor/Wall/Roof Insulation/ Refrigeration panels	1.5	0	100	1.5	Direct recycling with a specialist recycler
Plastics	DPC/ Pipework / Coverings / cable	0.5	0	50	0.25	Recovery and Recycling of material off site via approved waste management contractor
Glass	Glass/ Windows	0	0	0	0	Recycling of material off site via approved waste management contractor
Carpet Tiles	Carpet tile / Textile	1	0	98	0.95	Recovery and Recycling of material off site via approved waste management contractor
Mineral fibre ceiling tiles	Suspended ceiling tiles	0.25	0	100	0.25	Recovery and Recycling of material off site via approved waste management contractor
Asbestos	Asbestos Containing Materials	15	0	0	0	N/A – all hazardous materials will be subject to disposal at a licensed landfill.
Total	Tonnes	2546.75	0	0	2527.90	
Target Recycling / re-use rate					99.26%	

5.3 Expected Waste Routes

Waste Stream	Material Type	Destination
Gypsum (plasterboard)	Gypsum-based construction materials other than those mentioned in 17 08 01	Off-site recycling (segregated)
Inert	Concrete, bricks, tiles and ceramics	On-site reuse / recycling
Wood	Timber materials – skirtings / doors/ frames	Off-site recycling (segregated)
Metals	Mixed metals – building frame /cladding/pipework/cables	Off-site recycling (segregated)
Insulation	Floor / Wall / Roof Insulation / refrigeration Panels	Disposal at Landfill as Hazardous Waste
Plastics	DPC/ Pipework / Coverings	Off-site recycling (segregated)
Glass	Glass/ Windows	Off-site recycling (segregated)
Textile	Carpet tiles	Off-site recycling (segregated)
MMF	Suspended ceiling tiles	Off-site recycling (segregated)
Mixed	Mixed Demo Waste	Off-site recycling (segregated)
Asbestos	Asbestos Containing materials – AIB, Insulation, Cement bonded sheet	Disposal at Landfill as Hazardous Waste

6. Local Waste Contractors

Waste Contractors who will be used on the project:

Waste Contractor	Waste Carrier License	PAS 402	Address	Contact	Distance
Donald Ward Ltd	CBDU73041	Yes	Newbridge Lane, Old Whittington, Chesterfield, S41 9HY	0845 337 0000	45 miles
Ellis Fairbank Recycling Ltd	TBC	Yes	The Old Crown Dyeworks Birkshall Lane Bradford BD8 8TB	01247 456 666	38 Miles

7. Recommendations

7.1 Inert (including bricks and concrete)

Inert materials from this demolition are generated mainly from the walls and the concrete slabs / bases of the buildings.

Reclamation of some bricks could be attempted, but their quality and condition and the time that would be required to 'clean' them, deems their recovery / re-use to be not a financially viable option in this case. This decision is based on recovered bricks having a value of 20p – 40p per brick.

The recycling of demolition arisings, such as concrete, to produce recycled aggregates is now a mainstream activity usually driven by the cost benefits to be made (Demolition Protocol, 2008). Case study results from implementing the Demolition Protocol (2008) indicate that close to 100% recycling performance can be achieved for concrete and masonry where a soft strip process has removed materials / wastes that would be considered contamination. More recently, it has become routine to also crush and recycle asphalt (tarmac) scrapings from road / pavement surfaces.

These inert materials should be crushed on-site and used as Recycled Aggregate (RA) where possible. The lower value material should be kept separate from Recycled Concrete Aggregate; its first use would be as fill material on-site, with any surplus sold locally.

7.2 Timber

Timber products arise mainly from the buildings' internal elements, such as the stud partition walls, doors frames and skirtings.

The type and condition of majority of the timber from the building is not reusable in its current state; therefore, the recommended recovery route would be to recycle.

Sound, whole materials should be offered via material exchange websites (for example Recipro: www.recipro-uk.com), the Community Wood Recycling scheme (<http://www.communitywoodrecycling.org.uk/about-us/>) or local reclamation merchants.

7.3 Metals

Metals are found mainly in the building frame; the roof supports and the external wall cladding

In this instance, unfortunately, there are limited materials on site for salvage due to the high level of vandalism and break-ins, but all metals from the fabric of the structure should be segregated for recycling, which is both cost-effective and preserves a large part of their environmental value.

7.4 Hazard waste

Hazardous waste has been identified within the roof section of the two buildings in the form of asbestos cement sheets.

In this instance, unfortunately, there are no items either fit, or viable for salvage or treatment in the UK and therefore must be sent to landfill in all cases following their removal under controlled conditions.

8. Pre- Demolition Audit Conclusion and Recommendations

Inert materials will be the dominant demolition product. This product should be treated in terms of the priorities of the waste hierarchy of Reduce > Re-use > Recycle > Dispose. Where possible, the bricks should be reclaimed for future re-use on-site or for sale or exchange. Unsuitable and damaged inert materials can be crushed for recycled aggregate. Other inert materials should be segregated where possible. These actions will significantly reduce the environmental impact of the demolition process

9. Actual Waste Produced

Following completion of the works a waste management log will be provided as part of the H&S close out information, which identifying the waste generated on site and its re-use, recycling or disposal route.

All waste routes will be supported by valid waste transfer notes to licensed facilities inly and be transported by licensed waste carriers.

A comparative study will be undertaken to look at the actual waste produced again the quantities estimated and targets set within this pre-demolition audit.

7. Risk Assessment

WORKPLACE RISK ASSESSMENT

Project:	Sparkle Street Project	Project No.:	T021	Risk Assessment Reference No.:	MS/021/1/MS
Assessed by:	M Smith	Date:	4.12.2025	Activity:	Demolition Management Plan
Review date:	After any significant change to the process or if no longer valid.				

Evaluation of Risk Rating = Likelihood (L) x Severity(S)

	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
Severity						
	1	2	3	4	5	
						Likelihood

Severity	Likelihood
Rating 1 = Trivial injuries. No lost time	Rating 1 = Very unlikely
Rating 2 = Minor injury or illness, requires treatment	Rating 2 = Unlikely
Rating 3 = serious injury or illness, <u>Over</u> 7 days	Rating 3 = Likely
Rating 4 = Major injury or illness - Notifiable	Rating 4 = Very likely
Rating 5 = Fatality. Disabling injury. etc	Rating 5 = Almost Certain
	Low Risk
	Medium Risk
	High Risk

WORKPLACE RISK ASSESSMENT

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Collision with Plant Equipment	E	Personal injury – Broken bones, fractures, cuts, grazes. Possible fatality.	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

- Clear pedestrian and traffic routes to be identified on the site from the welfare to the working area.
- Barriers to be placed around the working area to mitigate the risk of vehicles colliding with the scaffolding structure.
- Briefing session to be undertaken by the Site Manager to explain all the hazards associated with this task and operatives to endorse the signature sheet at the rear of this document.
- Vehicular traffic and pedestrian route will remain separate and clearly identified and separated.
- Delivery of skips should be made via the Main Entrance and onto the site via the identified traffic route and directed by a competent banksman.
- Visitor & Workers to the site to be advised of safe pedestrian routes and parking areas. Note this is covered during the induction process.
- During the loading and unloading of full or empty skips by vehicles, all personnel must be outside of the waste segregation exclusion zone.
- Partial pavement closure required for the demolition phase of these works.
- Banksman to be deployed to the pavement area to advise the plant operator of any approaching pedestrians.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Poor use of Tools, lack of Maintenance & Equipment storage	E, C, P, V, CL	Electrical shock. Injury to personnel from flying debris and spray i.e. puncture wounds, cuts, eye injury.	4	3	12	Site management and operatives	Continuously monitored by a competent person	1	3	3

Precautions & Controls

- All tools to be maintained and serviceable condition.
- Tools to be checked on a daily basis before first use of visual signs of damage, any faults found should be reported to the site manager and equipment withdrawn from use.
- Handheld electrical equipment must be within the appropriate PAT Test period set by the hire company.
- All tools to be used for the purpose in which they were designed for.

WORKPLACE RISK ASSESSMENT

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Exposed cables Low visibility Overhead cables Damaged cables	E, C, V,CL	Personal Injury- Electrocutation, burns. Possible fatality.	3	5	15	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

All services associated with the demolition of the structure to have been terminated or isolated by the client in advance of the works.
Isolation or termination certification to be provided to MDL in writing prior to the start of the soft strip phase.
All services terminations to be undertaken outside the footprint of the site boundary.
If you are unsure if a cable is live ask.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Sharp Objects / edges	E,C,P,V	• Cuts during the soft strip phase	3	4	12	Site management and operatives	Continuously monitored by a competent person	1	4	4

Precautions & Controls

- All operatives must wear the PPE supplied by MDL which includes suitable Gloves for the task. When handling any items gloves should always be worn.
- During the course of the works should any sharp edges be created, they should be removed or made safe as soon as practically possible.
- All safety equipment provided by MDL must be maintained by the individual it has been issued to, should the equipment become defective then it must be exchanged as soon as practically possible.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
• Noise • Dust • Vibration	E,C,P,V, CL	• Human health factors	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5

WORKPLACE RISK ASSESSMENT

Precautions & Controls

- Albeit the deconstruction of the frame and associated plant is not going to be a dusty operation it will certainly create noise levels that exceed safety standards and therefore some operations will require the additional use of hearing protection. We have attached both noise and hand arm vibration assessments when undertaking specific tasks or using specific tools & equipment.
- If necessary, noise zones will be implemented should the area be in use by the clients' operatives.
- Noise and vibration monitoring stations to be identified around the site, vibration monitors will be running constantly with noise readings taken twice daily at varying times.
- Dust suppression methods to be adopted during the demolition and crushing stages, dust cannon to be used during the demolition stage whilst dust cannon and use on the onboard dust suppression system used on the crusher during the crushing phase. Dust levels to be monitored by the site manager and additional measures to be implemented if required.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
• Falling objects	E,C,V,CL	Person's plant or vehicles being struck by falling items	3	5	15	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

- Demolition safety exclusion zones to be implemented
- Additional area at the front of the site to be closed off circa 50% of the footpath width (Unit 2 demolition only)
- Banksman to be deployed to the footpath at the front of the site to advise the plant operator by two-way radio of any approaching pedestrians.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Moving plant and falling materials	E,C,V,CL	Risk of injury from machines working in demolition area and from falling materials. Possible fatality	3	5	15	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

WORKPLACE RISK ASSESSMENT

- Access to any demolition work area to be kept secure by Heras Fencing at all times bearing adequate safety signage warning of the dangers within. No unauthorised access to work area will be allowed at any time.
- Access to any work area shall be managed at all times by a designated management representative only.
- Any person requiring entering the work area must enter that area via the devised control point after reporting to the site Project Manager who will notify the relevant Demolition Manager. If necessary, all demolition works shall cease until the person(s) requiring access have arrived at the work point and reported to the Demolition Manager.
- Visitors requiring access to any work area shall be escorted by a management representative at all times.

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
• Poor Manual Handling	E	Personal Injury such as strains and muscle injury.	3	5	15	Site management and operatives	Continuously monitored by a competent person	1	5	5
Precautions & Controls										
• Where practically possible use mechanical means such as excavator • Ensure you are fit and health and do not overreach. • Carryout the task using multiple operatives See Manual Handling assessment for the soft strip phase.										

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
• Fires from Hot works	E,C,V,CL	• Personal Injury. Possible fatality. • Damage to plant and equipment	3	4	12	Site management and operatives	Continuously monitored by a competent person	1	4	4
Precautions & Controls										
• Hot works are anticipated on this project however during the trimming of the steel column at the ground bearing slab, there is always a fire risk from plant, welfare and smoking. As such fire extinguishers will be deployed round the site and welfare. • Oxygen & Propane bottles to be stored correctly and apart when not in use, flash back arrestors to be fitted to each bottle. • Bagging lines to be checked daily for visible signs of damage / leaks, note all leaks must be repaired ASAP. In addition, no more that 2 repairs in any 10m length of bagging.										

WORKPLACE RISK ASSESSMENT

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Misuse of equipment	E, C, V	Possible or potential death, Possible physical injury, Crushing. Collision, Property or plant damage Possible damage to hearing Possibility of striking underground services Over tipping of Vehicles or plant	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5
Precautions & Controls										
1. Only trained operatives to CPCS/CCDO standard to use machinery. 2. Ensure machinery guarding is in place at all times. 3. Each machine to be inspected prior to use and entered in to the PUWER or LOLER register as applicable once a week. 4. Ensure that all devices to keep the operator safe in place on machinery are used i.e. Seat belts. 5. Establish hearing protection zone if necessary. 6. Machines to be banked at all times. 7. Mirrors or CCTV to be in place on machine to allow for 360° vision for machine operator. 8. Work in accordance with HSG47 'Avoiding Dangers from Underground Services'.										

Hazard	Who might be harmed E,C,P,V, CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Falls from height	E,C,V,C L	Personal Injury. Possible fatality	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5
Precautions & Controls										

WORKPLACE RISK ASSESSMENT

- Ground & 1st Flooring is to remain instu and be removed during the demolition works and not during the soft strip phase.
- Once the physical demolition starts no further access will be required into the building.
- During the soft strip phase ensure window opening on the upper floor do not present a falls risk, if they do eye bolts and scaffolding pole to be used to increase the handrail height.

Hazard	Who might be harmed E,C,P,V,CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S
Release of asbestos fibres	E,C,V,C L	Asbestos-related diseases include non-malignant disorders such as asbestosis (pulmonary fibrosis due to asbestos), diffuse pleural thickening, pleural plaques, pleural effusion, rounded atelectasis and malignancies such as lung cancer and malignant mesothelioma.	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5

Precautions & Controls

- All operatives to wear the prescribed PPE & RPE noted with the method statement and adhere to the decontamination procedures noted with that document reference EM7 & EM8.
- All operatives to be Cat B trained and face fitted to safely undertake these works.
- Removed asbestos be that fragments or whole pipework sections to be placed into either asbestos labelled polythene clear bags followed by red labelled bags taped at the top or wrapped in 1000guage polythene.
- Any breaking of the asbestos cement sheets must be undertaken in a controlled manner whilst dampening down is being applied to supress any potential fibre release.
- Work exclusion zone to be implemented with appropriate signage displayed around the boundary.
- Removal of the asbestos skip will be undertaken using our in-house driver.
- Waste consignment note to be made available

Hazard	Who might be harmed E,C,P,V,CL	How will they be harmed Risk	Evaluation of Risk			Precautions & Controls Implemented by	Frequency Check Rate	Residual Risk Evaluation		
			L	S	L x S			L	S	L x S

WORKPLACE RISK ASSESSMENT

Crusher Operation	E,C,V,C L	Personal injury resulting from crush points.	4	5	20	Site management and operatives	Continuously monitored by a competent person	1	5	5
Precautions & Controls										
- Operatives may be required to pick loose items off the conveyer on the approach to the hopper only small manageable items should be lifted to minimize any manual handling issues. - Only access the working platform if the crusher has been powered down and safe to do so. - Hearing protection will be required is operating in close proximity to the crusher during use.										

Site Manager	TBC	Task Description	Sparkle Street Assessment
--------------	-----	------------------	---------------------------

The employees detailed below have signed to confirm that they: -

- Have received a briefing from their site manager on the hazards involved with their undertaking.
- Understand the requirements of this Method Statement and the associated Risk Assessments.
- Shall work to the requirements of the method statement and control measures identified by the Risk Assessment.
- Will notify their site manager, should there be any abnormalities or areas of concern regarding the works.
- Shall advise the Site Manager of any current medical condition which may give rise to health risks whilst undertaking the task
- Have the ability to remove themselves from work situations that they consider present an imminent and danger to their life or health, as well as the arrangements for protecting them from undue consequences for doing so.

Name	Signature	Date

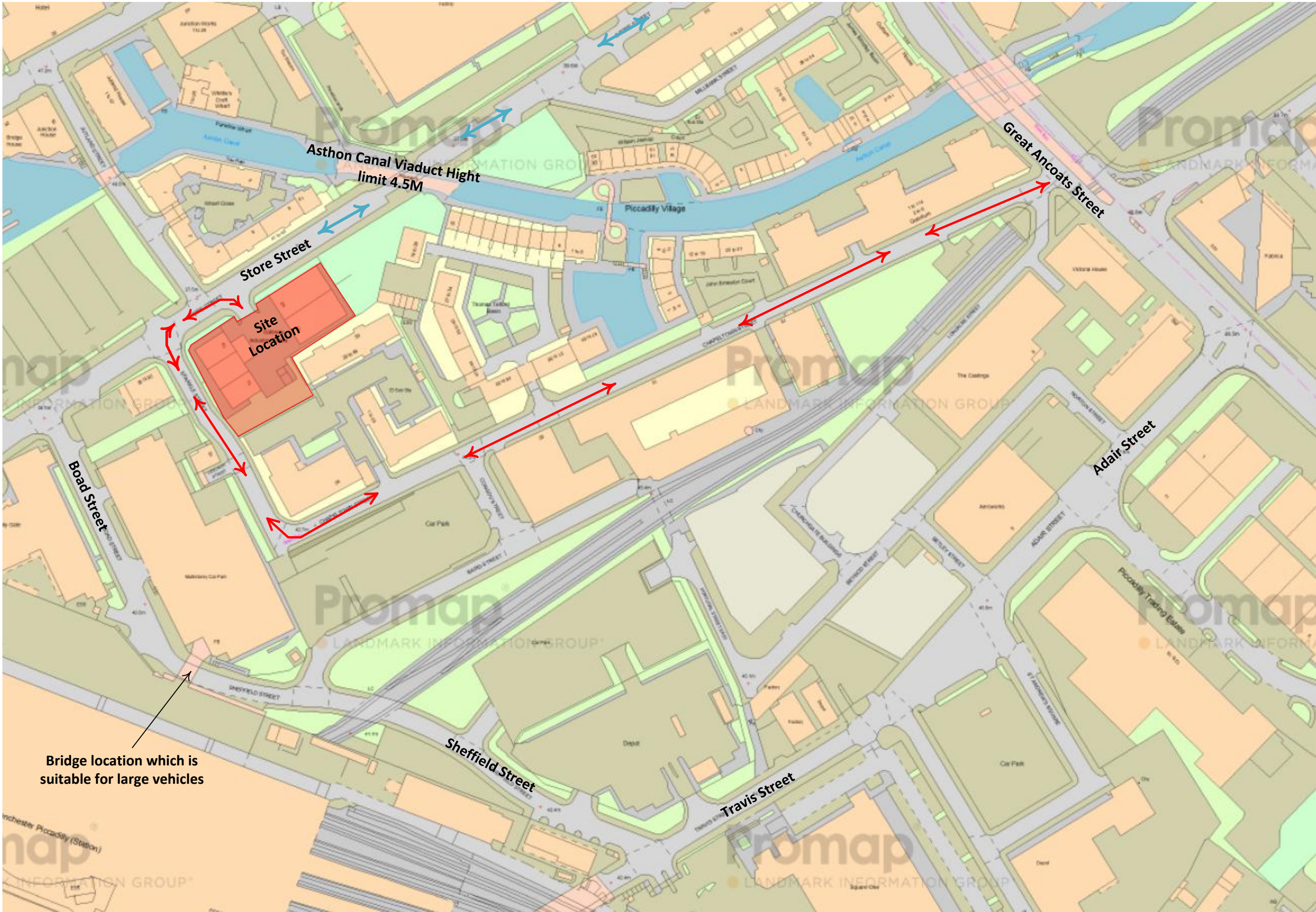
Name	Signature	Date

WORKPLACE RISK ASSESSMENT

WORKPLACE RISK ASSESSMENT

This page has been left blank for any feedback on the development / comments relating to this method statement

8. Traffic Management Plan



Bridge location which is suitable for large vehicles

Notes:

↔ Normal Traffic Route

METROPOLITAN
DEMOLITION

Metropolitan Demolition Ltd
Green Lane
Horbury
Wakefield
West Yorkshire
WF4 5DY

Tel: 01924 900 414
info@metrodemo.co.uk
metrodemo.co.uk

Project Sparkle Street Project

Client JRL Group

Drawing Environmental Monitoring Plan

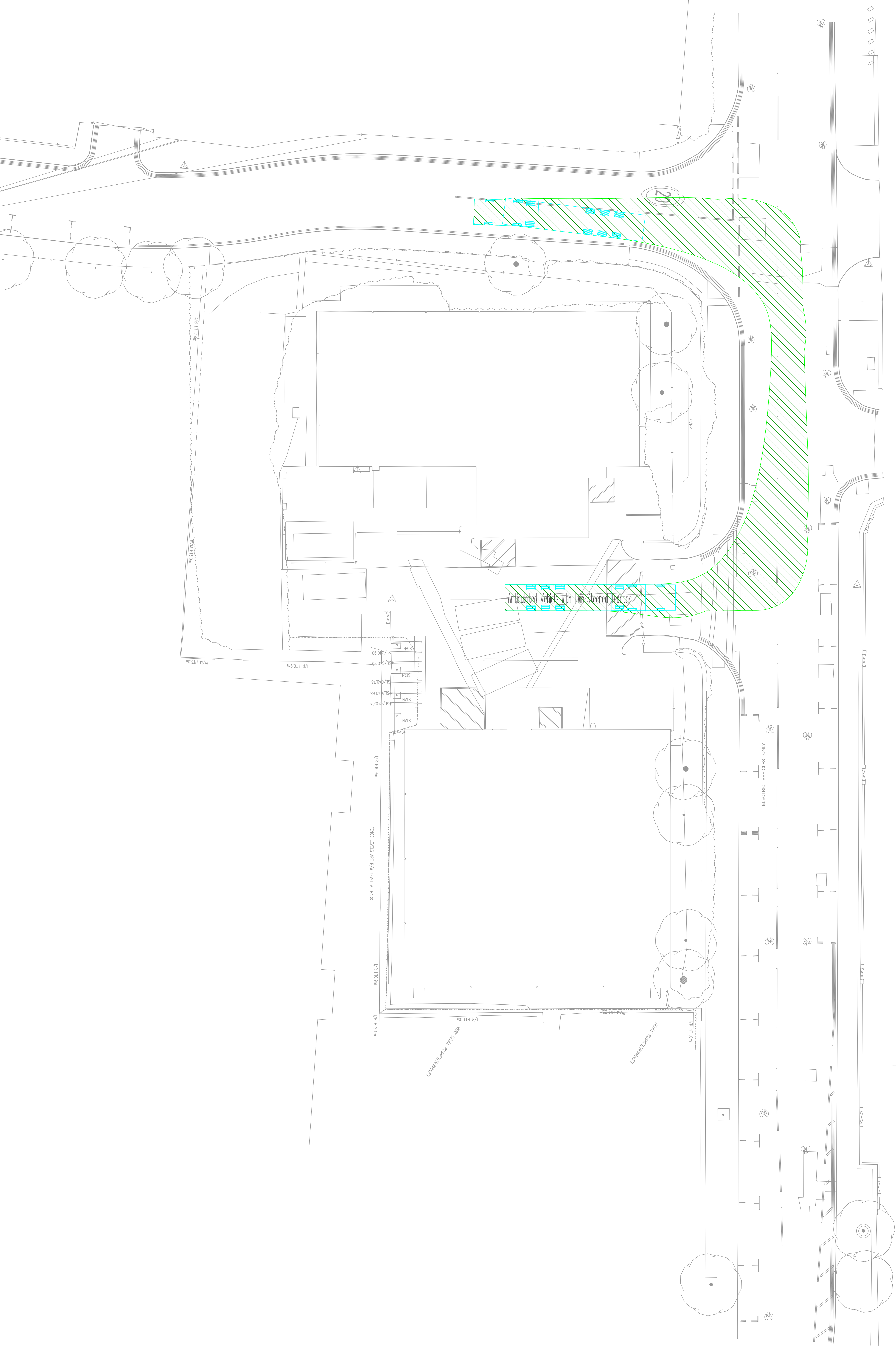
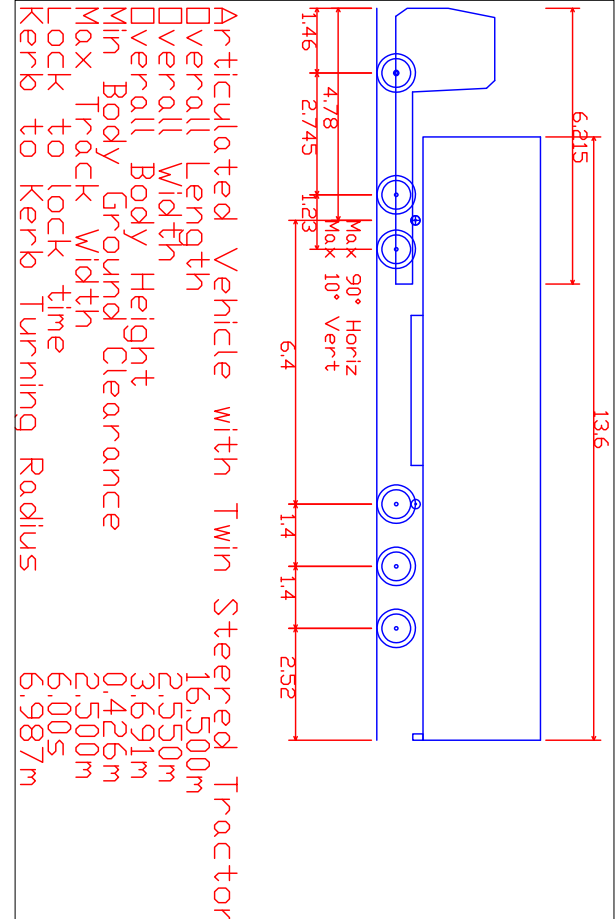
Role Demolition

Drawing Status Rev A

Drawing Number MS/021/01/4/MS

9. Swept Path Analysis

NOTES:



Project Name:	
Spartan Street	
Drawing Title:	
Option 1: Driving out of site	
Client:	
Midgard	
Drawing Status:	
Review Comment	
Date:	16.12.2025
Drawn:	IC
Revised:	IC

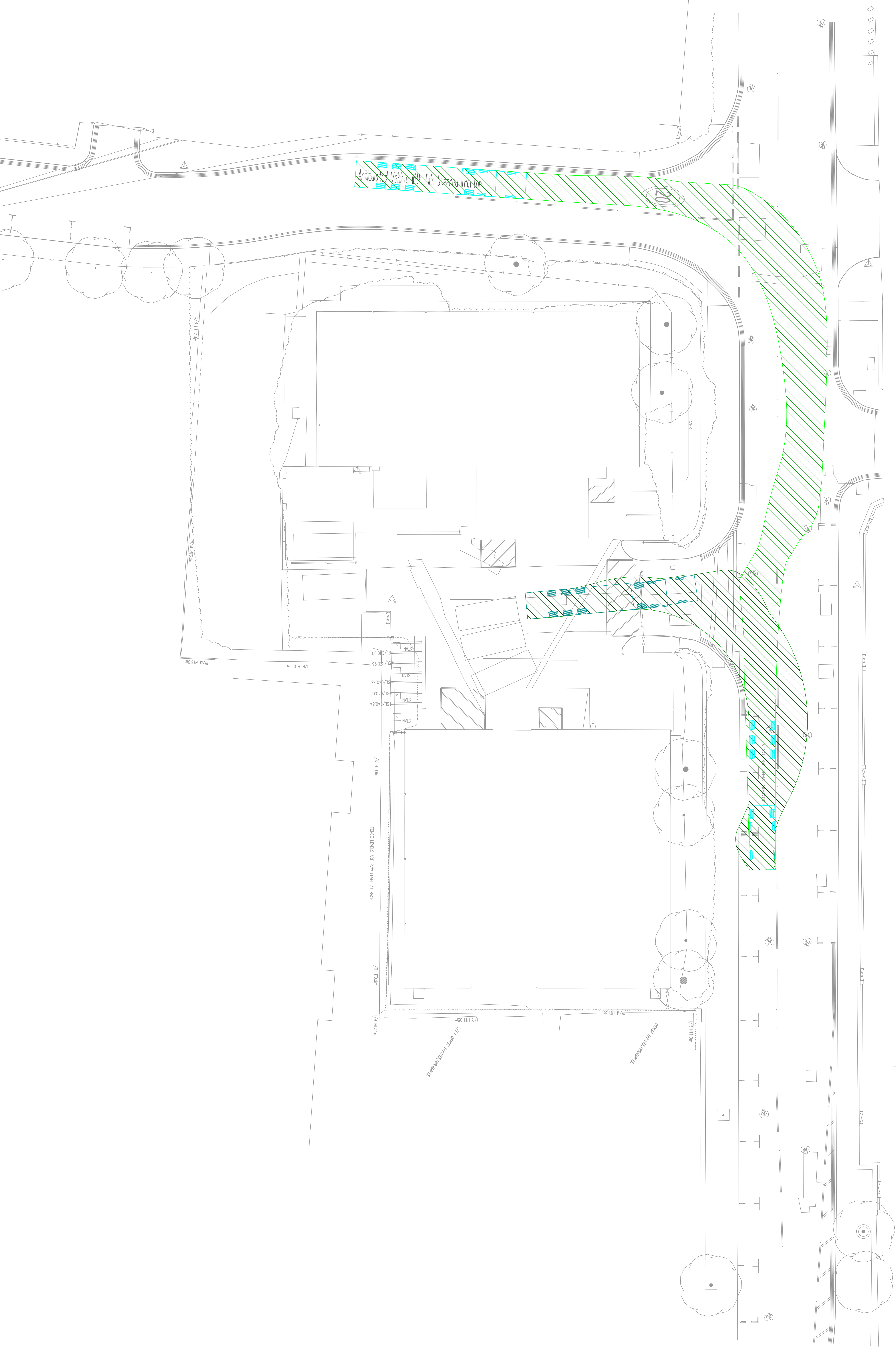
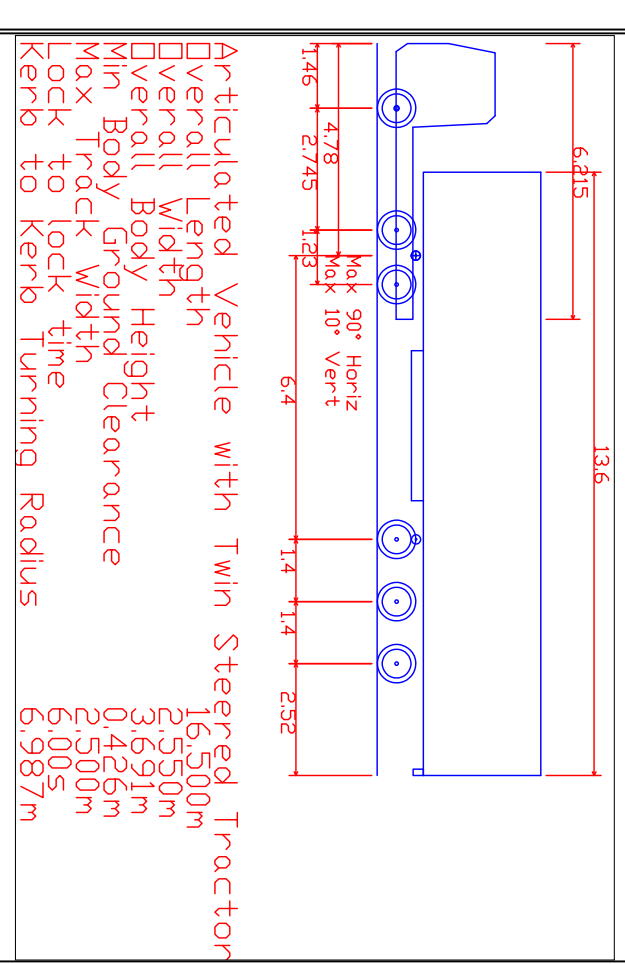
JRL GROUP

Unit 4, Eshire Way, Borehamwood, Hertfordshire, WD6 1RN,
Email: info@jrlgroup.co.uk
Tel: 020 8953 7000

www.jrlgroup.co.uk

THE INFORMATION CONTAINED IN THIS DRAWING IS
FOR REFERENCE ONLY AND IS WITHOUT CHARGE,
LIABILITY OR RESPONSIBILITY

NOTES:

Project Name:
Sparkle Street

Drawing Title:
Option 1 reverse into site

Client:
Midgard

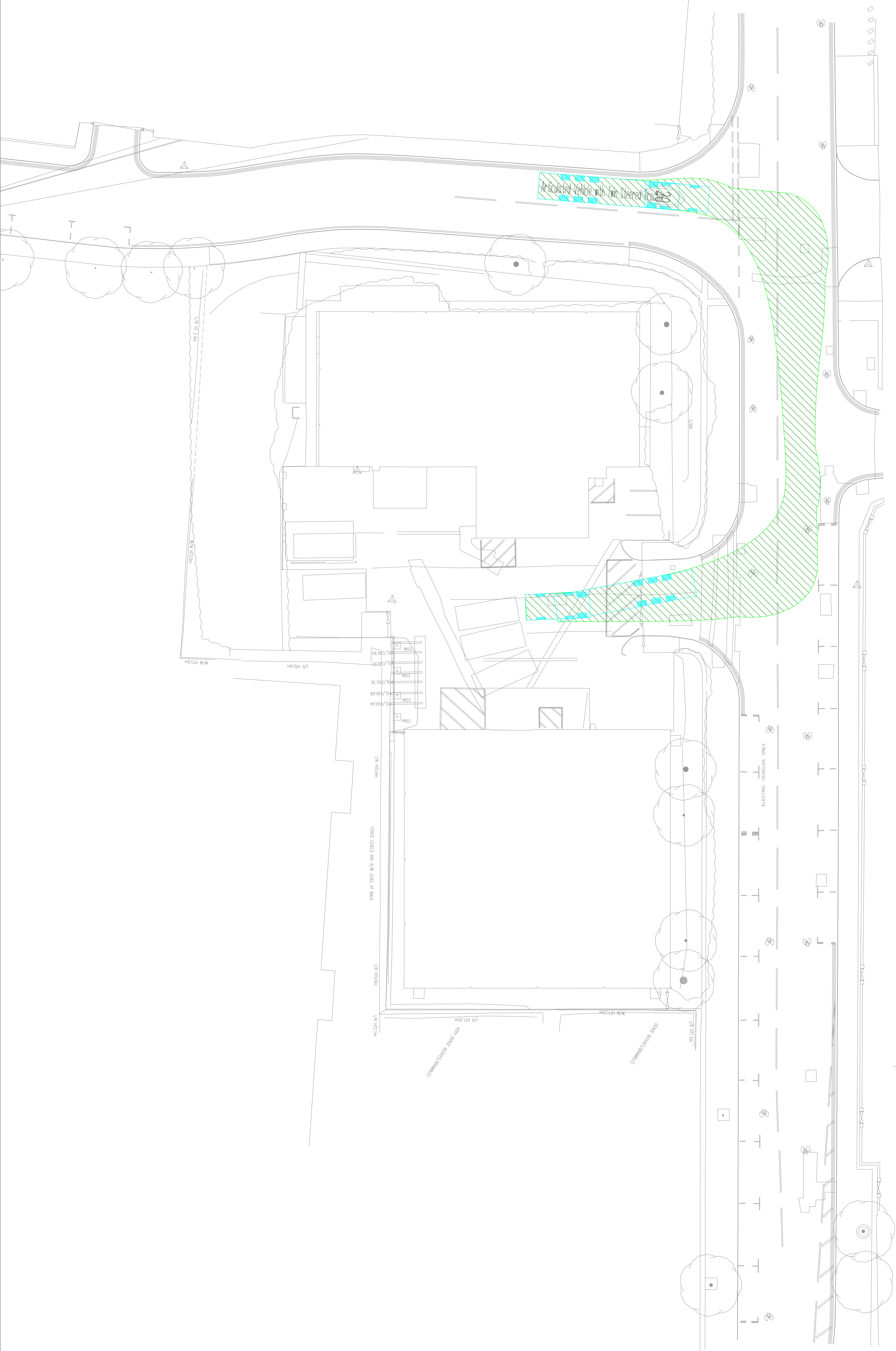
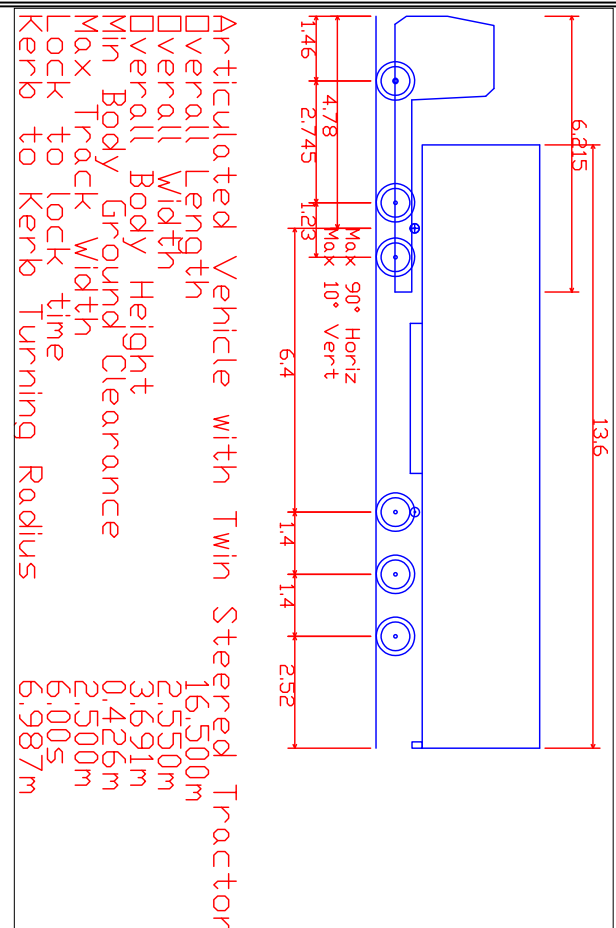
Drawing Status:
Review/Comment

Drawing Status: Review/Comment	Date:	04.12.2025
	Drawn:	IC
	Revision:	
		01

JRL GROUP

Unit 4, Eastray Way, Borehamwood, Hertfordshire, W06 1RN.
Email: info@redington.tld.uk | www.jrlgroup.co.uk
Tel: 020 8953 7800

NOTES:



Project Name:	Spains Street
Drawing Title:	Option 2 Drive into site
Client:	Midgard
Drawing Status:	Drawn
Review Comment:	16.12.2025
Drawn:	16.12.2025
Reviewed:	16.12.2025
Drawn:	16.12.2025
Reviewed:	16.12.2025

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