ETEC CONTRACT SERVICES LTD.

Wythenshawe Park Sports Hub

DEMOLITION MANAGEMENT PLAN (DMP)

Wythenshawe Park, Wythenshawe Road, Manchester, M23 9RQ

Contract Name	Wythenshawe Park Sports Hub
Contract No.	J2976
Contract Address	Wythenshawe Park, Wythenshawe Road, Manchester, M23 9RQ
What3Words	jumpy.salt.custom
Client	Alliance Leisure Services Ltd
Principal Contractor	Etec Contract Services Ltd
Document Type	Demolition Management Plan (DMP)
Planning Condition	Prior to commencement of demolition
LPA	Manchester City Council
Document Status	For Approval by LPA
Date	May 2026
Revision	Rev 02
Prepared by	Etec Contract Services Ltd
Submitted to	Manchester City Council as Local Planning Authority
Based on	CEMP prepared by Etec Contract Services Ltd (Rev 001, 21 September 2025)

1. Introduction and Purpose

This Demolition Management Plan has been prepared by Etec Contract Services Ltd in accordance with the planning condition attached to the planning permission for Wythenshawe Park Sports Hub. It draws upon the Construction Environmental Management Plan (CEMP) prepared by Etec (Ref: Rev 001, 21st September 2025) and the Arboricultural Method Statement (AMS) prepared by Arbtech Consulting Ltd (Ref: Arbtech AMS 01 Rev A, dated 26/09/2025), in accordance with BS5837:2012.

This document is submitted to Manchester City Council as Local Planning Authority (LPA) for written approval prior to the commencement of demolition works. All demolition activities shall be carried out strictly in accordance with this approved plan.

Etec Contract Services Ltd is registered with the Considerate Constructors Scheme (CCS) and is committed to being a considerate contractor, being aware of the needs of park visitors, neighbours and the environment throughout the works.

2. Key Objectives

- Protect retained trees and vegetation throughout the development in accordance with BS5837:2012 and the Arbtech AMS
- Mitigate environmental and ecological risks including bats, breeding birds, and Baguley Brook
- Ensure legal compliance (Wildlife & Countryside Act 1981, COSHH Regulations, BS5837:2012, BS3998:2010)
- Define site protocols for environmentally responsible operations
- Outline roles and responsibilities for environmental protection
- Minimise impact on park users, the athletics track, the learn-to-ride area and residential properties
- Comply with Manchester City Council's requirements as Local Planning Authority

3. Project Description and Site Information

3.1 Project Details

Project	Wythenshawe Park Sports Hub
Contract No.	J2976
Address	Wythenshawe Park, Wythenshawe Road, Manchester, M23 9RQ
What3Words	jumpy.salt.custom
Client	Alliance Leisure Services Ltd
Principal Contractor	Etec Contract Services Ltd
Environmental Manager	Arbtech (Claire Swinburn)
Principal Designer	Abacus (Ed Offer)
GEFA	1,445 m²
GIFA	1,365 m²
Document	Demolition Management Plan – Rev 02
Date	May 2026

3.2 Building Description

The proposed development is a single-storey Sports Hub building comprising café, community rooms, GP and clinical rooms (10 no.), bike workshop, wet and dry changing facilities, accessible WCs, plant room and staff accommodation. Foundation type: mass concrete (GEN 3) strip and pad foundations to a minimum depth of 1,000 mm below existing ground level.

3.3 Site Context and Existing Conditions

The site is located within Wythenshawe Park to the south of Greater Manchester. The park lies within a residential area with housing estates to the north, south and west; the nearest residential property is approximately 450 m away. The park receives hundreds of visitors per day arriving by foot, bike and car.

The following features are present on or adjacent to the site (refer to Existing Site Plan 118165-NPS-ZZ-00-D-A-0801 Rev. P09):

- Existing athletics track and changing building to the south/east – NOTE: Etec to confirm with Manchester City Council and Alliance Leisure whether the athletics track and changing building will remain in operational use throughout the demolition works, and to agree management arrangements accordingly
- Existing car park to the north
- Existing mature trees and hedgerows of Categories A, B, C and U (per Arbtech AMS)
- Existing woodland areas to the north, west and south
- Baguley Brook running along the southern site boundary – sensitive watercourse. Although demolition works are not anticipated to take place in proximity to the brook, its presence is noted as an environmental constraint. Silt fencing and spill kit provisions will be maintained as a precaution
- Existing pump-track and learn-to-ride area – to be retained and remain in use throughout the demolition works
- Existing pedestrian footpaths crossing and adjacent to the site
- Existing gate access points for maintenance and public use
- Existing weightlifting and changing building subject to demolition – confirmed bat roost present (BERS, May 2025)
- Foul water main sewer crossing the site with a 5 m easement either side of centreline (United Utilities)
- Site levels generally flat, ranging from approximately 31.1 m to 33.0 m AOD

4. Key Project Parties

The key project parties and their contact details are set out below:

Role	Environmental Manager	Principal Designer	Principal Contractor
Organisation	Arbtech	Abacus	Etec Contract Services Ltd
Address	New Broad Street House, New Broad St, London EC2M 1NH	4th Floor Cotton House, Queen Street, Manchester M2 5HS	Suite 7, Elmhurst, 98/106 High Rd, South Woodford, London E18 2QH
Contact	Claire Swinburn	Ed Offer	Lee Jones
Telephone	01244 661170	0845 365 1350	07581 469044

Client – Alliance Leisure Services Ltd: Contact To Be Agreed | T: TBC

MCRactive Facility Strategy & Capital Projects Lead – Manchester City Council: Louise Harding | C/O House of Sport, Etihad Campus, Gate 13, Rowsley Street, Manchester, M11 3FF

NOTE: The client in the contract is Alliance Leisure Services Ltd. Louise Harding's role is as MCRactive Facility Strategy & Capital Projects Lead for Manchester City Council. Both parties to confirm contractual client designation prior to finalising this document.

5. Environmental Constraints and Risk Register

The following constraints and risks have been identified from the site conditions, CEMP (Etec, Rev 001), Arbtech AMS and ecological surveys. Control measures shall be implemented and maintained throughout the works.

Feature / Constraint	Risk	Control Measure
Retained Trees	Damage from machinery or materials	Heras-type protective fencing to BS5837:2012, exclusion zones, signage: 'Tree Protection Area – Keep Out'

Root Protection Areas (RPAs)	Compaction or root damage	No entry without Project Arboriculturist approval; no excavation unless stated in AMS; cellular confinement systems, scaffold boards or matting for temporary access
Protected Species – Bats	Disturbance to confirmed roost (10 emergences recorded, BERS 8 May 2025)	No works to maintenance unit until Natural England licence obtained; 3 surveys required; seasonal constraints and ECoW supervision; 2km BRD search via Greater Manchester LRC
Protected Species – Breeding Birds	Harm/disturbance to active nests	Pre-works nesting check by qualified ecologist during breeding season (March–August); 5–10m buffer zones around active nests; no works in buffer until ecologist confirms clear
Baguley Brook (southern boundary)	Runoff, sedimentation or contamination	Although demolition works are not anticipated near the brook, a precautionary 10m exclusion buffer will be maintained; temporary silt fencing along boundary retained; spill kits adjacent to all fuel/chemical storage; daily site manager inspections of boundary
Watercourse / Pollution	Contamination from spills / concrete washout	Bunded storage areas; designated washout zones away from watercourse; spill kits on site; emergency containment procedures in place
Residential Properties (nearest ~450m)	Dust and noise pollution	Dust suppression (misting/damping), wheel wash, covered skips, wind-direction monitoring; noise restricted to permitted hours; acoustic barriers along residential boundary
Asbestos (existing buildings)	Exposure during demolition	Pre-demolition asbestos survey before works to Weightlifting/Changing Room building; licensed removal contractor; consignment notes; toolbox talks to all operatives
Existing Athletics Track, Learn-to-Ride and Park Users	Disruption / safety risk to public	Site hoarding/fencing to separate demolition zone from public; banksman at access gates; maintained pedestrian and cycle routes; signage throughout

6. Scope of Demolition Works

The demolition works are based on the Existing Site Plan (118165-NPS-ZZ-00-D-A-0801 Rev. P09) and Site Set Up – Demolition Phase drawing (Etec). The demolition scope includes:

- Demolition of the existing weightlifting and changing room building (NOTE: confirmed bat roost – Natural England licence required before any works to this structure)
- Removal of existing storage containers identified on the existing site plan
- Removal of existing hard standings, foundations and drainage infrastructure within the construction footprint
- Localised vegetation clearance within the defined construction zone (subject to ecological survey requirements and seasonal restrictions)
- Removal and segregation of demolition materials for recycling, reuse or disposal

The following are to be retained and protected throughout the demolition phase:

- Existing athletics track and changing building (subject to confirmation of operational arrangements – see Section 3.3)
- Existing pump-track and learn-to-ride area
- All retained trees as identified in the Arbtech AMS and Tree Protection Plan
- Existing pedestrian and cycle routes through the park
- Baguley Brook and 10 m buffer zone (precautionary)

7. Site Set Up – Demolition Phase

Refer to Site Set Up – Demolition Phase drawing (Etec). The site compound is located to the west of the demolition site, adjacent to the existing athletics track. The following facilities are provided:

- Canteen, drying room, WC block, smoking shelter
- Site office and meeting room
- Contractor parking area

Access and vehicle routing:

- Main Gate: northern access from Wythenshawe Road – primary entry for all vehicles
- Etec Site Entrance Gate: segregated contractor access into the compound and demolition zone
- Pitch Contractors Site Entrance Gate: separate lower access gate for pitch-related contractor vehicles
- Heavy Vehicle Route: defined haul route shown on drawing, running parallel to the site hoarding, keeping HGVs separated from park users
- Hoarding/fencing forms the full perimeter of the demolition and construction zones

8. Asbestos Management

An asbestos survey (Type R refurbishment/demolition survey) will be obtained before demolition of the weightlifting/changing room building. No demolition works will commence on this structure until the survey has been received and reviewed.

- Asbestos awareness training and a toolbox talk will be delivered to all site operatives prior to commencement
- Works will cease immediately and the area cordoned off if suspected asbestos materials are discovered
- Asbestos-containing materials will be removed by a licensed contractor (UKATA/BOHS qualified) prior to demolition proceeding
- Consignment notes will be obtained from the licensed contractor before any demolition works commence
- All hazardous waste movements will be recorded with appropriate consignment notes in accordance with the Hazardous Waste Regulations

9. Arboricultural Protection – Demolition Phase

9.1 Tree Protection Fencing

Tree protection fencing will be installed before any site clearance commences, in line with BS5837:2012, using Heras-type fencing or approved equivalent. Fencing will be positioned in accordance with the Tree Protection Plan prepared by Arbtech and clearly marked with signage stating ‘Tree Protection Area – Keep Out’.

9.2 Root Protection Areas (RPAs)

- No entry into RPAs without prior written approval from the Project Arboriculturist
- No excavation or level changes permitted within RPAs unless specified in the AMS
- Cellular confinement systems, scaffold boards or matting to be used for any approved temporary access within RPAs

9.3 Sequencing of Tree-Related Works

1. Pre-demolition arboricultural inspection by Arbtech
2. Install tree protection fencing and signage to all retained trees
3. Tree works (removals and pruning) by qualified arborists to BS3998:2010
4. Erection of temporary ground protection within any approved RPA access zones
5. Demolition operations within the defined zone only
6. Final arboricultural inspection on completion of demolition phase

10. Ecological Protection – Demolition Phase

10.1 Bat Roost

A confirmed bat roost is present within the existing weightlifting/changing room building, following Bat Emergence and Re-entry Survey (BERS) carried out on 8th May 2025. Ten separate emergences were recorded, confirming active use of the structure by roosting bats.

- It is a criminal offence under the Wildlife & Countryside Act 1981 to damage, destroy or disturb a bat roost without a Natural England licence
- A total of three surveys is required to support a licence application; the 2km Biological Records Data (BRD) search must be obtained via the Greater Manchester Local Record Centre
- No works that impact the roost may commence until the Natural England licence has been obtained

- All works impacting the roost will be subject to seasonal constraints and supervised by the Ecological Clerk of Works (ECoW)
- Mitigation and compensation measures will be detailed in the Natural England licence

10.2 Breeding Birds

All wild birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981.

- Pre-works nesting bird check to be carried out by a suitably qualified ecologist before any vegetation clearance, tree felling or demolition works during the breeding season (March to August inclusive)
- If active nests are found, a 5–10 m buffer zone will be established and no works permitted within it until the ecologist confirms the nest is no longer in use
- Where practicable, all vegetation clearance and demolition will be scheduled outside the bird breeding season
- All operatives to be briefed through toolbox talks on legal protections for nesting birds, how to identify potential nesting sites and the escalation procedure
- If a nest is discovered, the site manager will be notified immediately, works will cease in the area, and the ECoW will assess and determine next steps

11. Noise and Vibration Control

11.1 Working Hours

- Monday to Friday: 08:00 – 18:00
- Saturday: 08:00 – 13:00
- Sundays and Bank Holidays: No works

11.2 Noise Mitigation

- All demolition plant and equipment to be maintained in good working order with silencers and acoustic covers fitted
- Temporary acoustic barriers or hoarding to be erected along the boundary facing residential properties
- Powered mechanical plant to be switched off when not in active use
- Toolbox talks to reinforce site-wide noise awareness among all operatives
- Compliance with BS5228 Parts 1 and 2

11.3 Vibration

- Vibratory compaction plant to be selected and operated to minimise ground-borne vibration
- No vibratory works within the United Utilities 5 m sewer easement without prior agreement
- Vibration monitoring to be undertaken adjacent to sensitive receptors if percussive or high-vibration activities are proposed

12. Dust Control

- Water suppression (misting, damping down) during dry periods
- Wheel wash facilities at all site egress points
- Covered skips and material stockpiles
- Roads and hard standings to be regularly swept – minimum daily
- Monitoring of wind direction to reduce drift toward residential areas and Baguley Brook
- Compliance with IAQM Guidance on the Assessment of Dust from Demolition and Construction (2014)

13. Watercourse Protection – Baguley Brook

Baguley Brook runs along the southern boundary of the site and is a sensitive watercourse. Although demolition works are not anticipated to take place in direct proximity to the brook, the following precautionary measures will be maintained throughout the demolition phase:

- A precautionary 10 m exclusion buffer from Baguley Brook will be observed for all plant, materials and excavations should any works approach the southern boundary
- No discharge or concrete washout within 15 m of the brook

- Spill kits to be located adjacent to all refuelling and chemical storage areas
- Site manager to perform periodic inspections of the buffer zone and silt fencing
- Emergency containment procedures in place to report and contain any pollution events
- Any pollution event to be reported immediately to the Environment Agency (0800 807060)

14. Waste Management – Demolition Phase

14.1 Waste Hierarchy

The waste hierarchy will be followed throughout: Reduce, Reuse, Recycle, Recover, Dispose. A Site Waste Management Plan (SWMP) will be maintained throughout the works.

14.2 Segregation and Storage

- Inert waste (concrete, bricks, masonry) – segregated skip; target: crush and reuse as hardcore on site where possible
- Non-hazardous waste (timber, packaging, metal) – segregated skip; target: licensed recycling facility
- Hazardous waste (asbestos-containing materials, contaminated soils) – handled by licensed contractor; consignment notes retained
- Clearly labelled skips and containers provided for each waste stream
- All waste carriers licensed with the Environment Agency; Waste Transfer Notes (WTN) or Consignment Notes provided for every load leaving site
- A Site Waste Management Log maintained and audited regularly by the Site Manager
- Target: minimum 85% recycling/reuse of non-hazardous demolition waste

15. Parking of Demolition Vehicles

- All demolition vehicles to park and manoeuvre within the site boundary as shown on the Site Set Up – Demolition Phase drawing
- Designated contractor parking area provided within the compound, west of the demolition zone
- No construction vehicles to park on the public highway or obstruct park access routes
- All deliveries to be pre-booked and managed to avoid congestion at the site access
- Traffic/Logistics Manager appointed by Etec to manage all vehicle movements
- Banksman to manage vehicle movements at the Etec Site Entrance Gate
- HGVs to use the defined heavy vehicle route as shown on the site set up drawing

16. Sheeting of Demolition Vehicles

- All vehicles leaving site carrying demolition materials, spoil or waste to be sheeted or covered before leaving the site
- Vehicles to pass through wheel wash facilities at site egress before entering the public highway
- Site access road to be swept and inspected daily – minimum
- Any spillages onto the public highway to be cleared immediately
- Contractor to maintain a vehicle check register to ensure compliance

17. Roles, Responsibilities and Site Management

Role	Organisation	Responsibility
Site Manager	Etec Contract Services Ltd	Overall environmental compliance, day-to-day implementation of this plan, complaint handling, daily inspections
Project Manager	Etec Contract Services Ltd	Programme management, liaison with Manchester City Council and LPA
Commercial Surveyor	Etec Contract Services Ltd	Waste transfer documentation, subcontractor compliance
Traffic / Logistics Manager	Etec Contract Services Ltd	Vehicle management, delivery scheduling, banksman coordination

Project Arboriculturist	Arbtech	Oversee all tree protection measures, supervise high-risk works within or near RPAs, arboricultural inspections at key stages
Ecological Clerk of Works (ECoW)	Arbtech	Ecological advice and on-site checks, nesting bird surveys, bat roost licence compliance, escalation procedure
Environmental Manager	Arbtech (Claire Swinburn)	Environmental oversight and compliance monitoring
Principal Designer	Abacus (Ed Offer)	CDM coordination, design-stage environmental requirements
All Operatives	All subcontractors	Adhere to site environmental rules, attend inductions and toolbox talks, report any ecological or environmental findings immediately

17.1 Inductions and Toolbox Talks

All operatives will receive a site induction covering environmental protection prior to commencing work. Toolbox talks will be delivered on:

- Tree protection and fencing requirements
- Wildlife legislation (bats, nesting birds, Wildlife & Countryside Act 1981)
- Bat roost – legal position and no-go zones
- Asbestos awareness
- Spill response procedures
- Watercourse protection and Baguley Brook buffer protocols
- Dust suppression methods and neighbour/park user awareness
- Noise mitigation responsibilities and working hours

18. Monitoring, Supervision and Reporting

- Arboricultural inspections at key stages: before demolition, during critical works, and on completion
- Inspection reports to be logged and made available for audit
- Non-compliance to be recorded and rectified immediately

Daily inspection checklist to include:

- Tree fencing and ground protection integrity
- Baguley Brook 10 m buffer compliance (precautionary)
- Dust generation areas and suppression measures
- Noise levels near residential boundaries
- Wheel wash operation and road sweeping
- Waste segregation and skip labelling
- Any ecological findings

Any complaints received from park users, neighbours or Manchester City Council to be logged, investigated and responded to within 24 hours. A copy of this approved plan to be kept on site at all times.

19. Emergency Contact Details

Role / Organisation	Contact Name	Contact Number
Client – Alliance Leisure Services Ltd	To Be Agreed	T: TBC
MCRactive Facility Strategy & Capital Projects Lead – Manchester City Council	Louise Harding	C/O House of Sport, Etihad Campus, Gate 13, Rowsley Street, Manchester, M11 3FF
Environmental Manager – Arbtech	Claire Swinburn	01244 661170
Principal Designer – Abacus	Ed Offer	0845 365 1350

Principal Contractor – Etec Contract Services Ltd	Lee Jones	07581 469044
Site Manager – Etec (24hr site number)	TBC prior to commencement	TBC
Project Arboriculturist / ECoW – Arbtech	Alan Thompson	07703 676216
United Utilities (sewer / water emergency)	—	0345 672 3723
Environment Agency (pollution incidents)	—	0800 807060 (24hr)
Health and Safety Executive	—	0300 003 1647
Manchester City Council – Planning / LPA	Steve McCombie	0161 234 4607
Emergency Services	—	999

A dedicated site telephone number will be established and communicated to Manchester City Council, park management and local residents prior to commencement. This number will be monitored during all working hours and displayed prominently at the site entrance.

20. Considerate Constructors Scheme

- Etec Contract Services Ltd is registered with the Considerate Constructors Scheme (CCS) – CCS charter to be displayed on site hoarding
- Regular CCS audits to be carried out throughout the demolition phase
- Dedicated community contact number and regular communication with park management and neighbouring residents
- Compliance with the CCS Code of Considerate Practice in all aspects of the works

Appendix A – Reference Drawings

Drawing Title	Drawing Number / Revision
Demolition Site Plan	118165-NPS-ZZ-00-D-A-0200 Rev S1
Site Set Up – Demolition Phase	Etec / Wythenshawe Park Rev 01
Site Set Up – Construction Phase	Etec / Wythenshawe Park Rev 01

Appendix B – Reference Documents

Reference Document	Reference Number / Date
Arboricultural Method Statement (AMS) – Arbtech Consulting Ltd	Arbtech AMS 01 Rev A, 26/09/2025
Bat Emergence and Re-entry Survey (BERS)	8th May 2025
Construction Environmental Management Plan (CEMP) – Etec	Rev 001, 21st September 2025
BS5837:2012 – Trees in Relation to Design, Demolition and Construction	British Standard
BS3998:2010 – Tree Work Recommendations	British Standard
BS4428 – Code of Practice for General Landscape Operations	British Standard
Wildlife & Countryside Act 1981 (as amended)	Legislation
Control of Substances Hazardous to Health (COSHH) Regulations 2002	Legislation
IAQM Guidance on Dust from Demolition and Construction (2014)	Guidance

BS5228 Parts 1 & 2 – Noise and Vibration Control on Construction Sites	British Standard