

FORMER TRAVIS PERKINS, CHELSEA STREET, BURY, BL9 9XX

- Preliminary Demolition Report -

1. Introduction

This report has been prepared to support the planning application for the demolition of the former Travis Perkins unit located on Chelsea and Lawrence Street in Bury, Greater Manchester. The purpose of this report is to outline the demolition methodology, safety procedures, and environmental considerations, particularly focusing on the management of asbestos-containing materials (ACMs) identified during the pre-demolition survey.

2. Site Description

The site is the former Travis Perkins unit which sits along Chelsea Street with a frontage also to Lawrence Street. The site is currently under new ownership and used as a temporary overstock storage facility which has since become surplus to requirement and has been identified for demolition and redevelopment. The site comprises single brick built storage/ warehouseal unit with associated hard standing areas externally.

3. Asbestos Survey and Findings

A preliminary asbestos survey was conducted by a qualified and licensed asbestos surveying company. The survey aimed to identify the presence of any asbestos-containing materials (ACMs) within the structure. The key findings of the preliminary survey are as follows:

- No high levels of asbestos were detected in any parts of the building.
- As standard with a building of this type potential asbestos-containing materials were identified such as the cementous roof coverings.

4. Asbestos Management Plan

To ensure the safe and compliant removal of asbestos, the following management plan will be implemented:

4.1 - Notification and Compliance: All demolition activities will comply with the Control of Asbestos Regulations 2012 and other relevant British Standards. Notifications will be made to the Health and Safety Executive (HSE) as required.

4.2 - Licensed Contractor: A licensed asbestos removal contractor will be engaged to safely remove and dispose of all identified ACMs. The contractor will provide a detailed plan of work, including risk assessments and method statements.

4.3 - Removal Process: The removal of ACMs will occur before the general demolition activities commence. The process will include:

- Establishing a controlled area with appropriate signage and barriers.
- Using wet removal techniques and local exhaust ventilation to minimize dust.
- Properly containing and sealing all removed asbestos materials in approved containers.

4.4 - Disposal: All asbestos waste will be transported by a licensed waste carrier to a licensed disposal facility. Documentation, including waste consignment notes, will be maintained and made available for inspection.

5. Demolition Methodology

Once all ACMs have been safely removed, the general demolition will proceed as follows:

5.1 - Site Preparation: The site will be secured with fencing, and utilities will be disconnected in coordination with relevant service providers.

5.2 - Structural Demolition:

- The demolition will be conducted using mechanical means, primarily with excavators equipped with appropriate attachments.
- A water spray system will be used to suppress dust during demolition.
- Materials will be sorted on-site for recycling and disposal, with metals, concrete, and other materials separated accordingly.

5.3 - Waste Management:

- All demolition waste will be managed in line with the Site Waste Management Plan (SWMP).
- Recyclable materials will be sent to recycling facilities, and non-recyclable waste will be disposed of at licensed waste disposal sites.

6. Health and Safety

The demolition activities will be carried out in accordance with the Construction (Design and Management) Regulations 2015. A comprehensive Health and Safety Plan (HASP) will be developed and implemented to ensure the safety of workers and the public. Key safety measures will include:

- Daily briefings and toolbox talks.
- Personal Protective Equipment (PPE) for all workers.
- Regular monitoring and supervision by qualified personnel.

7. Environmental Considerations

Environmental protection measures will be in place to minimise the impact of demolition activities on the surrounding area. These measures include:

- Dust and noise control procedures.
- Protection of nearby watercourses from contamination.
- Monitoring and mitigating any potential impacts on local wildlife.

8. Conclusion

The demolition of the former Travis Perkins unit on Lawrence Street, Bury, will be carried out safely, efficiently, and in full compliance with all relevant regulations and standards. The identified ACMs will be managed and disposed of in strict accordance with British Standards to ensure minimal risk to health and the environment. This report provides the necessary assurance that the demolition will proceed with the highest standards of safety and environmental stewardship.