

DEMOLITION PLAN

McDonald's, Station Road, Buxton (ST1706)



Prepared for: McDonald's Restaurants Ltd
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Document History

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Hertfordshire | Oxfordshire | Cambridgeshire | Bristol
 postbox@glanvillegroup.com | www.glanvillegroup.com



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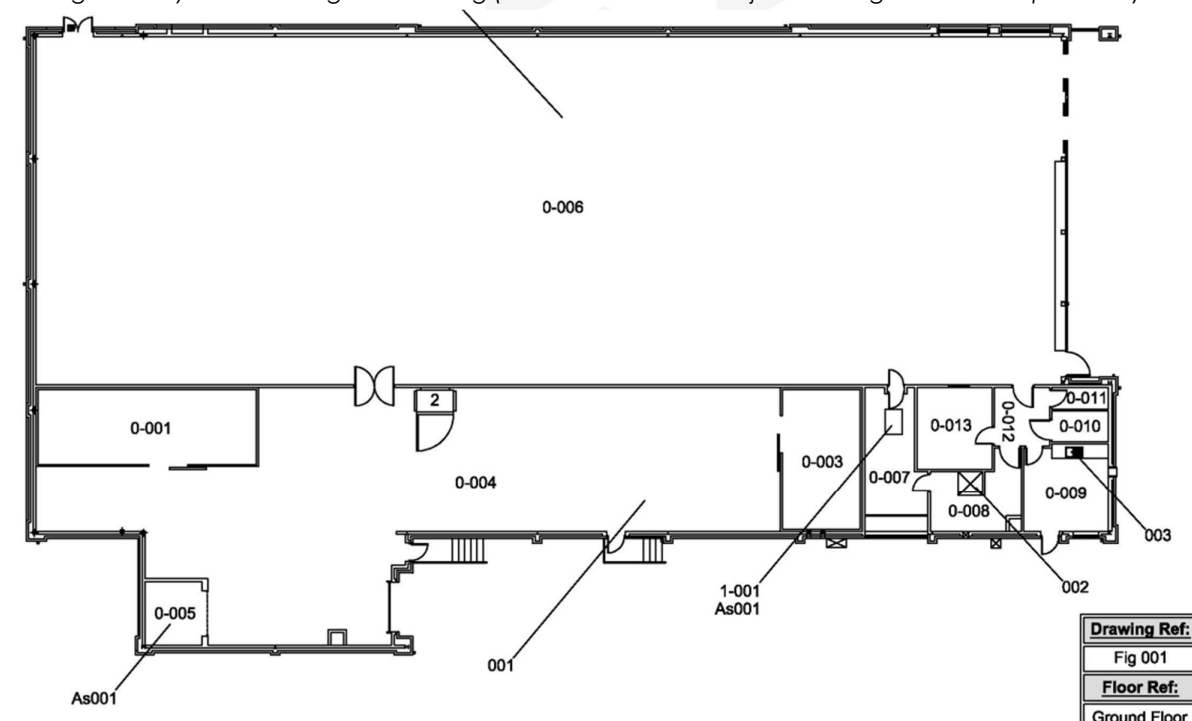
1.0 Introduction

- 1.1 McDonald's Restaurants Ltd have appointed Glanville Consultants to prepare a Demolition Plan (DP) for the proposed McDonald's Restaurant off Station Road, Buxton. This DP is limited to the McDonalds Store and associated groundworks up to and including construction of the proposed building. It will be submitted to the Local Authority as part of the planning application/planning condition discharge.
- 1.2 Demolition works will be carried out in accordance with this plan and any revisions of the plan which are subsequently agreed with the appropriate authorities.

2.0 Existing Conditions

- 2.1 The development site is located at the existing Aldi store, Station Road Buxton, SK17 6AQ. The Ordnance Survey grid reference for the site is TF406145, 373745, relatively central to the town. The site is bounded to the north by an existing retaining wall, varying in height between 2.0m at the western end and approximately 4.0m at the eastern end of the site; the A53 Station Road to the south; Charles Street to the west.
- 2.2 The site is currently developed as a food store with associated car parking and parking access aisles. The site generally slopes gently from north to south. Access to the development site and restaurant will be via the existing car park access from Station Road to the western end of the site.
- 2.3 The existing Aldi building was observed to be of a brick construction with metal fenestration and rainwater goods. The building has a pitched concrete tiled roof with a mixture of timber and metal soffits / fascia panels. The signage was seen to be mounted directly onto the brick work. The existing building layout can be seen in Image 1.

Image 1 – Layout of Existing Aldi Building (Extract from Harris Project Management Ltd report -NTS)



- 2.4 An asbestos refurbishment survey, completed by Harris Project Management Ltd did not find any asbestos containing materials. Further testing and sampling is recommended prior to demolition, to include areas that were outside of this report or where access could not be gained.
- 2.5 A sub scan and topographic survey of the site can be seen in Figures 1 and 2.

3.0 Demolition

- 3.1 With reference to Figure 3, the demolition works will include: -
- Demolition of all above ground structures including the existing Aldi building and removal of all waste which cannot be recycled on site.
 - Grubbing out all existing foundations under the proposed restaurant location.
 - Grubbing out shallow relic foundations in the remainder of the site which may otherwise inhibit the installation of new drainage or other proposed construction work.
 - Stockpiling any suitable granular materials.
 - Existing trees, roots and shrubs (including invasive species) within the site to be grubbed-up and disposed of off-site, unless these are specifically noted to be retained
 - The reduction to underside of slab/formation level of all structural and non-structural elements including the grubbing out of all foundations and decommissioning of existing services.
 - All site boundary fences and retaining walls to be left intact and not undermined.
 - All manholes which are not being retained are to be broken out to a depth of 500mm from the proposed finished ground level. Any sewage or silt must be rinsed out and the sewers plugged with concrete. The manholes must be backfilled with 6F1 or 6F2 capping material, rolled and compacted in 150mm layers in accordance with the DTP specification up to formation level.
 - All drains which are not to be retained shall be removed and ends made good.
 - Existing drainage and services which are to remain are to be protected and made safe during the demolition works.
 - All existing retaining walls and foundations are to remain intact, and not to be undermined by any excavation.
 - All uncontaminated concrete materials may be removed from site directly, or crushed, stored, and then reused for backfill. The backfill material must be inert (physically tested) and shall be graded and compacted in accordance with the Specification for Highways Works Series 600. All excess unbound inert material may be removed from site. All other materials (including non-hazardous and hazardous materials) shall be removed from site and recorded, to a licensed waste facility via a verification plan.
 - All concrete columns etc. to be broken down and all reinforcement removed. Reinforcement to be disposed of off-site and concrete arisings shall be added to stockpile.
 - Any asbestos based materials present to be taken down and removed by a licensed asbestos remover.
 - The site shall be left in a tidy condition upon completion and the road is to be kept clean during the contract.
- 3.2 The above list is not exhaustive and later amendments to this report may add further demolition works.
- 3.3 Existing surfacing is to be left in place as a temporary construction surface during the construction of the restaurant. Some minor changes to site levels are proposed and will be completed by the main contractor, as part of their construction works.

- 3.4 The duration of demolition work is likely to be approximately 4 weeks. Local residents, if required, may be informed by letter of the demolition and construction periods and delivery times as well as contact details for site staff, should they have any queries or concerns.
- 3.5 A noise-generating activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary. Unless prior permission has been obtained in writing from the Local Planning Authority, all noise-generating activities shall be restricted to the following times of operations: -

Monday to Friday	07:30 to 18:00
Saturday	08:30 - 14:00 hours (Saturday)

- 3.6 No working is permitted on Sundays or Bank Holidays.
- 3.7 Amplified music and/or radios shall not be audible beyond the site boundary.

Legislation and Guidance

- 3.8 The demolition work to be carried out in accordance with the following legislation and British Standards specifications shown (these are not exhaustive, and any later applicable legislation and standards shall apply):

- Factories Act 1961
- Health and Safety at Work Act 1974
- Constructions (General Provisions) Regulations 1961
- Construction (Lifting Operations) Regulations 1961
- Construction (Working Places) Regulations 1966
- Construction (Health and Welfare) Regulations 1966
- Construction (Head Protection) Regulation 1990
- Noise at Work Regulations 1989
- Control of Lead at Work Regulations 1980
- Abrasive Wheel Regulations 1970
- Protection of Eye Regulations 1974
- Control of Pollution Act 1974
- Highly Flammable Liquids and Liquefied Petroleum Gases Regulations 1972
- BS6187
- GS29/1 H & S in Demolition Work
- GS29/2 H & S in Demolition Work
- GS29/3 H & S in Demolition Work
- GS29/4 H & S in Demolition Work

- 3.9 The asbestos removal work shall be carried out in accordance with the following legislation and HSE Guidance.

General Requirements

- 3.10 Before starting work, examine all available information, carry out a survey of the structure, site and surrounding area, and submit a survey report and method statements to the Contract Administrator (CA) covering all relevant matters listed below and, in the Health, and Safety Executive Guidance Note GS29/1 paragraph 32:

- The form, condition, and demolition method of the structure.
 - The form, location, and removal method of any toxic or hazardous materials, in particular asbestos.
 - The type and location of adjoining or surrounding premises which may be adversely affected by noise, vibration, dust, or removal of structure.
 - The identification and location of services above and below ground.
- 3.11 Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment. There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.
- 3.12 Notify Health and Safety Executive and local authority of intention to demolish.
- 3.13 Contact the CA in respect of traffic control and routes of access or egress to and from site.
- 3.14 Contact all relevant service authorities to disconnect and make safe any services affected by the proposed works.
- 3.15 Locate and map all main and subsidiary sewers/drains and plug entrances with concrete to prevent: -
- Possibility of contaminants from demolition entering sewer system and reaching local water supply.
 - Infestation of site by vermin.
- 3.16 Arrange and set up temporary water supply, sanitation and rest accommodation and temporary electrical supply for task and safety lighting, as required.
- 3.17 Erect temporary fencing around the site boundary to make the site secure and deny access to all persons without authority to enter.
- 3.18 Erect hoarding, barriers, and warning notices to eliminate any possibility of work endangering the health, safety, or welfare of any members of the public who may be affected during the duration of the contract.

Demolition

- 3.19 Dust to be reduced by periodically spraying the works with water.
- 3.20 The contractor shall take all necessary precautions to reduce to the minimum annoyance from noise, dust, pollution, and similar causes; in particular the execution of exceptionally noisy operations shall be restricted to suitable times. This requirement shall include, if necessary, working outside normal hours, and any additional costs which may be thus incurred.
- 3.21 When demolishing structures against adjoining property, leave adequate temporary support and protection at each stage altering temporary supports and protection as necessary as work progresses.
- Demolish structures causing no damage to adjoining property and leave no unnecessary or unstable projections.
 - Do not disturb support to foundations of adjoining properties.
- 3.22 Inform the CA of any unrecorded voids, tanks, chemicals, etc or any areas of contaminated land, discovered during demolition work. Agree with the CA, methods for safe removal, filling, etc.

- 3.23 Clear away all debris and leave the site in a tidy condition on completion.
- 3.24 Components and materials arising from the demolition work are to become the property of the Contractor except where otherwise provided. Remove from site as work proceeds.
- 3.25 The contractor shall provide for a regular supply of skips/lorries to remove waste. These shall be as required and shall either be for the removal of asbestos waste or for general waste. Designated asbestos waste shall be placed in appropriate skips for disposal at a licensed tip.
- 3.26 The contractor shall supply his operatives with sufficient Personal Protective Equipment to carry out the removal of both standard and hazardous waste. If hazardous waste such as asbestos is encountered the minimum following equipment shall be available.
- Full Face Pressure Respirators
 - Disposable Respirators (suitable for asbestos)
 - Disposable tyvek overalls
 - Protective footwear and gloves
 - The Contractor shall ensure that two sets of protective equipment be available for visitors to the site works.

4.0 Main Plant

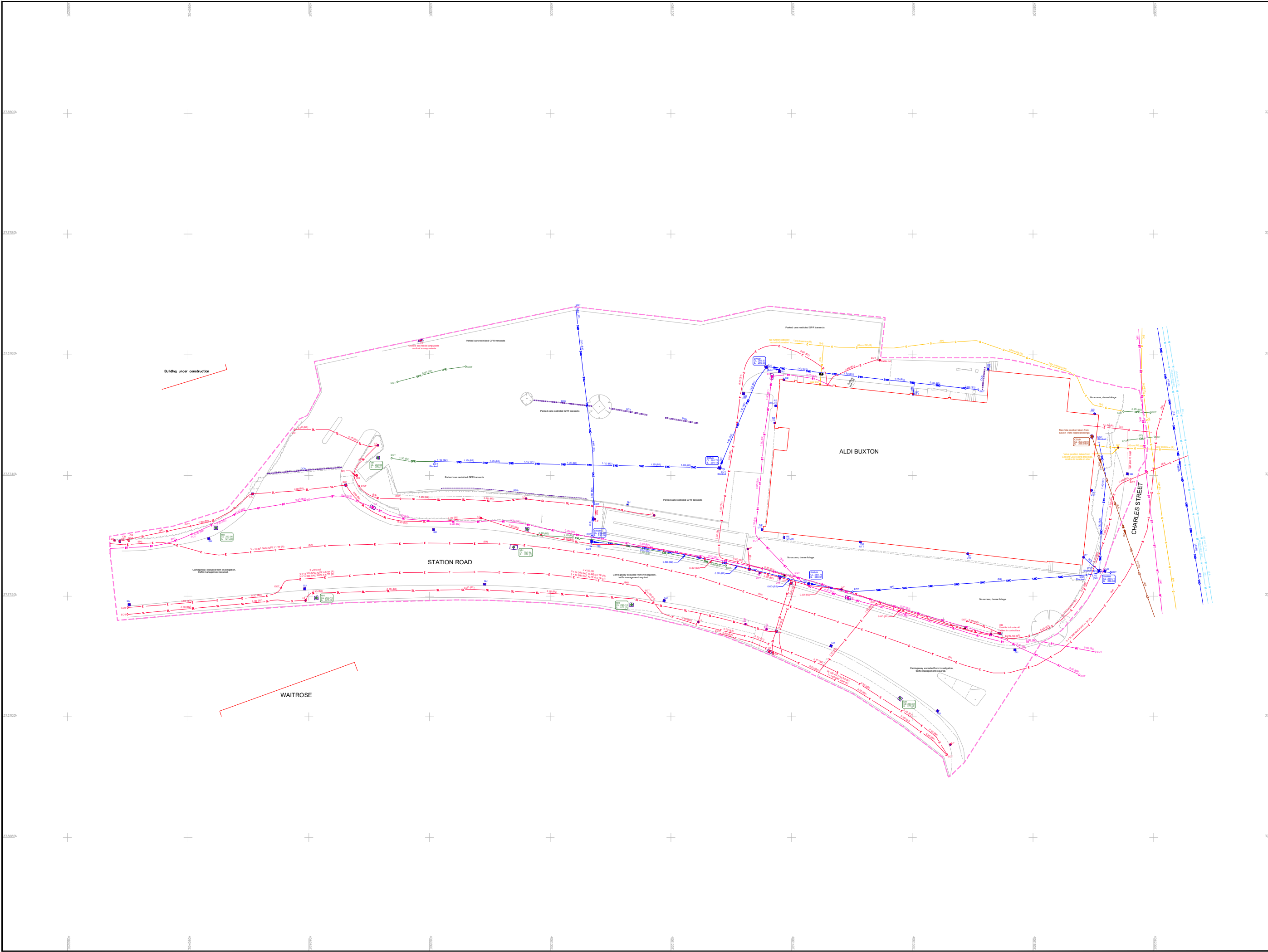
- 4.1 360° excavator machines will be used for demolition and bulk loading. Bulldozers may be used for stockpiling demolition material. Dumper trucks will be used to remove waste materials from the site. Crushing equipment will be used to enable recycling of demolition waste as suitable granular fill.
- 4.2 All plant will be appropriately sized for the task and the confines of the site.
- 4.3 Air quality within the site will be continually monitored and action taken if required.

5.0 Wheel Cleansing Facilities

- 5.1 Wheel cleansing and road sweeping will be applied as necessary. As soon as practicable, excavations will be reinstated reducing any potential for tracking any dirt or mud onto customer parking areas or public roads.

Figures





NOTES

This survey has been undertaken using an M2 detection strategy as defined within the PAS 238 standards.

Utilities have been identified by:

- Reference to statutory records.
- Visual surface site inspection.
- Lifting of inspection cover/manholes and a visual inspection from the surface.
- Tracing of utility routes by EML (Electromagnetic Location) and by GPR (Ground Penetrating Radar) using on-site interpretation.

The quality levels for the utility positions are shown in brackets as per below:

(B4) Utility segment that is suspected to exist but has not been detected. These are assumed routes taken from existing records and/or surface features.

(B3) Utility detected with either EML or GPR to a horizontal accuracy of $\pm 0.5m$ with unreliable or unknown depths.

(B2) Utility detected with either EML or GPR to a horizontal accuracy of $\pm 0.25m$ with depth to $\pm 10\%$ of detected value.

(B1) Utility detected with both EML and GPR to a horizontal accuracy of $\pm 0.15m$ with depth to $\pm 10\%$ of detected value.

(A) Utility that has been directly measured with a horizontal accuracy of $\pm 0.05m$ with depth to $\pm 0.025m$. These are typically the exposed utilities and at accessible covers.

For safety reasons, drainage pipe sizes have been determined from the surface and should be treated as approximate only. Where shown, dimensions are indicated in millimetres. Depth to top of utilities are shown in metres.

A single line may represent multiple services in the same location. Where shown, surface scars may indicate the location of a service that could not be detected.

This drawing is provided for guidance only and it is highly recommended that trial holes or trenches are excavated to confirm the position and depth of any underground services and anomalies.

Base topographical survey is shown as a grey background. Reference drawing 4210567-4101-Buxton-NB8990.

KEY

E	Electric (Voltage unknown), with node
SL	Street Lighting
W	Water Distribution, with node
CATV	Telecommunications (CATV)
OCTV	Telecommunications (OCTV)
BT	Telecommunications (BT), with node
TELE	Telecommunications (Other)
TCSU	Traffic Control Sensor Unit
G	Gas, with node
SWD	Surface Water Drainage, with flow and node
FWD	Foul Water Drainage, with flow and node
CS	Combined Sewer (with flow)
DU	Drainage Unknown
CS/Fuel	Combined Sewer/Fuel
EML	Utility Unknown (EML)
GPR	Utility Unknown (GPR)

(B2) (B4) (B3) Change in Mapping Category

Limit of utility trace

GENERAL ABBREVIATIONS

AV	Air Valve	MH	Manhole
BT	British Telecom IC	OW	Overhead Wire
C	Depth of Cover	RE	Recording Eye
CCTV	Closed Circuit TV	RSP	Rain Water Pipe
CL	Cover Level	SEP	Service Entry Point
CS	Combined Sewer Manhole	SM	Sump Level
CT	Cable TV Cover	SP	Stand Pipe
D	Diameter of Pipe mm	SV	Surface Valve
DC	Duct Covers	SVP	Sub Vent Pipe
DCH	Drainage Channel	SWMH	Surface Water Manhole
DP	Down Pipe	TP	Tapping Point
DSP	Distribution Point	UTL	Unable To Lift
ED	Electricity IC	(1)	Controlled at time of survey
EOT	End of Trace	(2)	Heavy Duty - Irremovable
EP	Electricity Pipe	(3)	Damaged
ER	Earthing Rod	(4)	Locked or Batted Down
FL	Flood Light	(5)	Traffic Management Required
FM	Fire Hydrant	UTT	Unable To Trace
FW	Foul Water Manhole	VP	Vertical Pipe
GPR	Ground Penetrating Radar	WL	Water Level
GU	Gully	WM	Water Meter
GV	Gas Valve	WO	Washed
IB	Insulated Butted	WV	Water Valve
IC	Inspection Cover		
IL	Inner Level (Out going)		
ICD	Inner Cover		
LP	Lamp Post		

MATERIALS

AC	Asphalt	GRP	Glass Reinforced Plastic
AC	Asbestos Cement	PSC	Plastic/Steel Composite
BR	Brick	UPVC	Unplasticized Polyvinyl Chloride
C	Cast Iron	PE	Polyethylene (Unplasticized)
CO	Concrete	RMC	Reinforced Plastic Matrix
CU	Copper	BT	Bit
DI	Ductile Iron	VC	Verfied Clay
GPC	Glass Reinforced Concrete		

FIGURE 1

P1	FIRST ISSUE	10/12/2021	JP	MB
Rev	Description	Date	Sytr	Chkd

Glanville
Cornerstone House
62 Foxhall Road, Didcot
Oxon, OX11 7AD
Tel: 01235 515550 Fax: 01235 817798
john@glanville.co.uk www.glanville.co.uk

Client: **McDonald's**

Project: **McDONALD'S RESTAURANT
BUXTON ALDI
(NB8990)**

Title: **UNDERGROUND UTILITY MAPPING**

Project Engineer: JP Scale: 1:200 @ A0
Project Director: JHU Date: DEC 2021
Status: **PRELIMINARY - FOR INFORMATION**

Drawing No. 4210567/4201 Rev P1



- NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS, DOCUMENTS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THIS AND ANY OTHER DRAWING SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
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 5. TIE IN LEVELS AROUND THE SITE BOUNDARY TO BE CONFIRMED ON SITE.

KEY

- EXISTING SURVEY
- PROPOSED SITE LAYOUT
- SECURITY FENCING

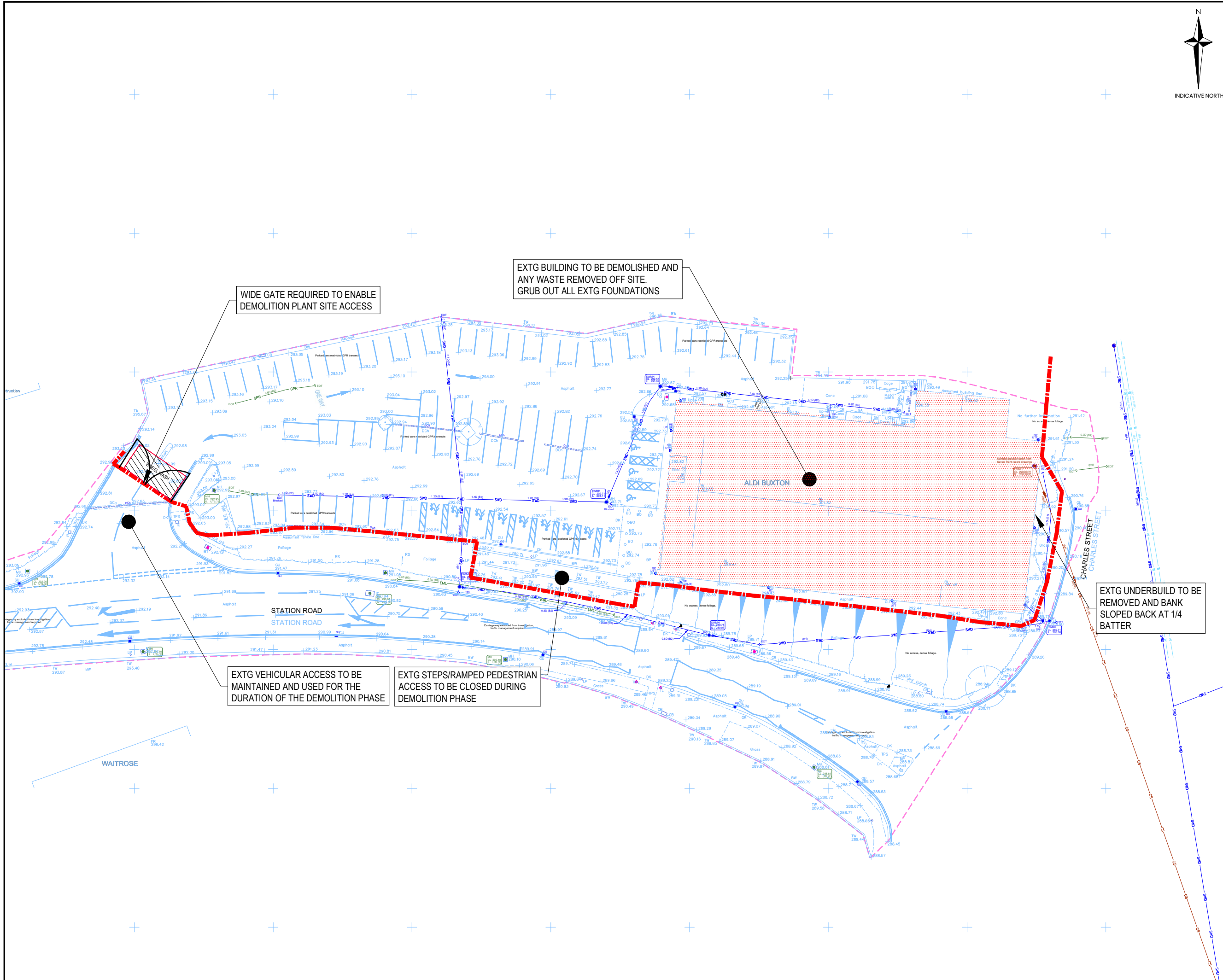


FIGURE 3

PI	FIRST ISSUE	17/11/2023	GM	FG
Rev.	Description	Date	By	Chkd
 Glanville Survey > Plan > Engineer  Civil Engineering  Structure of Engineering  Transport Planning  Highways Engineering  Building Surveying  Geomatics Hertfordshire Oxfordshire Cambridgeshire Bristol				
Client : 				
Project : MCDONALD'S RESTAURANT ALDI BUXTON (ST1706) STATION ROAD, BUXTON				
Title : DEMOLITION PLAN				
Engineer : FG		Date : NOV 2023		
Director : HBG		Scale : 1:250 @ A1		
Status : PRELIMINARY				
Drawing No. 4210567 - 1400				Rev P1

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postbox@glanvillegroup.com | www.glanvillegroup.com



Glanville Consultants Ltd, Registered office: 3 Grovelands Business Centre,
Boundary Way, Hemel Hempstead, Hertfordshire, HP2 7TE