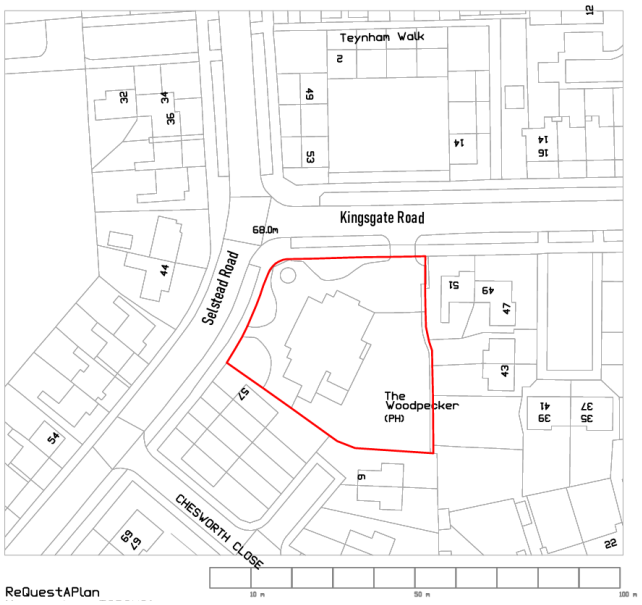
THE (Former) WOODPECKER HOTEL

KINGSGATE ROAD/SELSTEAD ROAD WYTHENSHAWE M22 1TP

PROPOSED RESIDENTIAL REDEVELOPMENT

PLANNING APPROVAL REF: 138767/FO/2023 DATED 09TH JUNE 2026



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CONSTRUCTION METHOD STATEMENT (DEMOLITION PHASE)

PAUL CARR DESIGN 22.018 OCTOBER 2026

The principal contractor for asbestos removal, demolition and making good works will be North + South Demolition services Limited, a specialist contractor.

NORTH & SOUTH DEMOLITION SERVICES LTD
5/7 CORPORATION ST, HYDE, SK14 1AG

https://northandsouthdemolition.com

Condition 25 appended to approval ref 138767/FO/2023 reads

25) Prior to the commencement of development, a Construction Management Plan/Construction Environmental Management Plan shall be submitted to and approved by the City Council as Local Planning Authority.

The Construction Management Plan shall contain the following:

a) Details of Wheel Washing;

N+S will provide a mobile bowser on site to enable their operatives to thoroughly clean all vehicles' wheels prior to leaving site.

b) Dust suppression measures;

N+S will have available mist cannons if necessary to suppress airborne dust.

Any wagons leaving site should be fitted with dust covers over payload as required.

c) Compound locations where relevant;

As the attached drawing. The immediate area of demolition and compound will be secured using Heras fencing throughout the works.

d) Location, removal and recycling of waste;

Demolition arisings will be segregated on site for targeted removals, and/or removed to N+S depot where materials will be segregated and recycled.

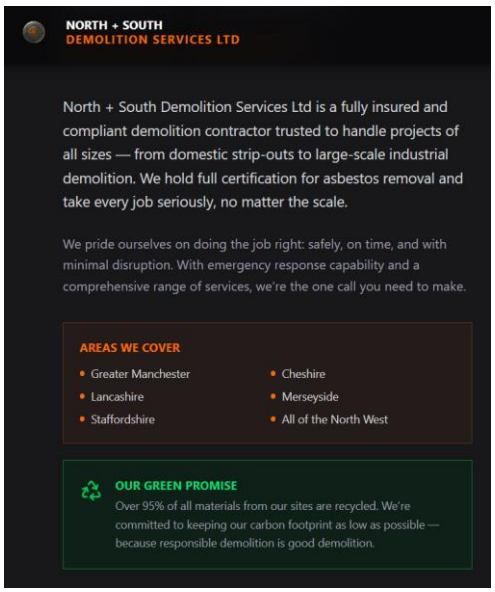
North + South Demolition have a record of over 95% of materials from their sites being recycled.











e) Routing strategy and swept path analysis;

As attached plan. The existing site entrance will be utilised for all vehicles. As the site entrance is the final access point at the end of a cul-de-sec, there is minimal risk of any other traffic other than site operatives and visiting vehicles.

As the previous use of the site was a public house, the existing entrance gives access to a large area of tarmac, previously used as the customer car park. This will enable any and all vehicles to enter the site in forward gear, safely manoeuvre on site (under the direction of a banksman if necessary) and leave the site in forward gear.

f) Parking of construction vehicles and staff;

As attached plan.

There is a large existing area of tarmac, previously the customer car park.

Whilst operatives will ordinarily be able to park safely on site, should this not be possible they will be encouraged to park safely and legally on the local highway network. Kingsgate Road is a dead end, with the entrance to the site the last access on the street. As such, ordinarily there are safe and legal spaces to park on the street directly outside the site.

g) Hours of working

8am to 6pm, Monday to Friday

8am to 1pm, Saturday

No working Sundays or bank holidays.

h) Risk assessment of potentially damaging construction activities.

As attached RAMS document prepared by North + South Demolition.

i) Identification of "biodiversity protection zones".

There are no conditions appended to the consent requiring any biodiversity protection zones.

j) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

There are no planning conditions appended to the consent relating to biodiversity and/or wildlife and habitat, should any species be identified on site during the works, works will stop and contact be made with the client and agents to allow for a full assessment and instructions from the ecologist to be followed.

k) The location and timing of sensitive works to avoid harm to biodiversity features.

The works are planned to sit well outside the bird nesting season (1st March to 31at August inclusive), which is the only ecological restriction on the planning consent.

However, as noted above should any species be identified during best practices of undertaking the works.

l) The times during construction when specialist ecologists need to be present on site to oversee works.

No specific site attendance required.

m) Responsible persons and lines of communication.

Principal contractor

NORTH & SOUTH DEMOLITION SERVICES LTD
5/7 CORPORATION ST, HYDE, SK14 1AG
COMPANY NO 17438438

Site foreman

EAMON DELANEY

Tel 07961 421545
Email infonorthandsouth@gmail.com

n) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

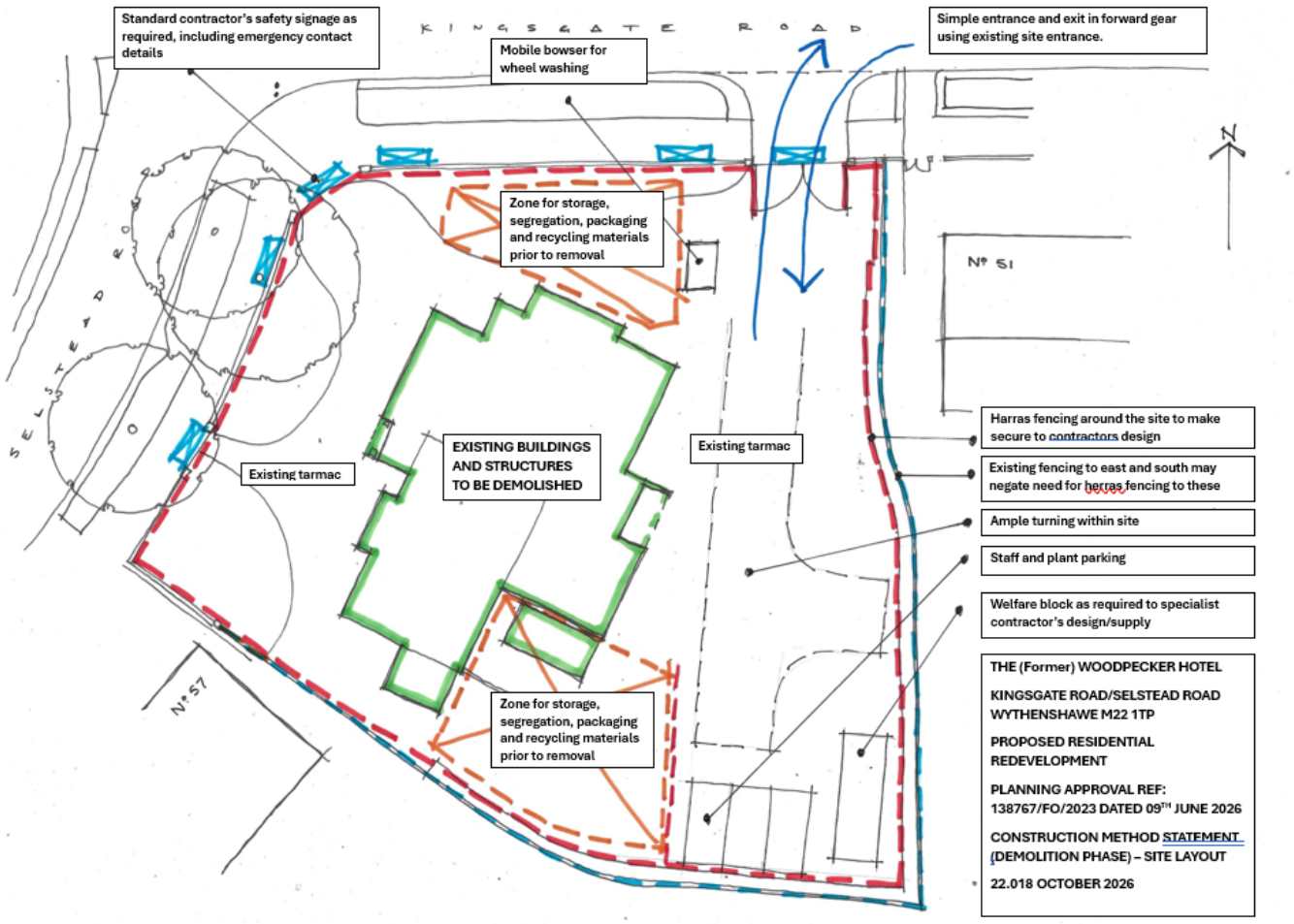
North+South Demolition will be responsible for notifying species found on site.

Paul Carr of Paul Carr Design will be the first contact, who will then in turn be responsible for liaison with the client and Ecologist.

If necessary the Ecologist (Dunelm Ecology, a northwest specialist) will be on hand to visit site, inspect and advise of any necessary action.

o) Use of protective fences, exclusion barriers and warning signs.

The site will be protected during the works as indicated on the attached plan, as below.



The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy.

CONSTRUCTION METHOD STATEMENT (DEMOLITION PHASE)

PAUL CARR DESIGN 22.018 OCTOBER 2026