PRE DEMOLITION MANAGEMENT PLAN

BROTHERTON HOUSE
CORNFIELD DRIVE, MANCHESTER M22 9QX



Document Reference: T3387

Client: MUSE

Employers Agent: SHIFT PM

Issue No	Outline	Prepared by	Date	Reviewed by	Date
0	Initial draft	N Garner	10.04.2026		

Introduction

Brotherton House demolition forms part of Manchester City Council's wider regeneration masterplan of Wythenshawe, where the vision is to create high quality housing, social spaces, and new public realm. The demolition will make way for the future development of the land.

The project relates to the complete demolition of all building on site including the associated ground slabs, foundations and hard standings.

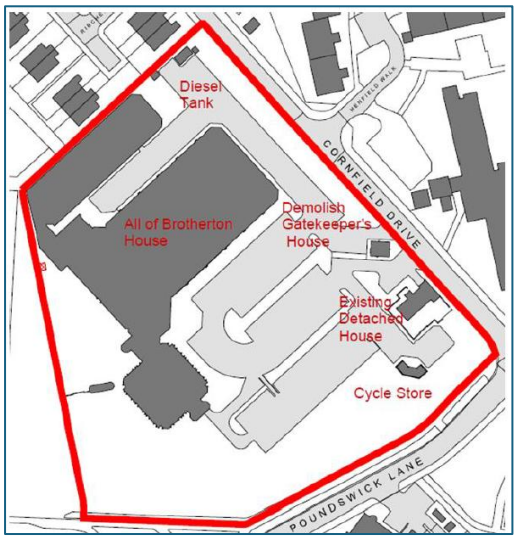
A refurbishment and demolition asbestos survey has been undertaken for the site and all known asbestos removals will be removed ahead of the demolition by our preferred asbestos removal contractor.

All soft materials associated with the demolition will be transported off site to be recycled and all hardcore / concrete etc will be crushed on site with an element retained by the client and the remainder carted away.

Upon completion of the works all boundaries will be secured and the site will be handed back to the client.

Site Location

Site Address: Brotherton House, Cornfield Drive, Wythenshawe M22 9QX





Access and egress of the site will be made via the existing site entrance located on Cornfield Drive.

Small Trees and Shrubs

The works also include small tree, and shrub clearance works whilst all boundary trees are to remain in-situ and protected during the demolition works.

No works will be carried out to remove any trees or shrubs until a nesting bird survey has been carried out by a suitably trained ecologist immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the local planning authority,

Community Communication

There will be minimal disruption to those either living or working nearby because all site operations will be carried out during normal working hours Monday to Friday.

The contact details of the relevant personnel from our project management team for complaints / issues / enquiries during and out of hours will be displayed on the site entrance fencing and notified to the local authority.

Residents will be kept informed on the progress of the works taking place in a mailshot and there will be a project email address made available where they communicate with the site team.

Parking for site personnel, operatives and site visitors

We will allocate designated parking spaces for all site staff and visitors in an area away from the demolition zone. Upon entry to the site t=you will be guided to your parking area.

All visitors to site who wish to gain access to all zones are required to wear the appropriate 5-point PPE comprising of safety helmet, safety footwear, high viz vest, safety specs and gloves.

Site Induction

All operatives will receive a comprehensive site induction that will be specific to the demolition works before being permitted to start work on site. The content of the induction will be detailed and reviewed as the project progresses to ensure that it remains relevant and up to date.

Regular visitors to the site will also receive a site induction. Any non-inducted site visitors will be escorted around the site by a member of the demolition management team.

Loading and unloading of Plant and Materials

The loading and unloading of all plant and materials will take place within the confines of the site.

No cranes are required as part of the demolition process therefore there will be no over sailing of adjacent properties, public footpaths or vehicles.

As the proposed works are for the demolition of buildings there will be few deliveries. The majority of vehicle movements be due to carting away demolition materials to be recycled off site.

All vehicle movements will be schedules and planned for with us controlling access to the site preventing any waiting in the surrounding roads and paying particular attention to peak times for the school nearby.

Noise Dust and Vibration

Although noise, dust and vibration cannot be entirely eliminated we will take reasonable steps to reduce any adverse effects generated by the works. We will be responsible for reviewing the demolition methods to ensure that works will be carried out within minimum noise and vibration levels.

The scope for the demolition works will include the on-site crushing of all reinforced concrete frames and slabs together with all rubble generated from the demolition process. The materials will then be recycled within the construction works that will reduce the overall number of vehicle movements and deliveries to site.

We will also continuous, noise, dust and vibration monitoring stations on the boundary that will provide up to the minute data that can be downloaded from a link to the Mabey hire site.

The date provided will allow us to check that the control measures in place are effective or need to be increased.

A link to the data will be made available to the client's representative for reviewing purposes.

Dust and Debris

We will constantly review the demolition methods and identify measures for mitigating dust and dirt spreading around the site or off site.

The mitigating measures that we will employ as a minimum are as follows:

- Use of appropriate machinery to minimise dust generation at source
- Dampening down of site roads
- All vehicles leaving site will be appropriately sheeted.
- Spraying of spoil heaps, excavated maters and processing areas with water when conditions dictate
- Wheel washing for demolition vehicles prior to leaving site.

Site Utility Services.

The client has arranged for all site services to be disconnected ahead of the commencement of demolitions on site.

Gas – Cadent have been informed and confirmed that the gas disconnection works are scheduled to be completed ahead of the project commencing on May 18th, 2026.

Copy of the disconnection documentation will be retained on file within the site managers office.

Electricity – ENWL have confirmed in writing that the substation on site has been decommissioned and that of the cable connection that passes through the rear of the site in the direction of Simonsway.

Copy of the disconnection documentation will be retained on file within the site managers office.

Water – The existing water supply will remain live for the time being to allow for water to be utilised to provide a supply to the welfare facilities and for use during dust suppression. All water usage on site will pass through a metered standpipe and costs allocated to PPOC.

Advanced Telecom – AT have confirmed in writing that the site supplies have been cut and are now redundant.

Copy of the disconnection documentation will be retained on file within the site managers office.

Air Conditioning Units – We have received confirmation that the existing AC distribution was decommissioned by the previous owners and all gases were removed as part of this process.

Copy of the disconnection documentation will be retained on file within the site managers office.

Fire Suppressant units - We have received confirmation that the existing AC distribution was decommissioned by the previous owners and all gases were removed as part of this process.

Copy of the disconnection documentation will be retained on file within the site managers office.

Diesel Tank 45000l – The client has received documentation to support that the tank was previously decommissioned as part of the building decant .

Copy of the disconnection documentation will be retained on file within the site managers office.

Asbestos

There are two demolition asbestos surveys available for the site, these being:

- Tetra Consulting – Report Number L-445144 Issue Date: 13.01.2026
- Tersus Marlow Environmental Services – Report number J1066765 – Issue Date 12th September 2024

Asbestos containing materials both licensed and non-licensed were identified within the Tetra report and the asbestos containing materials will be removed by our preferred licensed asbestos removal contractor in advance of the demolition works taking place.

Project Directory

Demolition Principal Contractor:	P.P. O'Connor Limited
Contact:	Neil Garner
Telephone:	07512 306805
Email:	neil.garner@ppoconnor.co.uk
Demolition Engineering Consultant:	Andun Consulting Engineers
Contact:	Joshua Martin
Telephone:	01245 560194
Email:	joshua@andun.co.uk
Asbestos Removals:	Greenfield Removals Ltd
Contact:	Pete Dunnion
Telephone:	0161 302 1900
Email:	pete@greenfieldremovals.co.uk
Scaffolding Contractor:	IBN Scaffolding
Contact:	Paul Bennett
Telephone:	
Email:	paul
Tree surgeons:	Westfield Tree Services
Contact:	Alex Hartley
Telephone:	01254 203240
Email:	alex@westfieldtreeservices.com
Noise, Dust, Vibration Monitoring:	Mabey Hire
Contact:	Allan Martin
Telephone:	01942 276678
Email:	amartin@mabeyhire.co.uk

Waste Management	P.P. O'Connor Enviro
Contact:	Ruth Richardson
Telephone:	0161 945 4668
Email:	sharston@ppoconnor.co.uk

Scope of Works

The works consist of the demolition of the vacant Brotherton House building, gatekeepers house including gates, existing 2-storey dwelling, cycle store, diesel tank including housing as well as the safe removal and disposal of asbestos containing materials, the grubbing up of all foundations, basements, and the processing of demolition arisings.

Upon completion of the works the site shall be left in a clean and operational state for the Building Contractor to commence the construction phase of the project.

Crushed demolition materials are to be stockpiled on site for reuse by the construction contractor, all boundaries secured ensuring the public cannot gain access to the site.

Secure Boundary / Site set up.

Prior to our commencement on site, we will carry out a survey the existing site boundary fencing to review any weak points that need attention and re securing.

Within the site boundary we will create an exclusion zone around the buildings to be demolished and that will become the LIVE demolition zone, this will be formed by use of heras fencing panels secured together with anti-tamper security clips.

The welfare zone will be on the left-hand side as you enter the site, and this area will comprise of canteen, site offices, toilets, drying room, and storage units.

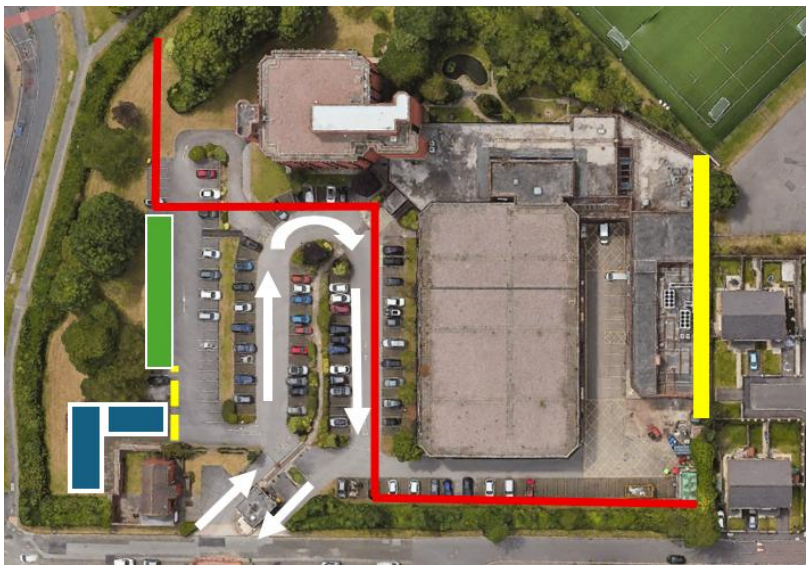
The welfare zone will be segregated from the site traffic by use of pedestrian barriers, and staff and visitor parking will also be located on the left-hand side of the site.

All shrubs, trees, and lawn areas to the rear of the 4 storey and on the left-hand boundary are to be retained post demolitions, and we will erect fencing to prevent mechanical assess into these areas.

Access and Egress from site

Access and egress to the site will be made via the existing site entrance located on Cornfield Drive and the existing gatehouse will be manned at all times throughout the project.

The existing tarmac surface will allow us to create a turning point to allow all site vehicles to drive into site, turn around, and drive out again without the need for reversing.



Structural Assessments

The structural assessments undertaken by our structural engineer pre commencement of the works will determine the demolition sequence and methodology to maintain structural stability of the buildings during the demolition works.

The assessment will also review the potential need for temporary works and to create any temporary works designs.

This information will be made available in the pre demolition structural assessment.

Demolition Sequence

Initially the works will focus with the main buildings located in the core of the site and work backwards toward the site entrance. The detached house and cycle store can be demolished at any stage of the works with the gatehouse being the last structure demolished as we near completion.

Following the demolition of the gatehouse, gates, and security fence at the current site entrance we will reinstate a 2.4m high V Profile anti climb security fence complete with pedestrian gate to resecure this section of the site boundary.

Internal works

Internally works will now progress floor by floor internal soft strip and that of the asbestos removal works. The coordination of both elements will be managed on a day-to-day basis by both the PPOC site manager and the supervisor of asbestos removal contractor. These works will be carried out in tandem to enable us to achieve the most effective programme.

Materials removed as part of the internal soft stripping works will be floor and ceiling finishes, internal doors, frames and skirtings, and non-loadbearing partitions/screens.

The internal soft stripping works will be carried out on a floor-by-floor basis, then once the floor has been stripped, the area will be handed to the asbestos removal team to allow for them to remove the asbestos materials.

Hand Demolitions

The building located on site adjacent Ribchester Drive has an external wall of the building in close proximity to the residential dwelling just beyond the site boundary. This wall will be demolished by hand method working off a full access scaffold to coincide with the mechanical demolitions of the structure.

Structural Demolitions

4 storey building

The demolition of the building will be completed by use of a high reach demolition machine fitted with controlled attachments such as materials handling grapple, steel cutting shear, and concrete pulveriser attachment.

The high reach machine will be supported by second machine to facilitate the demolitions with a third machine loading all the materials onto tipper wagons that will transport the materials from site to our recycling facility.

The sequencing of the demolitions will have been predetermined with the structural engineer pre commencement to maintain stability of the structure throughout the demolition process.

The building will be demolished in a floor-by-floor sequence, commencing with the lift shaft overrun and roof and working in the direction of the ground.

As each level is demolished, the materials are pulled onto the ground below to enable them to be processed into suitable sizes to enable them to be loaded into wagons.

This is an ongoing repetitive action to allow for the building to be reduced in height.

Concrete stairwells and shear walls will be processed in-situ with all arisings removed from the corresponding floors and deposited at ground level for processing.

Throughout the demolitions, all the materials arising from the task will be processed and removed from site as quickly as the materials are produced.

Lower-Level buildings

The demolition of the low-level buildings will be completed by use of demolition machines also fitted with controlled attachments such as materials handling grapple, and steel cutting shear.

There will be machines completing the demolitions and additional machines processing the waste and plant items and loading these into wagons for their removal from site.

Once all waste plant has been removed, the secondary machines will then process the hardcore and concrete arising from the demolitions and load these materials onto wagons to transfer the materials from site to our recycling venues.

Demolition of Cycle store

The demolition of the single storey brick cycling store will be demolished by use of the demolition machine fitted with a grapple attachment and all arisings brick/concrete will be loaded into tipper wagons and removed from the site.

Demolition of Detached property

The residential dwelling will undergo asbestos removal and a full internal soft strip to remove all waste materials present within the property.

Following the strip out works the building will be demolished by use of a demolition machine fitted with materials handling grapple to enable the machine to segregate the materials such as timber, tiles, and brickwork as they arise.

All such materials will be loaded into tipper wagons and transfer the materials into the main site ahead of processing and disposal off site.

Demolition of Gatehouse

The former security gatehouse will undergo asbestos removal and a full internal soft strip to remove all waste materials present within the unit.

Following the strip out works the building will be demolished by use of a demolition machine fitted with materials handling grapple to enable the machine to segregate the materials such as timber, tiles, and brickwork as they arise.

All such materials will be loaded into tipper wagons and transfer the materials into the main site ahead of processing and disposal off site.

Clearance of waste materials off site

All materials arising from the demolition works will be loaded into skips or that of tipper wagons which will transport the materials from the site to our recycling venues. All general waste materials arising from the soft strip and demolitions will be transported from site to our recycling venue in Sharston Wythenshawe and all concrete and rubble will be transported to our recycling venue in Salford, where it will be processed and crushed to create a recycled aggregate for use in construction.

We will manage the timing of all sites vehicular movements to ensure that the wagons arrive on site, get loaded and be on their way.

Banksmen will be in attendance at all times to get wagons into site and again off site onto the public highway.

Where possible we will minimise vehicle movements during peak traffic times to minimise the impact on the surrounding roads.

Road sweepers will also be in use to clean the roads used by our vehicles on routes to and from the site.

Reinstatement of Site Boundary Fencing to Cornfield Drive elevation

Following the demolition of the gatehouse, gates, and security fence at the current site entrance we will reinstate a 2.4m high V Profile anti climb security fence complete with pedestrian gate to resecure this section of the site boundary. These works will be undertaken by a specialist subcontractor from our supply chain.

Completion of the works

Once the building has been demolished and all materials associated with the demolitions, floor slabs and foundations have been removed site, we will arrange for a site handover / acceptance meeting with the client.

Once acceptance has been gained, we will remove all plant and machinery from the site.

Community Communication

There will be minimal disruption to those either living or working nearby because all site operations will be carried out during normal working hours Monday to Friday.

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Programme

The works are anticipated top commence on site on Monday 18th May 2026 and will be completed no later than Friday 28th August 2026 approximately 14 weeks from commencement.