

DEMOLITION PHASE PLAN

MJTDAVIES

CDM 2015

Demolition of Unit 3 LL12 9YG

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Introduction

This Demolition Phase Plan has been prepared in accordance with the Construction (Design and Management) Regulations 2015 and will assist the demolition team to understand the project's health and safety requirements. This document relates only to the demolition works and should be regarded as a tool for use in the development of procedures required by law with specific reference to the **Management of Health and Safety at Work Regs. 1999, the Construction (Design and Management) Regulations 2015, The Health and Safety at Work etc. Act 1974 and any other safety legislation or industry best practice that may apply** to the works.

Project description

This document is the proposed health and safety plan for the demolition and site clearance works at Unit 3 LL12 9YG Wrexham. The project requires the demolition of the existing buildings as indicated on the site plan and can be categorised as a small/ low impact project so will not adversely affect neighbouring properties or the surrounding ecological species.

The existing building is located at far end of an Industrial Estate in Cefn Y Bed and is in a rural area close to the bank's of the river Alyn.

The building is brick construction dating from the early 1900s having the addition of a sheeted metal roof, there is one small first floor office space.

Access to site is from the mold road and through the Industria Estate that is primarily managed by the Client Trevalyn Estates it is not envisaged that there will be any TM issues in relation to deliveries of plant & equipment to site along with removal of recycled materials.

As part of the enabling works neighbouring properties owners and residents will be consulted on the proposed scheme of works and informed of any potential impacts of the works along with any contact numbers of the site team.

Start Date – TBC Proposed early August duration of works 4 weeks with site set up undertaken the week before an agreed date.

Project team

Client: Trevalyn Estates Limited
Unit 5, Vauxhall Business Centre
Vauxhall Industrial Estate
Ruabon
Wrexham
LL14 6HA
Tel No. 01244 570312

Principal Designer: Client

Principal Contractor: Demolition M&JT Davies

Demolition Contractor: M&JT Davies

Mike Davies - MD

Site supervisor – Mike Davies

First Aid - TBC

Safety Advisor – Dave Hague 07501 244488 davehague.mjtdavies@outlook.com

Qualifications MJT Davies



Sub Contractor – Soft Strip and Hard demolition team - TBC (Manchester Team as per Centre 67)

Asbestos Removals – TBA - Client

R&D Survey – TBA - Client

Scaffold – N/A

Ecologists – TBA – Client - Site team has been inducted on previous jobs

These are the key stakeholders for the proposed demolition works and will be working together to achieve the common aim of the safest possible demolition of the property Unit 13, LL13 9YG.

Project Risks

Ecology – The site team will be aware of any requirements of the ecological surveys. Nesting birds will also need to be to be left in situ until they can be re sited. The ecologists will be consulted if required.

Collapse of structures is a potential risk during hard demolition and any works carried out near to adjacent properties will be undertaken with care, and a banksman will be used if required. The neighbouring properties will be informed in advance of these works (Thed Spar).

Concealed ACM's should any suspect materials be encountered then appropriate measures will be taken and work may cease in the vicinity.

Existing Services

Existing services to the site - Gas, Water, Telephone and Electricity. All services to the buildings have been disconnected and made safe prior to demolition works commencing. Any redundant drainage and sewers will be backfilled/stopped accordingly.

Existing Structures

The buildings to be demolished are principally brick built structure with tin sheet roofing. If suspect hazardous materials or unsafe ground conditions are encountered - all work will cease, and the Client will be notified. No work is to continue until further investigation has taken place and any hazardous materials suitably removed or contained.

It is noted that there will be further investigation required on the rear retaining wall and a safe system of work will be adopted in this area.

Existing Drawings

None for demolition purposes. The demolition contractor is the designer for the demolition process.

Welfare Facilities

Welfare facilities will be provided on site by MJ&T Davies to include mess/changing facility, mains toilet (where practicable) with hot & cold water, paper towels, soap and first aid kit. It is proposed to site the facilities adjacent to the fenced off area (on the old disabled parking bays) to ensure site security and safe vehicle movement.

Emergency Procedures

The Demolition Contractor has overall responsibility for the site and will report any incidents immediately to the Client.

1) Accidental injury

i. Inform site foreman/Site Agent of any accident immediately.

ii. Call the emergency services.

iii. Apply first aid if suitably trained.

iv. Emergency Services contact dial 999

2) Fire

i. Raise the alarm if trained extinguish the fire

ii. Inform site foreman/site agent immediately.

iii. Call emergency services.

iv. Inform utilities if necessary

v. Proceed to the Assembly Point and await further instructions.

3) RIDDOR - In the event of a serious injury or dangerous occurrence on site, the site manager will notify the enforcing authority by the quickest practicable maeans. All duty holders to be informed in a timely manner. The site manager must submit a report detailing the event to the client, from where it will be forwarded to the relevant authorities and other parties concerned. (online)

Dust and Noise

Dust will be kept to a minimum by damping down the works using water via a hosepipe/spray from a source to be determined on site. All noisy plant and machinery will be equipped with bafflers and shut down during periods of non-use.

All plant and machinery will be regularly maintained to ensure that noise and vibration is kept to a minimum.

Location of Site Access and Egress

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The vehicular and pedestrian access to the site will be established by the demolition contractor as part of the site establishment. Location of Unloading, Layout and Storage Areas To be confirmed within the confines of the site.

Site working hours will be:

Monday-Friday 0800-1700

Saturday 0800-1300

Sunday/Bank Holiday No Work – unless required

Site Rules & H&S Considerations

High visibility, hard hats and safety boots are to be worn on site at all times RPE as required, Eye protection and gloves. Suitable and sufficient personal protective equipment [PPE] is to be provided and maintained by the demolition contractor for use by site operatives and visitors. Where necessary, training is to be provided for operatives in the fit and proper use of personal protective equipment. Proper use and wearing of PPE is to be observed at all times.

Smoking inside buildings is not permitted.

No Alcohol. No Drugs.

Site operatives and visitors will be required **sign in and out** of the site register which will be held by the site manager.

Welfare facilities to be maintained to a high standard and respected by the site team.

Site meetings will be conducted as required to discuss amongst other issues, the health and safety plan including the transfer of information for the Health and Safety File and the monitoring of site safety. Site procedures are to take account of the company Health and Safety Policy, risk assessments, method statements and COSHH assessments.

Signage detailing basic site safety, mandatory PPE and warnings to the public must be positioned strategically around the site.

All RAMs from the Demolition Contractor and Subcontractors will be available for inspection by any of the project stakeholders and the enforcing authority.

All site personnel will be encouraged to offer advice and views on matters of health and safety during the demolition works and will be encouraged to report any near misses.

The embodiment of CDM 2015 Cooperation, Coordination and Communication will be actively encouraged. All employees and Sub-Contractors will be required to read, understand and sign the Health and Safety Plan before commencing work on site any changes to the working environment, methods of working and this Health and Safety Plan will be communicated as required.

Prestart tool box talks will be delivered as required and any significant changes in site conditions will always be communicated. All site operatives must undergo a full site induction prior to commencing works on site.

Sequence of Works:

1. Mobilisation & site set-up. It is proposed to set up site on with an anticipated duration of four weeks before hand over. This can be better judged as work proceeds given the complex nature of the works in relation to the retaining wall.

2. Traffic management Mold Road is a busy carriageway and is a regular bus route and as such any major movements of plant/waste will take into account the prevailing highway conditions. The highways authority will be consulted where there may be occasions when vehicles may need to manoeuvre to get onto site there will be a banksman in attendance should this need arise.

3. Termination, disconnection and capping off live services.

4. Vehicle movements.

5. Asbestos removal if required.

6. Soft strip. (to include removal of roof sheets and other internal items)-

7. Hard or hand demolition followed by vehicular plant attendance and operation.

8. Hot cutting operations.

9. General Housekeeping.

10. Completion and de-mobilisation.

Proposed sequence of demolition works:

Mobilisation & Site Set-up Mobilisation will involve the delivery of plant and equipment to site and the subsequent checking, testing, fuelling and positioning of such plant, appropriately. This sequence can alter and will reflect the Program as required by the PC.

Plant to be delivered to Site:

Komatsu Excavator 210, 290 and 350 to be used for rubble clearance and remote hard demolition. All plant used on site will be in good working order. All lifting apparatus including 360 excavators hold a current Record of Inspection, which has been completed by individual plant operators. All drivers are suitably certificated.

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Site establishment will include the erection of herras fencing around the buildings as well as commissioning the welfare facilities. Bilingual safety signs will be attached to the herras fencing along the boundaries of the site informing the public of ongoing works and potential hazards contained within and around the site.

Proposed phasing of works

Phase one – Soft strip to the property removing all fixtures fittings, floor coverings and so on. The windows will be removed, and the frames and glass will be recycled. The roof sheeting will be removed internally by cropping the bolts and a man basket will be used externally to lower them to the ground. Once completed the sheets will be removed from site for recycling.

Phase two – Hard demolition using a 360 excavator the main roofing supports will be picked off and the masonry walls will be demolished all waste will be segregated by machine and handpicked as required the bricks will be palletised in preparation for future recycling. It is proposed to start this process at the front of the property working through to the rear and at a pre-determined the works to stabilise the retaining wall will be undertaken.

Phase three – Site demobilisation plus any remediation works.

Waste Management as required will be by Gwynedd Skips (tbc) with due care to taken with any contaminated waste. It is planned to recycle as many materials as possible and therefore reduce the amount going to landfill other inert materials will be crushed on site and then transported off site.

All plant and vehicles entering and leaving site must be supervised by a competent banksman. Any reversing of vehicles and plant will be supervised and reduced to a minimum it is envisaged there will be a one-way system in place in and then out.

Deliveries and collection of materials will be arranged at pre-determined times to avoid unnecessary congestion in and around site, Mold Road is a busy route at peak times.

Demolition Methods

Soft Strip the building will be stripped out to remove any loose items of rubbish, furniture, fixtures and fittings. Work of this nature will be conducted by several experienced operatives using handheld tools including mattocks, sledgehammers, crow bars, saws, battery powered screwdrivers, etc. All debris arising from this operation will be collected by operatives as work proceeds and removed from the building, placed into awaiting skips or lorry provided and then removed from the site.

Hard Demolition will proceed once all soft strip works have been completed and the bare shell of the site area remains. The respective areas will be cordoned off to prevent operatives from entering the demolition zone.

Banksmen will be in attendance and dust is to be suppressed with the aid of manned hosepipe/spray directed at the working face of the building and other areas, as required. The excavator with grab will reduce the designated demolition area in stages by removing

the roof and subsequently the external walls of the floor working down. The operator will move the excavator around the site to obtain the best possible angle from where to address the building.

As the building first floor is reduced to ground floor ceiling level, the resultant debris will be sorted by the excavator and loaded into awaiting rubbish skips or lorries provided and removed from site. All such work must be continuously monitored by the banksman whilst the works are kept damp to contain dust.

Slabs, foundations will be left in situ as required by the client. Any debris arising from this operation will be loaded onto awaiting skips or lorries and removed from the site by Gwynedd Waste (tbc).

Fire extinguishers should always be in proximity of any works likely to cause unwanted ignition of materials. PPE is to be always worn by operatives and hot works permits will be issued for all this kind of work. All sections of metalwork will be cut into manageable pieces to enable easy disposal.

General housekeeping will be of a high standard throughout the works ensuring that there are always clear access-routes to all areas of the site. This, together with general awareness and common sense of the site staff is designed to ensure that the site is run safely with minimal risk to personnel from injury, trips, falls and suchlike. Toolbox talks detailing this subject will form part of the general on-site training.

Completion & De-mobilisation

Upon completion of the works the site will be left clear with stockpiles of retained materials which may remain by agreement left neat and tidy. All plant and machinery will be removed from site and signs/notices removed for re-use. The site will be handed over to the Principal Contractor and Client.

David Hague BSc SHEM

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