

BOOTH HILL DEMOLITION

Demolish.
Develop.
Deliver.

Demolition Phase Plan



Project Name:	Rochdale Road Phase 2
Address:	85 Rochdale Road Manchester
Client:	McGoff Group Projects Ltd
Start Date:	tbc
Job No:	tbc

No.5 Howarth Court, Gateway Crescent, Chadderton, Oldham, OL9 9XB.
Tel: 0161 850 7227 E-mail: info@booth-hill.co.uk

Contents

1.	Introduction	3
2.	Appointments & Description of Project	5
3.	Method Statement / Risk Assessment	16
4.	Programme of Works	16
5.	Asbestos Survey	16
6.	Asbestos Removal Docs	16
7.	Site Layout & Traffic Management Plan	16
8.	Section 81	16
9.	F10 Notification	16
10.	Sub-Contractors	16
11.	Services Records & Disconnections	16
12.	Listed Building	16
13.	Site Inductions	16
14.	Permit to Work	16
15.	COSHH Assessments	17
16.	Accident Forms & Incident Forms	17
17.	Training Certificates	17
18.	Toolbox Talks	17
19.	Plant & Equip - Test Certs and Inspections	17
20.	Site Audits	17
21.	Site Waste Management Plan	17
22.	SI Report	17
	Appendix	18
	A - Pre-Construction Information	18
	B - Fire Procedure Emergency Plan	18
	C - Emergency Contacts & Route Map	18
	D - First Aid Procedure	18
	E - Health & Safety Policy Statement	18
	F - Environmental Policy Statement	18
	G - Insurance	18
	H - Waste Carriers Licence	18

1. Introduction

This Health & Safety Plan is prepared in accordance with the Construction (Design & Management) Regulations 2015, Approved Code of Practice to the regulations and guidance notes to the regulations.

It is the intention of Booth Hill Demolition Ltd that the project be demolished in such a way that the risks to the Health & Safety of all persons engaged in its demolition are eliminated or reduced to a level which is acceptable under current Health & Safety legislation. All those involved in the demolition phase have a statutory duty to comply with the Health & Safety Plan and to provide the Principal Contractor with any information which they have, which they need to keep the Plan up to date. Anyone wishing to seek advice on compliance should contact the Principal Contractor.

Amendment Record

Date	Section	Amendment made	Approved by
		-	

Record of Ongoing Reviews

Review Date	Name	Position	Signature

2. Appointments & Description of Project

2.1.1 Appointments

Client: -

McGoff Group Projects Ltd
1 St George's Court
Altrincham Business Park
Altrincham
WA14 5UA

Contact:

Tel No:

Email:

Principal Designer: -

Contact:

Tel No:

Email:

Principal Contractor: -

Booth Hill Demolition Ltd
No.5 Howarth Court
Gateway Crescent
Chadderton
Oldham
OL9 9XB

Contact: Mr Jess Tindall
Email: info@booth-hill.co.uk
Tel No: 0161 850 7227

Architect: -

Tel No:

Structural Engineer: -

Contact:

Tel No:

Email:

2.1.2 Description of Works & Management Team

Description of Works: -

The works consist of the deconstruction & removal of the existing commercial premises at 85 Rochdale Road including removal of carpark surface. The works are in close proximity to a listed building and therefore additional measures will be taken throughout the duration of the works.

All materials arising from the demolition to be removed from site to a licensed recycling facility.

There are no additional works to take place during the deconstruction phase of the works that fall outside of the Approved Codes of Practice.

Management Team: -

ROLE	NAME	CONTACT DETAILS
Contracts Manager	Mr Jess Tindall Snr	07816 889 903
Site Manager	Mr Jess Tindall Jnr	07521 471 275
H&S Manager	Mrs Claire Farnell	0161 850 7227

2.1.3 Key Dates & Programme of Works

The works are to be completed within 6 weeks of the commencement date.

Anticipated: -

Commencement Date:

Completion Date:

Actual: -

Commencement Date:

Completion Date:

See below programme (attached in Section 4)

2.1.4 Site Layout, Existing Environments & Site Restrictions

The site is currently occupied by a commercial building and adjacent carpark on a main road, with a listed building, The Marble Arch Pub within close proximity to the carpark area. There has been a recent development to the rear of the site.

A detailed traffic management plan has been provided setting out traffic routes to and from the site and the need for specific requirements to the boundary of the site will be explained to all operatives within the site induction process and toolbox talks.

On possession of the site Booth Hill Demolition will maintain a secure site throughout the duration of the demolition work.

BHD will ensure that only authorised persons are permitted within the site boundaries and will implement an authorisation procedure and controls.

All persons operating on site will undergo a Site Induction before commencement on site.

BHD will comply with all Police and Local Authority Regulations.

No Fires will be allowed on site.

See below Site Layout & Traffic Management Plan (attached in Section 7)

2.1.5 Service Disconnections/Isolations

All known services to the building have been disconnected prior to the works commencing.

See Service Records & Disconnections in Section 11

2.2 Site Arrangements

2.2.1 Site Induction

All personnel arriving on site will be required to attend a site induction session before starting work. The Induction Form including Register will involve the site rules and working methods. A copy of the completed forms must be kept on site for information.

See Site Inductions Section 12

2.2.2 Signs / Notices

Booth Hill Demolition Ltd are to maintain to a reasonable and practical standard the previously erected solid hoarding fence line, to prevent unauthorised site access. Such measures will include appropriate site signage and company contact details with out of hours contact number.

2.2.3 Site Security

Suitable and sufficient measures will be taken to exclude unauthorised visitors from the site and to regulate and control all site visitors. Site specific Risk Assessment will determine the most appropriate measures required: -

Safety barriers (Heras Type)
Access gates
Warning signs of intended demolition
Scaffolding, edge protection, protective fans and debris netting
Mess facilities
Personal Protective Equipment
CCTV site security with out of hours control

2.2.4 Site Rules

SITE RULES	
Site Safety Health & Environmental Standards	All operatives are expected to comply with the rules and regulations of the site. Reported non-compliance could lead to an operative being asked to leave the site.
Method Statement / Risk Assessment	The Site Manager is responsible for everyone's safety and uses Method Statement's to manage the work and all those affected by it. Operatives MUST work to the specific Method Statement and random checks will be made by the Site Manager and the Contracts Manager.
Site Inductions	No persons are permitted on site prior to undergoing an Induction by Site Manager / Supervisor.
Assessments	Explain the importance of COSHH/Risk Assessments. Every operative should be informed of the content of the specific assessments to their work.
Accidents & Near Misses	All Accidents & near misses must be reported to the Site Manager / Contracts Manager and all relevant documentation completed. Any accident which causes any person to need medical treatment or to be sent home must be reported immediately.
Site Log	Everyone attending site must complete. The Site supervisor must be able to account for all persons on site. Persons must also sign out when leaving site.
Fire Precautions	Explain the site fire rules and inform every one of the emergency assembly point. Refer to the site fire plan and point out the emergency exits if applicable. Access to these exits must be kept clear at all times.
Fire Fighting Equipment	Point out the fire extinguishers. They must remain in place and access to them kept clear at all times. Fire Marshall must be allocated on every site (training certificates in site file).
Site Tidiness - Housekeeping	Strict controls over waste material is essential. It is safer and easier to work in a clean and tidy environment, so everyone is expected to clean up after themselves. All public highways are to be kept clear of all deposits of mud and debris.
First Aid	Explain the procedures for First Aid and point out the First Aiders on site. Ensure all persons' area aware of where the First Aid box is kept and what to do in the event of an accident. All accidents must be notified to the Site Manager / Contracts Manager.
PPE	Explain the necessity of wearing the right items of PPE. It is company policy that the site is a HARD HAT SITE and unless authorised by the Contracts Manager it will remain until the end of the project. This goes for safety boots and high visibility jackets.
Welfare Facilities	Point out the welfare facilities provided – toilets, drying room, mess room, drinking, water, facilities for hot drinks and food etc. Operatives should use them and must be kept clean. Operatives should report any dirty or broken facilities.
Eating & Drinking	No eating, drinking in the work area-must be in the designated areas only. NO ALCOHOL or DRUGS on site. Any person "under the influence of alcohol or drugs" will be removed from site immediately.
Working Hours	Permitted hours of working on site are 08:00 – 17:00. Saturday and Sunday work must be agreed by Contracts Manager. This is the same procedure for Bank Holidays. Except in emergencies, demolition work shall not take place outside the times specified unless prior agreement in writing.
Traffic Management	Observe and follow all traffic directions / safety signs. Drivers must comply with all safety instructions and be supervised by lookouts if making manoeuvres. All drivers must observe the site speed limit at all times.

2.2.5 Welfare Facilities

Suitable and sufficient welfare facilities will be provided prior to commencement on site, to reflect the requirements of Schedule 2 of the CDM Regulations 2015. These will include sanitary conveniences, washing facilities, including hot and cold water, drying area and rest room, drinking water and arrangement for the preparation and eating of meals. The site

welfare facilities will be located within the boundary fencing. Consideration of the Health & Safety of operatives shall be given in the location of the welfare facilities.

2.2.6 First Aid, Fire Safety & Emergency Contacts

A suitable number of the appropriate type of fire extinguishers will be installed in the site cabins. A notice of the fire drill procedure is to be displayed in site cabin (Appendix C).

On site First Aid arrangements will be commensurate with the operations being carried out and regular monitored as part of our site inspection. A notice is displayed in the site cabin of the location of the first aid box and the names of trained first aiders. A notice of emergency contact numbers and route map to local accident and emergency hospital is to be displayed in site cabin.

See Appendix C - Emergency Contacts & Route Map

See Appendix D – First Aid

See Appendix B- Fire Emergency Procedure Plan

2.2.7 Safety, Health & Environmental Goals

To safely complete the works as per specification to the satisfaction of all concerned within the specified time limit.

The works shall be carried out at all times in accordance with the company Health & Safety Policy and the Environmental Policy, and amongst others, the following legislation:

- Construction (Design and Management) Regulations 2015
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR) 2013
- BS6187 (2011) Code of Practice for Demolition
- The Management of Health & Safety at Work Regulations (1999)
- Provision and use of Work Equipment Regulations (PUWER 1998)
- Control of Asbestos Regulations (2012)
- Confined Space Regulations (1997)
- Manual Handling Operations Regulations (1992) Amended (2002)
- Control of Substances Hazardous to Health Regulations (2002) as amended
- Employers Liability (Compulsory Insurance) Act (1969) and Regulations (1998)
- Health & Safety (First Aid) Regulations (1981)
- Health & Safety (Information for Employees) Regulations (1989)
- Health & Safety (Safety Signs and Signals) Regulations (1996)
- Health & Safety at Work etc Act (1974)
- Personnel Protective Equipment at Work (Amendment) Regulations 2022
- Health & Safety (Display Screen Equipment) Regulations 1992
- Fire Safety Act 2021 & Fire Safety (England) Regulations 2022
- Working at Height Regulations (2005)
- Electricity at Work Regulations (1989) as amended
- Lifting Operation and Lifting Equipment Regulations (LOLER 1998)
- The Control of Noise at Work Regulations (2005)

- Dangerous Substances and Explosive Atmospheres Regulations (DSEAR) 2002
- Road Traffic Act (1988) as amended
- The Health & Safety (Consultation with Employees) Regulations 1996 as amended
- The Separation of Waste (England) Regulations 2025
- Environmental Protection Act 1990
- Control of Major Accident Hazards Regulations 2015 (COMAH)
- Environment Act 1995
- Waste Electrical and Electronic Equipment Regulations (WEEE 2013)
- Hazardous Waste Regulations (2005) as amended
- List of Wastes Regulation (2005)
- Waste (England and Wales) Regulations 2011 (as amended)
- Simpler Recycling Workplace Guidance (2025)

2.2.8 Reporting & Investigation of Accidents / Incidents

All accidents and near misses and any incidents will be entered in the site file using our standard form and fully investigated. Accidents and incidents within the scope of RIDDOR 2013 will be immediately reported to the enforcing authority by the quickest available means.

See Accident & Incident Forms Section 15

2.2.9 Plant & Equipment

All work equipment, plant and machinery will be properly maintained, serviced and regular inspected with documentary evidence to support.

See Plant & Equipment Test Certs & Inspections Section 18

2.2.10 Traffic Management

All works vehicles including heavy lorries will access the works via the site entrance on Rochdale Road. Egress from the site will be by the same route. Heavy vehicles will be escorted onto the site and all reversing manoeuvres will be supervised by a competent vehicle banksman.

The 'Thumbs Up' initiative will be adopted on site. Operatives to be given toolbox talk TT_T2 to ensure all operatives are aware of the campaign and that it is used on site at all times when it comes to plant/vehicle movements.

See Site Layout & Traffic Management Plan Section 7

2.2.11 Dust & Vibration

Dust will be monitored on a regular basis to ensure minimal exposure. All demolition operatives to wear necessary PPE. Damping down in dry conditions including during machine

demolition if required to ensure dust is kept to a minimum. Operations to be ceased where extreme conditions occur. Vibration monitoring to be carried out throughout the deconstruction phase. Where possible the lowest vibration producing plant and equipment will be used.

2.2.12 Noise

Ear defenders will be worn as required. Noise will be reduced to the lowest practicable level. Where possible the lowest noise producing plant and equipment will be used. Noise will also be monitored on a regular basis to ensure minimal exposure. All Plant & Equipment is regular maintained & serviced.

2.2.13 Control of Substances Hazardous to Health

A manual of COSHH assessments will be kept in site cabin and kept updated.

See COSHH Assessments Section 14

2.2.14 Personal Protective Equipment

All site personnel are supplied with the appropriate safety helmet, safety boots, gloves, overalls and a high visibility jacket. They are also supplied with any other personal protective equipment when necessary depending on task at hand.

2.2.15 Asbestos

An Asbestos Survey has been carried out for the works. The summary findings show that asbestos IS present. All asbestos containing materials as identified in the report provided will be removed by a licensed asbestos removal contractor prior to demolition works commencing.

*See Asbestos Survey Section 5
See Asbestos Removal Section 6*

2.2.16 Method Statement / Risk Assessment

Risk Assessments and Method Statements will be produced and approved well in advance of the operation being carried out. At site induction stage the Risk Assessments/Method Statement will be discussed, and register must be completed to ensure all site personnel fully understand.

Any addendums required once on site will be written and approved prior to works commencing. Team brief will be carried out by site foreman to discuss addendums, site personnel must complete register to ensure fully understood.

See Method Statement / Risk Assessment Section 3

2.2.17 Training

All company employees are fully trained and competent in the task at hand, copies of all certificates are kept in site cabin.

Toolbox Talks are conducted by site manager on a regular basis on site. Records are kept in the site file.

See Training Certificates Section 16

See Toolbox Talks Section 17

2.2.18 Monitoring of Safety

Site Management will monitor the safety on site on a daily basis in accordance with their duties in the company health & safety policy. A competent member of the site management team will carry out regular inspections and will complete a site audit. A written report will be carried out and records kept on site, they will communicate the findings to the site supervisor/manager who will take action accordingly.

See Site Inspections / Audits Section 19

2.2.19 Selection of Contractors

Sub-contractors working directly for Booth Hill are assessed prior to works commencing and are selected based on completion of our sub-contractor assessment form. These forms are then re-submitted for re-assessment annually. Sub-contractor site audits are completed by Booth Hill site manager regularly to ensure compliance.

2.2.20 Accommodating adjacent land use

Please refer to section 2.2.28.

2.2.21 Stability of structure

There are no stability issues anticipated on this project. Please refer to attached RAMS (Section 3) for details on methodology for mechanical deconstruction of the structure.

2.2.22 Preventing falls

Please refer to the risk assessment section of the attached RAMS (Section 3).

2.2.23 Working near fragile materials

Please refer to section 2.2.28.

2.2.24 Poor Ground Conditions

Not applicable to this project.

2.2.25 Working on wells

Not applicable to this project.

2.2.26 Working near water

Not applicable to this project.

2.2.27 Working Adjacent to Infrastructure

Not applicable to this project.

2.2.28 Heritage-Sensitive Measures

The works are within close proximity to a listed building, The Marble Arch Pub. The following measures will be in place to ensure the protection of the listed building:

- Pre-condition survey of the listed building to be undertaken prior to works commencing (including photographs and crack monitoring).
- Vibration monitoring throughout machine works to ensure works remain within acceptable thresholds.
- Exclusion zones and physical protection measures to be established and maintained throughout (e.g. hoarding, scaffolding, debris netting) to safeguard the listed structure.
- Heavy impact methods are to be avoided where possible—use of low-vibration techniques in proximity to the listed building.
- Sufficient stand-off distances between plant and the listed building to be in place where possible.
- Tool box talks to be provided for all operatives on the sensitivity and statutory protection of the listed building.
- Dust suppression measures to be implemented throughout to protect historic fabric.
- Deconstruction works to be completed in a progressive top-down sequence, by hand for the majority of the building, with machine work only being carried out once the height of the structure has been reduced down to a suitable level.

2.2.29 Other significant hazards

Please see below risk assessment for all other significant hazards:

2.2.30 Contaminated land

Not applicable to this project.

2.2.31 Other significant health risks

Please refer to the risk assessment section of the attached RAMS (Section 2.2.9 & Section 3).

2.2.32 Disposal of Waste

A Site Waste Management Plan has been prepared and will be updated throughout the works. It is our policy to reduce waste to a minimum. Any waste that is removed from site will be disposed of in accordance with the Environmental Pollution Act Duty of Care. All waste transfer notes will be retained on site and on completion of project copies will be forwarded in the Health & Safety File.

See Site Waste Management Plan Section 20

2.2.33 The Health & Safety File

Information required for the health & safety file will be gathered as the works progresses and stored in the site file. On completion of the works the file will be passed to the client. This will consist of 1 digital copy and 1 hard copy. Communication with the client will be maintained throughout the works in order to determine their requirements for the content of the file.

2.2.34 COVID-19

Current government guidance in regards COVID-19 has been dropped as part of the 'Living with COVID-19' plan.

If guidance changes, a fully compliant COVID-19 Risk Assessment will be made available on site.

3. Method Statement / Risk Assessment

4. Programme of Works

5. Asbestos Survey

6. Asbestos Removal Docs

7. Site Layout & Traffic Management Plan

8. Section 81

9. F10 Notification

10. Sub-Contractors

11. Services Records & Disconnections

12. Listed Building

13. Site Inductions

14. Permit to Work

15. COSHH Assessments

16. Accident Forms & Incident Forms

17. Training Certificates

18. Toolbox Talks

19. Plant & Equip - Test Certs and Inspections

20. Site Audits

21. Site Waste Management Plan

22. SI Report

Appendix

A - Pre-Construction Information

B - Fire Procedure Emergency Plan

C - Emergency Contacts & Route Map

D - First Aid Procedure

E - Health & Safety Policy Statement

F - Environmental Policy Statement

G - Insurance

H - Waste Carriers Licence