

# Demolition Management Plan



**Project:** Wilbraham Road  
**Address:** 541 Wilbraham Road, Chorlton, M21 0AH

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## **Delivery Team:**

|                         |            |               |
|-------------------------|------------|---------------|
| Operations Director     | Jon Murphy | 07826 608 608 |
| Contracts Manager       | TBC        | TBC           |
| Site Manager            | TBC        | TBC           |
| Health & Safety Manager | Brad Earl  | 0151 420 1000 |

Whitfield & Brown (Developments) office 0151 420 1000

## **Out of Hours Emergency Contact:**

|                   |              |               |
|-------------------|--------------|---------------|
| Security          | Adrian Kelly | 07495 965 555 |
| Contracts Manager | TBC          | TBC           |
| Site Manager      | TBC          | TBC           |

## **Work to be undertaken:**

Demolition of 1no existing block units, including the removal of asbestos and the removal of obstructions from the ground in the building footprint up to 2m.

## **Phasing of the Works:**

Work shall be carried out in one continuous visit in accordance with a construction programme.

All works will be sequenced to ensure the minimum disruption to the surrounding environment and will also take into consideration major holidays – i.e. extended Christmas break and Public and Bank Holidays.

## **Work Hours:**

|                   |               |
|-------------------|---------------|
| Monday – Thursday | 08:00 – 17:00 |
| Friday            | 08:00 – 16:00 |
| Saturday – Sunday | No works      |

## **Site Set Up:**

The perimeter of the site shall be fully secure to a height of 2.4m.

## **Plant and Equipment:**

- 360-degree 14T demolition excavator
- 360-degree rotating combination sheer (capable of cutting steel and concrete)
- 360-degree rotating demolition grab
- Dust suppression unit
- Roll on roll off skips

## **Personnel and Training:**

|                       |                            |
|-----------------------|----------------------------|
| Site Manager          | SMSTS and First Aid        |
| Demolition Supervisor | CCDO Demolition Supervisor |
| Demolition labourer   | CCDO demolition Labours    |
| Plant Operator        | CPCS Demolition Plant      |

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## **PPE:**

Hard Hat (BSEN 397)  
Safety Boots (BSEN 345 with steel toe cap and steel midsole)  
Hi Visibility Jacket (Class 2)  
Gloves (individual risk assessment to be undertaken dependant on task)

## **Housekeeping:**

All operatives and visitors must sign in and will be requested to give their registration number also, so as the Site Management will know which cars belong to who in case of an issue. Before leaving site, all persons must sign out from their relevant book (i.e. – visitors book/attendance log) and also notify an individual of their intention to leave site.

## **Noise / Dust / Vibration**

Strict restrictions around the noise generated on site shall be enforced with working hours confirmed as:

|                   |               |
|-------------------|---------------|
| Monday – Thursday | 08:00 – 17:00 |
| Friday            | 08:00 – 16:00 |
| Saturday – Sunday | No works      |

No works shall be carried out outside of these hours unless by prior approval with the client and shall always be in alignment with that of Planning.

Acoustic screens erected inside the site boundary are also proposed to all elevations.

Dust shall be managed using water suppression during the mechanical demolition and all loaded vehicles removing debris shall be covered before leaving the site and entering the carriageway.

Due to the nature of the site being small vehicles shall not be tracking mud on and off site; however, in the unlikely event it will be cleared immediately and we also have an ongoing contract with a preferred supplier for the sweeping of the roads in agreed service times.

Vibration monitoring shall also be placed on the boundaries of the site and levels recorded to ensure that works are being carried out in a manner to not cause disruption to neighbours.

## **Liaison with Neighbours:**

Prior to the commencement of any demolition works Whitfield & Brown (Developments) Ltd shall carry out liaison with the local businesses and residents by hand delivering a letter advising of the commencement of the works and any likely impact it will have upon them.

The Site Manager shall remain in close liaison with the residents and neighboring properties throughout the works.

A designated email address shall be set up for the project and displayed on the site information board. This will allow residents and other stakeholders to have direct access to the site team.

## **Protection of Wildlife/Trees:**

Prior to the commencement of works an ecologist shall be engaged to ensure that our works shall not cause any disruption, daily the site shall be inspected to ensure that there has been no ingress of either persons or animals overnight. No demolition, either soft or hard, shall be commenced prior to their removal.

At the end of each work shift and while the building has not been demolished, they shall be locked up securely to prevent access.

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Prior to the commencement of any works on site all trees shall have protection set up in a method to be agreed but namely using heras fencing to create an exclusion zone.

## **Construction Traffic:**

Any movement on and off the site will be under the strict supervision of banksman who will be competent and pre-appointed individuals.

All vehicles existing site are to be inspected to ensure that mud from site is not spread on to the carriageway. A facility for cleaning vehicles is to be provided on site at all times.

**Note: Construction traffic routes are to be kept clear of debris at all times. Prior to the commencement of any works a call off order is to be places with a local road sweeping contractor who will attend site as required.**

## **Signage:**

Clear unambiguous signage shall be displayed to all elevations of the site.

## **Storage of machinery on site:**

Site machines will be shut down and any immobiliser that is fitted will be used daily, and all shutter covers will be locked properly with any loose items (i.e. – buckets peckers etc) trapped down with all compression released from the machines to prevent damage/accident/theft.

All keys will be stored by the Site Management team and issued only during work hours to ensure safe movement in a controlled manner.

## **Fire Safety:**

All operatives are to be fully briefed at time of induction on matters relating to fire safety.

## **Welfare Facilities:**

Toilets with hot and cold running water, soap, towels, drying room, canteen where food can be heated.

## **First Aid:**

Appointed First Aiders and a First Aid Kit will always be present on site.

## **Isolations and Disconnections:**

Prior to the commencement of works all services shall be fully isolated with evidence of all disconnections provided to the contractor.

On possession of the site Whitfield & Brown (Developments) Ltd shall inspect each property to visually check that all meters have been removed and where necessary an additional dead test shall be carried out.

## **Removal of Asbestos:**

Prior to the commencement of 'hard demolition' asbestos shall be removed from all properties in accordance with the R&D surveys provided by Southway Housing by a licensed contractor in accordance with the Control of Asbestos Regulations 2012. On completion of the removal consignment notes and clean air certification shall be provided prior to any persons re-entering the areas.

All strip out operatives are to be asbestos awareness trained and should they identify any potential ACM's, to identified in the R&D surveys carried out by Southway Housing, they shall report it to Whitfield & Brown (Developments) site manager who shall arrange for further testing and if required removal.

**Note: ASBESTOS IS ONLY TO BE REMOVED BY LICENSED CONTRACTORS**

**Note: ALL SITE OPERATIVES TO ASBESTOS AWARENESS TRAINING**

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## Security/Unauthorised Access:

Out of hours the site will be monitored by CCTV that is monitored by an offsite station. On the notice of any disturbance a 24-hour patrol will be dispatched to site.

To discourage any unauthorised access to site all plant and tools shall be secured or where possible removed from site each day.

Often unauthorised access can be young children accessing sites outside of normal working hours. We will liaise with local schools to provide educational talks on the dangers of construction sites.

## Demolition Sequence:

Prior to the commencement of works by Whitfield & Brown (Developments) Ltd specialist demolition contractor they shall demonstrate to the Demolition Supervisor that:

- All ACM's have been removed. Where there is any ambiguity works shall be halted until this has been resolved
- All utility services (gas, water and electricity) shall have been isolated and disconnected with all paperwork evidence available for inspection and secondary checking

On commencement of works Whitfield & Brown (Developments) Ltd will continue to use the current perimeter site boundary and any further site boundary shall be erected to a height of 2.4m in accordance with manufacturers guidelines. This will be inspected daily to ensure that there have been no permitter breaches and to ensure that it remains erected in a satisfactory manner.

This fencing shall also form an exclusion zone to ensure that works can commence without the need for personnel in the vicinity and the block shall be demolished on an individual basis by use of machine.

Dust suppression shall be utilised during the mechanical demolition process and it shall be aimed at the buildings providing a mist of water to cover the process. The suppression unit shall be relocated with the sequence of demolition.

The buildings will be demolished removing the roof to ground level and then collapsing the walls to each level and then removing the floors progressively to ground level. This is to avoid full or partial unplanned collapse.

## Removal of Demolition Arisings:

Arisings shall be separated into waste streams to be removed from site in an efficient manner with stock piling of excess materials minimised on site that could become a hazard.

All demolition arisings shall be loaded into tippers or roll on roll off skips using the excavator to deposit materials into them.

Once loaded, the driver shall drive to a safe location within the site and carry out an inspection of the load prior to covering and removal from site.

All waste shall be removed site to a licensed waste transfer station and a waste transfer note shall be produced for every load leaving site.

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## **Grubbing Up Foundations:**

Whitfield & Brown (Developments) Ltd shall issue a Permit to Excavate prior to any works below ground. Any known live services shall be clearly identified on a drawing (should be clear) and a perimeter check with a CAT and Generator shall take place to ensure there are no unidentified services entering site.

The excavator shall be used to grub up foundations and slabs wherever possible with the bucket to reduce vibration. Where it is not possible a breaker shall be fitted to the excavator to break out the foundations and slabs.

Any excavations shall be backfilled immediately to prevent accidental collapse or the falling into by persons or machines. Where this is not possible a fence shall be erected 2m from the edge of the excavation.