

CDM – Pre – Construction Information

Hazard Elimination/Reduction & Management Schedule

Introduction

The following are summary notes on how to use this document for the purpose of recording the ongoing preconstruction site and design hazards and their elimination or at the very least substantial risk reduction as required under the CDM Regulations 2015.

This document is intended to capture current issues that are being progressed, or need to be progressed, by the design team and wider project team as required. It is not intended to capture generic construction hazards.

Process Description

1. Significant hazards identified at CDM design workshops, DTMs or as advised / issued to the principal designer.
2. Principal designer/CDM Advisor updates the document with new entries and measures taken to reduce or eliminate the hazard, and circulates prior to CDM workshop / DTM.
3. The document is reviewed at DTM's or CDM workshops and updated / revised as required.
4. CDM Review undertaken prior to completion of design stage and production of the Preconstruction Information Document

Possible additional CDM related outputs required from consultants:

Façade Access Strategy

Plant Maintenance & Replacement Strategy

Workplace (Health, Safety & Welfare) Regulations Checklist

Construction Logistics / Constraints Plan

Design Fire Risk Assessment

CDM – PRE - CONSTRUCTION INFORMATION

HAZARD ELIMINATION/REDUCTION MANAGEMENT SCHEDULE

Client: JD GROUP

Project: PHASE TWO - HUB BUILDING JD CAMPUS DEVELOPMENT, BURY

Date: 21.08.24

Ref	Potential Hazards	Owner	Hazard Elimination/Reduction Measures	Date Registered	Date Resolved
1	Site Investigation - Contamination Ground/Buildings - Hidden obstacles - UXO risk assessment - Coal mining	KEN RED	Initial site investigation has been carried out. Further ground investigation has been carried out and circulated to the design team. Ground Investigation Report highlight asbestos particles in the made ground, but this is within permissible levels.	20.01.2022	13.05.2022
			Initial GPR Survey of site has been carried out and is in tender documentation.	5.5.2022	11.7.2022
			Initial Desktop UXO Risk Assessment carried out with a low risk identified.	20.01.2022	
			History of coal mining on site- further investigations have been carried out as part of GI with no further risks identified.	20.01.2022	30.03.2022
			Phase 2 Topographical Survey carried out and in tender docs.	18.03.2022	30.03.2022
			Further SI carried out in Jan 2023- water testing (carried out 12/1/23) KR advise no issues (24.2.23)	16.01.2023	13.06.2022
			Remediation strategy produced by Groundtech- asbestos in buried ground. This has been shared to tendering contractors.		24.2.23
			High Radon is not a risk.	19.4.23	
			Further site investigation required to establish if pad (vibro) or driven piles solution for foundations. KR to advise (16.8.24)	16.8.24	4.5.2023
			Additional Topo to be carried out following change of levels in phase on- Caddicks 16.8.24	16.8.24	

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Project: JD CAMPUS DEVELOPMENT, BURY

Ref	Potential Hazards	Owner	Hazard Elimination/Reduction Measures	Date Registered	Date Resolved
2	Below Ground Obstacles - Culvert - Foundations - Rivers - Tunnels	KEN RED	Existing buried fuel tanks located and are now removed.	20.01.2022	13.06.2022
			Fuel tanks have been fully decommissioned & removed with certification provided – Kennedy Redford inspected grounds and no remediation required.	18.03.2022	13.06.2022
			Further interceptor and sump have been located during the enabling works, testing of unknown substance carried out. No remediation required.	30.03.2022	13.06.2022
			CCTV survey carried out of drainage during enabling works.	11.7.2022	11.7.2022
3	Asbestos - Up To 2000 - In Buildings - Buried	CLIENT	Refurbishment and Demolition Asbestos Survey has been carried out of the gatehouse and the existing sub-station, this has highlighted some chrysotile asbestos within the textured coating, demolition contractor must use specialist asbestos removal team and ensure full compliance with current control of asbestos regulations during removal.	20.01.2022	13.6.2022
				30.03.2022	13.6.2022
			All has been safely removed by the demolition contractor, has provided clearance certificates which are included in the DC's Health & Safety File.	13.05.2022	13.6.2022

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5	Existing Services - Bounding the site - Crossing the site - Service Co. plans - Ground penetration radar	CUNDAL L / PC	A full utilities report & GPR survey for site has been produced and circulated and this will be forwarded to the PC in the tender docs. Up to date utility company information & GPR survey must be obtained by the principal contractor for all areas to be excavated prior to the commence of works on site. HSE advise utility drawings should be no more then 6 months old at time of excavations. (this particularly applies to offsite works where the client has not been in control of the land) PC must use their competent engineers to ensure cabling on site is redundant/ disconnected prior to removal. There is a large gas main which crosses the site in the north east corner and Cadent have visited the site and marked out and fenced off the exclusion zone. The PC must ensure they comply with the service providers restrictions which are detailed in the Utilities Report. Cadent to review final design of gateway area.	20.01.2022	

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6	Overhead Obstacles on or Adjacent to Site - Cables - Pylons - Bridge	PC	A tree survey has been carried out by the arboriculturist; this has indicated that no trees will remain on the phase 2 site after their removal during the phase 1 works. There are a number of large overhanging trees situated adjacent to site. The PC must take suitable precautions. Site logistics plan has been produced by AEW and covers which trees will remain (require protection) update required?	20.01.2022 30.03.2022	

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7	Adjacent to site Obstacles - Railway - Schools - Hospitals - Retaining walls - Adj. Building uses - Busy roads / bus routes - Etc	ALL	The site is situated on the edge of a busy industrial / business park. Pilsworth Road is a busy main road and to the west of site is a residential area with buildings within close proximity to the boundary (adjacent to phase one works) To the south of site there is a public footpath and the Hollins Vale nature reserve. The public footpath must not be blocked at any time. To the east and south east of site is the existing JD Campus where there are approximately 1200 people working on a daily basis. Phase one works are due to complete in the autumn of 2024. There will then be a JD sports car park immediately adjacent to site.	20.01.2022	

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Ref	Potential Hazards	Owner	Hazard Elimination/Reduction Measures	Date Registered	Date Resolved
8	Proposed Electrical Sub-Station - Proximity to residential accommodation - Protection Measures - Access for transformer removal	CUNDALL	A single substation for main hub building, must have suitable access for future maintenance and replacement which must be to the service providers specification and signed off by the service provider. To be located in car park area. 24 hour access will be required to the substations once they are live.	20.01.2022	
9	Piling - Overhead obstacles - Adjacent • railway lines • roads • site access	KEN RED	Piling/ foundations under review- KR to advise in due course following further SI (16.8.24) PC must ensure works are not undertaken in the gas main easement zone without prior agreement with Cadent. KR to provide piling specification and PC must provide suitable method statement for KR to review- prior to the commence of any piling on site.	20.01.2022	
10	Construction - Weight and size of components • pods • precast units • foundations • building blocks (max 20KG) • lintels	ALL	Possibility of some larger glazing elements and large trusses which will require careful mechanical lifting. Curbing stone to be above 20kg and JD sculpture (design ongoing). Mechanical means to be used where necessary. Principal contractor must produce suitable lifting plan, ensuring suitable solid base, appropriately sized equipment and competent users of the equipment.	20.01.2022	

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11	Structure - Size / weight of steel components - Steel frame designed to accommodate safety nets - Loadings to floors/podiums for maintenance and emergency services	ALL	Currently proposed steel frame for main hub building wings and steel frame atrium. Atrium roof to be of light weight construction. Floor slabs/ atrium have max loads, the principal contractor must design suitable temp supports or redesign the structure if they wish to exceed the max loads (detailed in Kennedy Redford's drawings) Details of Post tension concrete loadings etc to be in H&S File/ O&M.	20.01.2022	
13	Pedestrians / Cars / Deliveries - Road markings & signs - Safe pedestrian routes	PC	Maximum speed limit on Hollins Brook Way is 5mph. The PC must ensure that there are no site deliveries or vehicles to site between the hours of 8am and 9am & 3.30pm to 5pm as this is a busy time for employees arriving and departing from the JD Campus. Proposed logistics plan has been produced by AEW/ team to include in tender docs. The PC must produce a full transport management plan for the project to be reviewed by the team prior to the commence of work on site. This must reflect the CMP issued to the council. Suitable/ safe pedestrian access must be maintained between the car parking area and the main JD sports building. Trucks must only reverse as a last resort. PC to review and produce logistics plan for phase 2 for team to review prior to the commence of any work on site.	20.01.2022	

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14	Plant - Maintenance/design • sufficient access for replacement • space • weight • access • stair crawlers • PV Fire cut off switch	CUNDALL	Main plant areas to be located on the ground floor with some plant at roof level with suitable access for future maintenance and replacement. 2 x Ladder access only to roof. Roof hatches must have gate and barriers around to prevent fall back down. Ship style ladder to be behind lockable doors. Both lockable doors to have panic bar for emergency exit from roof. Crane used for future replacement of any large equipment. Crane positioning must be highlighted in the AEW A&M. Ground must be able to take weights. Example of suitable crane/ location to be provided. Generator must be accessible for re-fuelling, maintenance & future replacement. This is to be positioned at ground floor level and away from the building. Weight approx. 17 tons. Replacement to be detailed in final AEW A&M strategy. Foul storage tank/ pump required- suitable access required for future maintenance/ replacement. EV Charging points – locations advised by fire consultant as needing to be over 10metres away from buildings and over 15metres away from refuse store, transformer rooms, generators and fuel tanks and any other high risk areas. JD insurers also to comment (4.5.23)	20.01.2022	
15	Maintenance of Kitchen Extract Ducts - Cleaning access	CUNDALL/ CLIENT	Commercial kitchen in restaurant / café area access required to extracts on each floor and at roof for future cleaning and maintenance.	20.01.2022	

16	Smoke Extraction / Risers - Protection when open/closed - Safe access for maintenance	CUNDALL	Protection from fall from height when open louvers- no risk as to be positioned 1100mm off finished floor level at roof level. Risers to have grated flooring to ensure no risk of fall from height.	20.01.2022 17.03.2022	
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17	External Cleaning - Windows - Window frames - Other	AEW	Client preference is that windows are to be cleaned using pole where possible, client advises this is to be undertaken regularly (monthly). Majority of windows accessible using pole. Cherry picker / MEWP to be used as back up only. Currently proposed 3 metre hard standing maintenance strip around the external of building. Mewp/ outriggers max 2.8m. Mewp to be detailed in A&M strategy by AEW. Main hub to have roof lights. External access to clean from main roof area. Structural glazing to prevent anyone falling through or glazing to be elevated to above 1100mm and have appropriate signage. AEW Architects have produced an initial Access and Maintenance Strategy for the building which must be located in the Health & Safety File for the client at the end of the project.	20.01.2022 18.03.2022 18.03.2022	
18	Glass Replacement - Internal glazing? • lift, size, weight • accessibility - External glazing • crane • abseil • roof demountable crane • access at ground level • weight / size	AEW	Replacement strategy for external glazing to be carried out from external of building using mewp/ glass manipulators- examples to be given in AEW's A&M strategy. Internal glazing in atrium area – MEWP / temporary scaffolding/ glass manipulator. Project architect has produced an initial access & maintenance strategy for project.	20.01.2022 18.03.2022	

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19	Roof Access - Parapet / barriers - Stairs - Hatch / handrail - Fold down steps - Fixed ladder	AEW	Full height parapet or railing – HSE & client preference. Roof on main hub accessed via stairs. All Roofs to have min 1100mm parapets or set in barriers. Wings to have min 1100mm parapet. Atrium edge to have set back barriers at min 1100mm 3rd floor meeting roof and stairs roof to have minimal parapet, but drainage falls back so accessible using grabbing arm from main roof (if not possible to access from within main roof/ safe area)- alternative is access from cherry picker using a grabbing arm (no person to exit cherry picker) 2x roof hatch access to main roof- Hatches to have barriers and gate around. Ship style ladder to be behind lockable door. Both lockable doors to have panic bar for emergency exit from roof. All drainage must be accessible. PV panel of roofs, must be able to be safely accessed (within parapets). Roof lights- to be structural glazing or all to be positioned on an 1100mm upstand with suitable signage. Terrace roof/ gutters- access via mewp with cleaning pole/ grabbing arm. No exit from mewp.	20.01.2022 18.03.2022 13.05.2022 30.03.2022 11.7.2022	

20	Running Line Systems - Last Resort - Designed location of running line - Fall restraint	AEW	Only last resort if parapets are less than 1100mm. N/A all areas to have min 1100mm barriers.	20.01.2022	11.7.2022
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21	High Level Lighting / CCTV Access - Stairs - Double height entrances etc. - External	AEW / LAND ARCH /SPACE INVAD	Suitable access both internally and externally to any high-level lighting /CCTV for future replacement / maintenance. Access must not be affected by landscaping / internal layout of building. A maintenance strip is designed for around building perimeter for access. Internally electric mewp can reach all lighting/ cctv/ AV equipment in main atrium. All other areas podium steps can be used. Floodlights on football pitch will be accessible via MEWP / Cherry picker / tower scaffolding and ground should be able to take suitable weights. Possibility that flood lights could be safely lowered to the ground for maintenance / replacement in future. Duffle bag wall- front to be cleaned using pole/ mewp. Back (at ground floor level only) to be cleaned using pole/ podium steps.	20.01.2022 30.03.2022	
22	Landscape - Ground level • access for glass replacement and abseiling - Terrace • planter location away from parapet • parapet height	LAND ARCH/ INTERIO R	Design of landscaping must not affect glass / cleaning replacement strategy. Materials used must be able to take weight of mewp/ outriggers. Suitable protection required around tree pit excavations during construction. Guard rails to footpaths not required. Suitably coloured wheel bumpers to be provided in EV and footpath facing spaces. Basketball court surrounding/ edge protection- Protective fencing to overhang concrete upstand. Wind loading tbc. Safety manifestations required on glazing of paddle board court to highlight glazing to members of public. Suitable mechanical means to be used for install of sports pitches/ manoeuvring of materials.	20.01.2022	

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23	Surface Design - Slips / Trips - Ramps - Water on surfaces	ALL	Any unnecessary slip and trip risks must be designed out in the design process. Consideration to be given to materials used so that they do not become slippery when wet. Barrier matting to be used internally to collect rainwater. Running track to be non-slip material.	20.01.2022	
24	Applied Coatings e.g. Paints - Confined spaces	ALL	Intumescent paint to be applied to steel frame and acoustic spraying to soffits, PC to take suitable precautions during this process.	20.01.2022	
25	Dust - Limit / eliminate dry cutting on site - Chasing out of brick/block/concrete walls	PC / DESIGN TEAM	Consideration must be given to materials used to reduce requirement for any cutting on site. PC must take suitable precautions when carrying out cutting work on site. Suitable dust suppression must be used.	20.01.2022	

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26	Site Compound - Access during construction - Location	CLIENT / PC	Main access during construction works will be Hollins Brook Way. The PC must have suitable welfare setup with complies with the CDM 2015 regs at all times throughout the project. Proposed location- possibly on proposed football pitch area- TBC	20.01.2022	
27	Windows - Transom heights/addition opening protection - Restrictor Risk assessment / users of building	AEW	Height of transoms / openable windows to be a minimum 1100mm height from floor to transom floor / step up (cill) to openable window. All now set at approx 2000mm above floor level.	20.01.2022	
28	Fire Strategy - Appointment of Fire Consultant - Fire Strategy fully developed - Fire safety specification - Inspection reports / records (Const) - Electric vehicle battery fire - Planning Fire Statement - PV Fire cut off switch	CLIENT	Fire consultant appointed and working with team to produce Fire Strategy. Update/ review required following changes to design (16.8.24) PV panels on roof, switch off required at ground level in case of fire. During construction PC to keep suitable records of materials used for future evidence. EV Charging points – locations advised by fire consultant as needing to be over 10metres away from buildings and over 15metres away from refuse store, transformer rooms, generators and fuel tanks and any other high risk areas. JD insurers also to comment (4.5.23)	20.01.2022	

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29	Fire Compartmentation During Construction - Escape routes - Alarms - Construction sequence	PC	PC must produce a full Fire Risk Assessment and Emergency Means of Escape Plan which must be kept up to date during the construction works.	20.01.2022	
30	Noise / vibration - During construction work / demolition work	PC	Suitable noise and vibration monitoring must be carried out and suppression used where required. Additional care must be taken along the east boundary adjacent to the existing JD Sports properties.	20.01.2022	
31	Waste Material / Water Discharge on to Nature Reserve to the South of Site	PC/ Client	PC must ensure that they take suitable precautions to ensure that waste and water discharge does not leave the site, additional care must be taken to the south of site where there is an existing nature reserve. And during use of building.	20.01.2022	

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32	Void / Atrium Area Access	AEW	Access for cleaning in atrium area / assistant with glazing replacement etc. majority to be accessible using poles either from ground level or on bridges. Lighting above pit area must not affect cleaning/ replacement strategy. Duffle bag wall- front to be cleaned using pole/ mewp. Back (at ground floor level only) to be cleaned using pole/ podium steps. Electric Mewp/ cherry picker (charging points to be made available) to be used as back up (floor must take loading and suitable access routes required) consideration to be given to underfloor heating & any potential trenches. Details to in AEW's A&M strategy.	18.03.2022	
33	Balconies/ terraces/ bridges balustrades. - Glazing requirements - Barrier rating	AEW/ Fire consult/ Building Control	Glass balustrades to all be laminated glazing- If toughened glazing shatters it could leave unguarded edge. Barrier rating on all must be suitable for alcohol consumption to take place on terraces. TBC- ongoing 4/5/23	11.7.2022	

34	Existing JD buildings surveys required prior to construction works depending on age.	All	Prior to any works being undertaken in existing JD sports buildings suitable surveys must be undertaken, depending on buildings age. Structural/ Asbestos?	26.9.2022	
35	Gateway- any access & maintenance issues	AEW	Design complete- this is to be a part of main building. reviewed by JD sports security prior to going to tender.	24.11.2022	16.5.23
36	Cable trench in switch room access	AEW/ KR/ Cundall	Approx. 1400mm deep. How frequent access required? Replacement only. Any risk of confined space? No. Weight of covers to be appropriate and not over 20kg per section so one-man lift.	18.4.2023	
37	Wind issues through Atrium	AEW	A draught lobby has been added to the rear of the atrium following microclimate study.	21.4.23	