



MOLD ROAD WREXHAM DEMOLITION– KEY HEALTH, SAFETY AND ENVIRONMENTAL CONSIDERATIONS

PROJECT DESCRIPTION AND PROGRAMME

Demolition of several structures at two distinct sites hereafter referred to as 'Mold Road / Crispin Land Building' and 'Former Countrywide Farmers Store Building' both situated on Mold Road, Wrexham, in order to facilitate future development of the sites. A site layout showing the affected buildings is appended.

The Scope of Works is as follows:

- Site clearance works
- Soft strip
- Asbestos removal and off-site disposal from all buildings
- Disconnection of affected utilities
- Vibration/dust/asbestos monitoring
- Demolition of above ground structures
- Removal of redundant utilities
- Crushing/testing/certification of suitable site-won material to be used for site levelling
- Removal of asphalt hardstanding within designated area, testing and appropriate off-site disposal or re-use

The Works comprise the removal of hazardous materials (including asbestos), demolition, and site clearance of the two sites, including the buildings, associated infrastructure and foundation slabs. The properties are known to contain asbestos containing materials including those which are notifiable. Surveys have been completed at the sites which will be used to inform appropriate removal activities as part of the demolition works.

A programme of service disconnections will be completed by the appointed contractor and/or utility provider in advance of demolition works. All services will be disconnected at or close to the site boundaries where possible. Any services that require protection during each phase of demolition will be identified and appropriate protection measures agreed.

The main works anticipated for the demolition works are as follows:

- a) Site establishment, provision of out of hours' security, erection of security fencing and gates around the demolition area.
- b) Installation of temporary fencing / hoarding to the boundary of each site to a standard height of 2.4m. Following completion of the demolition works, the fencing will be removed.
- c) Removal and disposal of all asbestos containing and any other hazardous materials as identified in the required Refurbishment and Demolition Surveys, and any other areas identified by the Contractor.
- d) Soft stripping of all levels of individual demolition packages to include timber, partitions, false ceilings, glazing, furnishings, general rubbish, wastes, electrical equipment, plumbing, etc. for disposal off site.
- e) Disconnection of existing redundant services and the retention of services crossing the site and retained services for other areas. All services at the site will be traced (in line with PAS128) and a disconnection / protection programme agreed with the utility owner where appropriate.
- f) Mitigation Works with regards to the presence of ecologically protected species (where relevant).
- g) Management and control of all drains within the site boundary.
- h) Dismantling and removal of pipework and cables commencing from an open end, and their support structures associated with the individual demolition packages.
- i) Demolition down to surrounding ground floor slab level including plinths, bund walls, plant footprint 'kerbs' etc.



- j) Removal of all slabs, foundations and redundant services.
- k) Removal of asphalt, testing and appropriate disposal off site or re-use
- l) The finished surface shall be free of all deleterious materials, and should be level and free of trip hazards.
- m) Processing of suitable demolition arisings to 6F2 engineering specification for use as fill material for site voids (free of asbestos based on one sample per 200 m³) and site levelling purposes.
- n) The plugging and sealing of all redundant underground pipework/sewer connections.
- o) Survey and production of a record drawing, showing the positions, dimensions, depths and nature of the remaining services on the site.
- p) Provision of digital pre/post demolition photographs for inclusion in Health and Safety File.

SITE WORKING HOURS

No work on the Site shall be undertaken outside the hours of 8.00 am to 6.00 pm Monday to Friday, except as specifically authorised and with written consent of the Local Planning Authority. No work on the Site shall be undertaken on Bank Holidays.

RESTRICTIONS AND ACCESS

TRAFFIC AND PEDESTRIAN MANAGEMENT

The appointed contractor will implement a traffic and management plan at the site to ensure the below factors are taken into account

- § Access to the Mold Road / Crispin Lane site will primarily be from Crispin Lane, to limit potential impacts to Mold Road.
- § Continual pedestrian and vehicular access for other site users to ensure minimal disruption or interference for Wrexham General Station during the works at Countrywide Farmers Store.
- § Use of Chapter 8 compliant signage on public approach roads to delineate traffic routes for delivery vehicles and trucks where required.
- § That all staff and suppliers are informed of access / egress arrangements to ensure that the correct and most direct route is used at all times.
- § Deliveries will be scheduled to minimise potential impacts to public roads, including where possible, arranging deliveries outside of rush hour periods.

SITE BOUNDARY CONTROL

A high level of importance shall be given to preventing unauthorised access to the site at all times.

Heras safety fencing will delineate the CDM boundary and will be suitably strutted and wind braced with sandbags. The site fencing will be double clipped and with adequate signage displayed warning of the dangers of the site activities.

The site access/egress gates will be closed and locked at all times - except for vehicle movements - and secured at the end of each day. Access into the site area will be via padlocked gates which will be controlled by our Site Supervisor.

A sign detailing the Principal Contractors contact details (including an out of hours contact number) will also be displayed. Regular liaison between our site staff and the wider facilities security will take place to report concerns,

SAFETY INFORMATION, REGISTERS, LICENSES AND REFERENCE TO DOCUMENTATION

Statutory Registers, licenses, authorisations and forms and other registers and forms deemed necessary for the effective management of the site will be kept in the site file

Statutory and other posters deemed necessary for the purpose of imparting information to the workforce will be posted on the Site Notice board and other easily accessible locations e.g. the canteen.

Statutory licenses relevant to the demolition project are as follows:

- WSP F10 Notification of Project to HSE
- ASB5 Notification to HSE of intention to remove licensed asbestos
- NNLW1 Notification to HSE of intention to remove notifiable non-licensed asbestos
- Section 60/61 Demolition Notices

PROTECTION OF THE PUBLIC, SITE SECURITY AND COMPLAINTS

The contractor will ensure arrangements are put in place to provide protection to the public, including environmental controls for noise, dust, vibration, water, ground, visual and lighting pollution.

The contractor will put in place arrangements for site security, including the use of site guards or the use of the remote-controlled Sensor System if required.

ENVIRONMENT, WASTE AND HOUSEKEEPING

WORKING WITHIN A TOWN CENTRE (AVOIDING NUISANCE)

Demolition operations have the propensity to generate high levels of noise, dust and mud if not managed and controlled. The impact of these potential nuisance aspects is compounded by the fact that the works are being carried out within a town centre and adjacent to Wrexham General train. We recognise the importance of maintaining suitable environmental controls to avoid causing nuisance or harm to neighbouring businesses and the surrounding environment.

Our approach will be to ensure that the potential risk of nuisance is minimised by the appropriate application of staff training, practical mitigation measures, monitoring and recording. We will also consider potential pollution risks to air, groundwater, surface water and local infrastructure, developing rigorous procedures to minimise or eliminate these impacts on the local environment.

DUST / MUD CONTROL MEASURES

Dust propagation will be mitigated via a range of control measures including water suppression, road sweeping and localised cleaning. Proposed control mechanisms are detailed below:

- WSP Stockpiles will be treated where required with water suppression or covered to prevent dust generation.
- WSP A high standard of housekeeping is to be maintained, problems with litter etc. are dealt with to ensure that there is no build-up of refuse.
- WSP All insulation will be removed and disposed of whilst minimising fibre spread.
- WSP All rubbish skips will be exchanged on a regular basis and sheeted when required.
- WSP All site plant and waste collection lorries will be maintained in a fully serviced condition. On-site vehicle speed limits will be set, monitored and enforced.
- WSP Concrete / block work cutting equipment to use water as a suppressant.
- WSP The use of top-down demolition techniques will be utilised wherever practicable. Sheeting of open loads with loose lightweight materials before leaving the site.



- § All HGV waste vehicles, prior to leaving site, will be inspected and cleaned as required. A dedicated wheel wash unit will be installed at each site, if required, to ensure mud is not spread onto public roads.
- § If deemed to be required, road sweeping of public roads will be implemented to rectify any noted issues.

NOISE

The contractor will work as far as possible in accordance with the guidelines contained in BS5228-1:2009 Code of practice for noise and vibration control on construction and open sites. Noise impact is to be addressed throughout the works with regard to both local neighbours and wildlife and include the following:

- § Working hour restrictions will be implemented at the site, especially in regard to the operation of heavy equipment. The site hours will be approximately 08:00 to 18:00 on weekdays.
- § All crushing activity will be carried out away from the site boundary in proximity to third party property.
- § All plant will be fully serviced and maintained in good working order.
- § All plant engine covers will be kept in place at all times.
- § All plant not in use will be shut down.
- § All waste lorries will be loaded by plant operated by trained personnel.
- § Additional shielding/silencing is to be carried out where necessary.
- § Compressors shall be fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use.
- § The best practical means shall be employed at all locations to reduce noise to a minimum
- § The noise emissions from each item of plant shall not exceed the noise values each quoted in the relevant EC Directive.

WASTE DISPOSAL

A site specific waste management plan will be developed by the contractor. This will include:

- § All soft strip waste will be recycled where possible.
- § Brick and concrete waste is to be retained on site for crushing and subsequent site levelling purposes.
- § Any material that is required to be transported off site will be segregated, stored and loaded onto hauliers when required within the site boundary.
- § Given the site is away from public access routes and highways there is unlikely to be any noticeable impact on public highways to access the site.
- § The exact frequency of hauliers for waste disposal is unknown, however it is unlikely to have a noticeable impact on traffic within the area of the site.
- § Where possible, HGVs will be booked to avoid rush hour periods.
- § Designated routes will be assigned to HGVs to avoid smaller roads to ensure that traffic disruption is kept to a minimum.

A Site Waste Management Plan will be prepared in accordance with the Quality Management System, which will be included within the Health and Safety File

All waste transferred off site will be transferred subject to the Waste Management Licensing system and all duty of care transfer notes and consignment notes.

PROTECTION / IDENTIFICATION OF SERVICES

Layout information detailing the location of services in the vicinity of the buildings to be demolished and site wide will be provided in advance of demolition works.

In order to help to manage this constraint, deliver our physical works and ensure that we do not interrupt or damage any of the utility companies or other parties infrastructure, we shall implement the following procedure:

- § Undertake a full desk-study review of the available utility information will be undertaken immediately post appointment.

- § Undertake additional surveys wherever gaps in the available information are found.
- § Trace all services in line with PAS 128 and work in accordance with HSE health and Safety Note No HSG47 "Avoiding Danger from Underground Services".
- § Clearly mark protected existing services to remain to ensure their retention. All known live services will be clearly marked, protected and fenced off to prevent machines causing damage when working in the vicinity.
- § Implement permit to work and permit to dig systems that always assumes that services are live unless explicitly advised otherwise and we have received the appropriate supporting paperwork.
- § Ensure that all known services have been suitably isolated, decommissioned or protected prior to any demolition works commencing. No demolition works will be undertaken on any structure until the contractor have confirmed with the facilities manager that all services associated with the demolition area have been disconnected and made safe. This process will be followed for the disconnection of any remaining utility connections including gas, water, drainage and telecoms.
- § Not proceed until the facilities manager are satisfied that any live services in the vicinity of the building to be demolished will not be damaged. Isolation certificates will be obtained to confirm the isolation of each and every known service. Isolation certificates will be recorded on our Permit to Work prior to any work commencing on or in a building or structure.
- § Take care whilst working in ducts to ensure that the ducts are asbestos free and certified as such.
- § Work closely with the facilities manager to plan and programme their works including agreeing disconnection programmes for additional service disconnections be required.

Where services have been identified a minimum of 1000mm safe working distance MUST be achieved, excavations must not commence within 1000mm of services unless authorised by a Manager with confirmation from a Director and the insurance company to proceed.

In the event of an underground service being struck then the incident must be reported immediately to the Health and Safety Advisor and the Underground Services Questionnaire completed and returned to the Health and Safety Advisor as soon as possible.

COVID-19

All government guidance will be followed and implemented with regards to Covid-19 protection, including social distancing, use of personal protective equipment and provision of welfare at the site during demolition works.

Specific risk assessments will be completed by the appointed contractor to assess potential risks associated with the completion of demolition works and Covid-19; these will be monitored for compliance by the clients representative.

ASBESTOS

R&D surveys are required under the Control of Asbestos Regulations prior to commencing work. Such surveys are supposed to accurately determine the quantity, type, condition and location of all asbestos within a building. This is to avoid persons undertaking work with asbestos without adequate control measures in place. These surveys have been completed and will be provided to the contractor as part of the tender process.

A HSE licensed asbestos removal contractor (LARC) will be appointed to remove all identified asbestos containing materials (ACM's).

A Plan of Work (PoW) will then be developed for the compliant removal of all ACM's. Once a suitable and sufficient PoW has been developed, a 14-day ASB5 notification will be submitted to the HSE informing them of the intention to remove licensed asbestos containing materials for the relevant structure. Non-licensed ACM's can be notified under an NNLW1 notification and removed immediately.

Removal of asbestos containing materials shall be accompanied by daily background and personal monitoring with same day analysis.



Removed ACM's will be recovered from site and disposed of at a licensed asbestos disposal facility. Hazardous Waste Consignment Notes will be obtained for each load leaving site and copies will be provided to the Client as part of the Health and Safety File information at the end of the project.

All asbestos removal works will be undertaken strictly in accordance with The Control of Asbestos Regulations 2012 and all hazardous waste will be disposed of strictly in accordance with the Hazardous Waste Regulations 2005.



Key

- Buildings to be demolished
- Site boundary
- Tree to be removed

Tree Requiring Removal



TITLE:
Former Countrywide Farmers Store

FIGURE No:
Site Plan

