

Introduction:	This Plan has been produced to outline methodology, to reduce the likelihood of adverse consequences during the demolition of Sandy Lodge Ryehills Road.		
Project Title:	Ryehills Road.		
Site Address:	Sandy Lodge, Ryehills Road, Skinburness, Wigton, Cumbria, CA7 4QT.		
Scope of Works:	The project involves the demolition of an existing bungalow & construction of a replacement dwelling. The site is accessed from Ryehills Road & is adjacent to the Solway Firth. Close proximity to the Solway Firth (Special Area of Conservation, Special Protection Area, etc. status) requires strict environmental controls to avoid pollution, dust, noise, silt contamination, etc.		
Client/Principal Contractor:	Pearson Building Ltd, 176 Skinburness Road, Skinburness, Wigton, Cumbria.		
Key Contacts:	David Pearson	Owner/Director - PBL	Telephone: 07917 692190
	David Sanderson	Sanderson Safety Ltd	Telephone: 01228 586553
Start Date & Duration:	To be confirmed		
Working Hours:	Standard working hours will be 08.00 to 17.00 Monday to Friday. Weekends (Saturdays), out of hours, emergency response may be required.		
Access & Parking:	From Ryehills Road with parking available within existing site boundary.		
Induction Arrangements:	Provided by Pearson Building Ltd (PBL) prior to commencement of works.		
Specific Considerations:	1	Close proximity to Solway Firth Special Area of Conservation (SAC).	
	2	Close proximity to Solway Firth Special Protection Area (SPA).	
	3	Consideration regarding Ramsar Wetlands (Solway Firth).	
	4	Asbestos survey has indicated the property does not contain asbestos.	
	5	Existing ground conditions are sand/granular.	
	6	Access to site is via adjacent residential Ryehills Road.	
	7	Necessity to avoid dust, fuel, silt etc. permeating into ground/Solway.	
	8	Environmental Clerk of Works is to be present during removal of slates.	
	9	Environmental Clerk of Works will monitor presence of bats.	
	10	Goal posts, signage, excavator height & slew restrictors (overhead cable).	
Other Information:	The rear of the property has a public footpath (outside site boundary).		



Sandy Lodge Ryehills Road (front elevation)



Sandy Lodge Ryehills Road (rear elevation)

Produced by	<i>Dave Pearson & David Sanderson</i> Pearson Building Ltd & Sanderson Safety Ltd	Date	17.12.24
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Outline Control Measures (to be read in conjunction with Risk Assessments)

- Site will be secured with fencing & suitable signage displayed.
- Operatives will receive a site induction prior to commencement of works.
- Risk Assessments & Method Statements (RAMS) will be briefed to all site operatives.
- Weather conditions & forecasts will be consulted daily to ascertain adverse conditions.
- Discussions will be held daily to ascertain changes to work areas/methodology.
- Suitable lay-down/compound areas for the storage of materials will be established.
- Existing site drainage will be secured with suitable & sufficient bungs to avoid run-off.
- All services will be isolated in a safe position prior to commencement of works.
- An asbestos Survey has been carried out & property does not contain asbestos containing materials.
- However operatives will carry out a visual checks during works for any unexpected asbestos materials.
- Materials will be soft stripped & removed into designated skips to facilitate disposal to registered facilities.
- Access scaffold will be provided to facilitate the safe removal & set aside of roofing materials.
- An overhead power cable is present on the front elevation adjacent to Ryehills Road.
- The overhead cable will be highlighted with goal posts, bunting & signage.
- Excavator will sequence demolition from rear elevation of property (working towards overhead cables).
- Slew & height restrictors will be used on excavator during demolition works.
- All walls will be removed using a 360 excavator to push walls in a controlled manner (with demarcation provided to segregate operatives).
- Demolition materials (rubble) will be recycled where possible & if otherwise safely removed from site.
- All foundations & drainage will be 'grubbed up'.
- Operatives will complete daily:
 - Operating checks on work equipment.
 - Inspection of work areas to ensure controls remain effective.
 - Monitoring of site boundaries, drainage & road conditions.
- Work areas will be kept clean & tidy with regular housekeeping checks.
- Materials will be removed at end of working day to skips/safe storage.
- Refuelling of work equipment will be carried out at designated fuelling point.
- Bunded bowser with spill trays will be established on an impermeable base.
- Emergency spill kits, first aid facilities & fire extinguishers will be available.
- Plant, work equipment, access to heights, containers & perimeter fencing to be secured at night.
- Periodic meetings to be held to discuss considerations with stakeholders.
- Monitoring of site activities by Dave Pearson (PBL) & Sanderson Safety Ltd (periodic site visits).

Risk Matrix

Likelihood		Severity			Likelihood				
1	Negligible	1	Negligible		Severity	1	2	3	4
2	Unlikely	2	Unlikely	2		4	6	8	10
3	Possible	3	Critical	3		6	9	12	15
4	Likely	4	Severe	4		8	12	16	20
5	Certain	5	Catastrophic	5		10	15	20	25
Colour code				Low	Medium			High	

Risk Assessment (IR Denotes Initial Risk & RR Denotes Residual Risk)				
Significant Hazards		IR	Control Measures (Headlines)	RR
Adverse Weather	Cold	3 x 3 = 9	Assess weather conditions & consult weather forecasts	1 x 3 = 3
	Flooding		Ensure that materials are secure to avoid disturbance by wind	
	Heat		Maintain a high standard of housekeeping	
	High Winds		Provision of bins and sealed skips with regularly removal of waste	
	Rain		Store & secure materials in designated areas	
	Structural Collapse		Conduct regular workplace inspections & promote 'clean up as you go' Monitor condition of Ryehills Road & ensure debris/mud is removed Minimise stock-pile heights & dampen in dry weather Temporary lighting will be directed away from sensitive areas	
Communication	Contact Injuries	3 x 4 = 12	Regular discussions with neighbours/residents/stakeholders	1 x 4 = 4
	Falling Objects		Site inductions to be delivered to site operatives	
	Falls of Persons		Suitable & sufficient warning signs	
	Manual Handling		Notice boards detailing emergency arrangements	
	Pollution		Regular briefings & tool box talks	
	Slips Trips Falls		Prompt reporting of accidents, incidents, concerns & improvements	
Demolition	Contact Injuries	4 x 4 = 16	RAMS to confirm safe systems of work (see earlier section)	2 x 4 = 8
	Electric Shock		Designate exclusion zones with signage and barriers	
	Falling Objects		Competent supervision and operative training	
	Falls of Persons		Mechanical activities to avoid operatives in work area	
	Flying Particles		Overhead cable will be highlighted with goal posts, bunting & signage.	
	Fire		Demolition to be carried out in systematic controlled manner	
	Health Issues		Excavator will sequence demolition from rear elevation of property	
	Impact Injuries		Slew & height restrictors to be used on excavator during demolition	
	Manual Handling		Excavator will push walls in a controlled manner	
	Noise		Demarcation will be provided to segregate operatives	
	Overhead Services		Safe access to place of work to be provided	
	Structure Collapse		Complete working platforms (handrails, toe boards, brick guards)	
	Slips Trips Falls		Water suppression when cutting (see dust)	
	Underground Services		Operatives to be face fit tested & wear FFP3 masks Assess structural aspects prior to demolition PPE: safety helmet, safety footwear, high-vis, gloves & goggles PPE: hearing protection & face mask	
Dust	Flying Particles	3 x 4 = 12	Sort strip dwelling prior to demolition	1 x 4 = 4
	Health Issues		Minimise stock-pile heights & dampen in dry weather	
	Nuisance		Water suppression during works (flow rate of 0.5 litres per minute)	
			Portable polypropylene hand pump bottle (pressurised water) Re-pressurisation to maintain an effective flow (avoid low flow rates) Materials leaving site to be covered (easy sheeting tipper wagons)	
Ecology	Disturbance of Wildlife	3 x 3 = 9	Bird nesting ecology check 24 hours prior to commencing tasks	1 x 3 = 3
			Consulting results of surveys & including in RAMS & site briefings	
			Environment Clerk of Works bat watch presence during removal of slates	
			Consulting results of surveys & including in RAMS & site briefings On site vigilance during site working & reporting issues for assessment	

Falling Materials	Adverse Weather Contact Injuries Crush Injuries Falling Objects Impact Injuries	4 x 4 = 16	Exclusion zones under & around area of activity High standards of housekeeping Secure access to working area when not occupied PPE: safety helmet, high-vis, safety footwear & gloves	2 x 4 = 8
Fire	Burns Combustibles Heat Property Damage Smoking	3 x 4 = 12	Good housekeeping to minimise combustible materials Fire extinguishers in prominent positions Suitable & sufficient means of escape Establish smoking restrictions First aid box to contain burns kit	1 x 4 = 4
Fuelling Activities	Contamination Pollution	3 x 4 = 12	Designated fuelling area will be established located away from drainage Fuel will be stored in double-bunded bowzers on an impervious base Bowzers will have capacity to contain 110% of contents Oils & fuel for work equipment will be stored in suitable containers Drip trays will be used in conjunction with use of hazardous substances Spill kit will be present during all works Spillage procedures to deal with an emergency Spill kit to be deployed to deal with an emergency oil/fuel leak Inductions & tool box talks to remind operatives on requirements	1 x 4 = 4
Hazardous Substances COSHH & Health	Contact Injuries Eye Injuries Fire (and Heat) Health Issues Leptospirosis Manual Handling Skin Issues Sun Exposure VW Finger	3 x 4 = 12	Obtain material safety data sheets (MSDS) for products Storage, disposal & PPE in accordance with MSDS/COSHH assessment Oils/chemicals/paints, etc. to be secured within container Container to be placed on impermeable surface Use funnels & drip trays when decanting to prevent leaks/spillage Tool box talks to remind operatives on requirements Welfare facilities (good hygiene procedures) & first aid provisions Spillage procedures to deal with an emergency Arrangements to ensure that enough water is available (power saws) Operatives to be face fit tested (FFP3 masks) Good hygiene procedures & avoid smoking (unless in designated area)	1 x 4 = 4
Health (Covid-19)	Coronavirus Health Issues Infecting Others	3 x 4 = 12	Provide suitable welfare arrangements on site Clean hands frequently with soap & water (20 seconds) Use hand sanitiser (60% alcohol) as an alternative to soap & water Where possible maintain an effective social distance Consider personal choice to wear a face covering Notify if you have any concerns or require further clarification.	1 x 4 = 4
Loading & Unloading	Contact Injuries Crush Injuries Falling Objects Falls of Persons Impact Injuries Slips Trips Falls	3 x 4 = 12	Exclude those not required to be in the vicinity Acknowledge delivery driver (thumbs up) & Banksman to escort vehicles Maximise the use of mechanical lifting aids Consider fall control measures from delivery vehicles Avoid access to bed of delivery vehicle PPE: safety footwear, hard hat, gloves, eye protection & high vis vests	1 x 4 = 4

Manual Handling	<p>Contact Injuries Crush Injuries Falling Objects Falls of Persons Health Issues Impact Injuries Slips Trips Falls</p>	3 x 4 = 12	<p>Maximise the use of mechanical lifting aids Reduce size & weight of materials (consider sharing lifts) Place materials adjacent to laying position Assess individual capabilities (task, load, working environment) Manual handling instruction & correct lifting techniques Keep site clean and tidy PPE: safety footwear, hard hat, high-vis, eye protection & gloves</p>	1 x 4 = 4
Mobile Plant (Excavators)	<p>Adverse Weather Contact Injuries Crush Injuries Electric Shock Falling Objects Falls of Persons Health Issues Impact Injuries Overhead Services Overturning Plant Pollution Quick Hitch Failure Striking Structures Slips Trips Falls Underground Services</p>	4 x 4 = 16	<p>Operators suitably trained for operating plant Selection excavator appropriate to activity (gradients, size of site, etc) Statutory insurance inspections Maintenance & Inspection (braking systems, steering, tyres, lights) Isolate at end of shift & remove keys to avoid unauthorised use Height & slew restrictors to be used to avoid overhead service zone Segregation of pedestrians around excavators (banksman) Working at heights restricted to access/egress vehicle seats/cabs Safe digging practices around underground services ROPS & FOPS (particularly relevant to mini diggers) Quick hitch considerations regarding pins (see quick hitch section) Deployment of outriggers when using 'backhoe' Plan Lifts: weight, shape, size of load, ground conditions, etc Safe access/egress using footsteps & handholds Face towards excavator when embarking/disembarking Reversing aids (dipper arm blind spot) & flashing beacon PPE: safety footwear, hard hat, high-vis, hearing protection & gloves</p>	2 x 4 = 8
Noise	<p>Complaints Health Issues Hearing Loss</p>	3 x 3 = 9	<p>Reduce noise impact at source by selecting quieter work equipment Place work equipment to minimise noise issues Consider residents/neighbour regarding tasks & timing of tasks Consider delivery times in context of neighbours Shut-down plant & work equipment when not in use Provide information to site operatives</p>	1 x 3 = 3
Overhead Services	<p>Burns Contact Injuries Electrical Arcing Electrocution Electric Shock</p>	4 x 4 = 16	<p>Plan work activity in advance of arrival on site Liaise with owner/authority (isolation, diversion, clearances) Defined overhead services with signage, marker posts & warning tape Establish storage areas segregated away from overhead services Avoid carrying ladders/scaffolding in vicinity of overhead services Banksman to control the movement of vehicles in vicinity of overheads</p>	2 x 4 = 8
Pedestrian Safety	<p>Contact Injuries Crush Injuries Falling Objects Falls of Persons Impact Injuries Noise Slips Trips Falls</p>	3 x 4 = 12	<p>Plan work to minimise traffic movements Vehicles with reversing aids (CCTV, mirrors, reversing alarms) Remove materials to increase visibility Communication between 'man on the seat' & 'man on the ground' Acknowledge plant operator (thumbs up) Exclude those not required to be in the vicinity PPE: high visibility vests</p>	1 x 4 = 4

Personal Protective Equipment (PPE)	Adverse Weather Contact Injuries Eye Injuries Falling Object/Person Hazardous Materials Heat (Burns & Fire) Health Issues Impact Injuries Manual Handling Slips Trips Falls	3 x 4 = 12	PPE to be considered last resort in hierarchy of control measures Operatives to be issued with correct PPE (clean & presentable): <ul style="list-style-type: none"> • Eye protection (BS EN 166) – light eye protection/goggles • Gloves (BS EN 388) – general cut level C & cut D for blades • Head protection (BS EN 397 & BS EN 12492) • Hearing protection (BS EN 352) – ear plugs/ear defenders • High visibility workwear (BS EN 20471) • RPE FFP3 (BS EN 149) – disposable/half-mask/full face • Footwear (BS EN 20345) – slip resistant, mid-sole & toe caps 	1 x 4 = 4
Public Safety	Contact Injuries Crush Injuries Falling Objects Impact Injuries Slips Trips Falls	3 x 4 = 12	Full perimeter fencing & signage Consulting neighbours/residents Minimise vehicle movements (utilise banksman) Consider delivery times in context of neighbours Secure scaffolds & excavations	1 x 4 = 4
Silt Mitigation	Highway Pollution	3 x 4 = 12	Assess weather conditions & consult weather forecasts Adhere to flood defence & planning consents Detail pollution prevention measures during inductions & toolbox talks Site stripping to be carried out in phases to avoid excess removal Secure existing site drainage with bungs Avoid pumping groundwater into site drainage Monitor condition of Ryehills Road & ensure debris/mud is removed	1 x 4 = 4
Slips Trips & Falls	Adverse Weather Contact Injuries Impact Injuries	3 x 3 = 9	Maintain a high standard of housekeeping & avoid trailing cables Provision of bins and/or skips & regularly remove waste Store & secure materials in designated areas Conduct regular workplace inspections & promote 'clean up as you go' PPE: hard hat, high-vis, safety footwear, eye protection & gloves	1 x 3 = 3
Traffic & Transport	Dust Highway Noise Pollution	3 x 4 = 12	Organise deliveries to avoid wagons stacked on Ryehills Road Maintenance in accordance with statutory requirements Daily inspections & recording of vehicle defects Prompt repair of defects reported by site operatives Ensure that plant & work equipment leaving site is clean Monitor condition of Ryehills Road & ensure debris/mud is removed Banksman to be used to escort vehicles	1 x 4 = 4
Underground Services	Contact Injuries Electric Shock Explosion Eye Injuries Falling Objects Fire (Burns & Heat) Slips Trips Falls	3 x 4 = 12	Obtain location plans/service information drawings Consider nature and depth of ground Training for those scanning with CAT/Genie Hand digging prior to the use of mechanical means Insulated curved edge shovel to expose service Checking for tape/tiles/sand & identify exposed service PPE: hard hat, high-vis, gloves, eye protection & safety footwear	1 x 4 = 4

Waste Management	Pollution	3 x 4 = 12	<p>Re-use materials from existing dwelling if possible (roof slates, etc.)</p> <p>Provision of bins and sealed skips & regularly remove waste</p> <p>Ensure that skips are stored on site (not Ryehills Road)</p> <p>Store skips in location away from existing drainage</p> <p>Label waste skips with allowable contents</p> <p>Remove full skips at regular intervals</p> <p>Obtain waste duty of care documentation from waste carriers</p> <p>Burning of materials will not be permitted</p>	1 x 4 = 4
Watercourses (Solway Firth)	Adverse Publicity Adverse Weather Complaints Disturbance of Wildlife Pollution	3 x 4 = 12	<p>Assess weather conditions to determine necessary actions</p> <p>Adhere to flood defence & planning consents</p> <p>Detail pollution prevention measures during inductions & toolbox talks</p> <p>Secure existing site drainage with bungs</p> <p>Avoid pumping groundwater into site drainage</p> <p>Monitor condition of Ryehills Road & ensure debris/mud is removed</p> <p>Ensure that plant & work equipment leaving site is clean</p> <p>Consider site grip across access to control run-off</p> <p>Store fuel & oils a suitable distance from watercourses on a drip tray</p>	1 x 4 = 4
Welfare	Electric Shock Electrocution Fire Infection Vermin	3 x 3 = 9	<p>Welfare facilities appropriate to site numbers & activities</p> <p>Facilities to include toilet, drying, washing & provision to heat food</p> <p>Cleaning of accommodation & disposal of rubbish</p> <p>Electrical inspections of accommodation and portable appliances</p> <p>Firefighting & first aid equipment</p>	1 x 3 = 3
Work Equipment	Contact Injuries Crush Injuries Electric Shock Eye injuries Fire (Burns & Heat) Health Issues Impact Injuries Manual Handling Pollution Slips Trips Falls	3 x 4 = 12	<p>Competent operative (skills, knowledge, experience & training)</p> <p>Dangerous parts of machinery to be guarded</p> <p>Staff instructed to check equipment before use & report defects</p> <p>Safety critical maintenance carried out by competent person</p> <p>Operating instructions for equipment</p> <p>Battery Powered Tools or 110v tools centre tapped to earth</p> <p>Residual Current Devices on mains supply and/or power tools</p> <p>Protect cables against mechanical damage & avoid trailing cables</p> <p>Inspections by competent person every 3 months (PAT)</p> <p>PPE: hard hat, high-vis, safety footwear, eye protection, hearing, gloves</p>	1 x 4 = 4
Working at Heights (Falls of Persons)	Adverse Weather Contact Injuries Falling Objects Falls of Persons Impact Injuries Instability Manual Handling Overreaching Slips Trips Falls	4 x 4 = 16	<p>Careful planning & selection of access equipment</p> <p>Scaffold to be based on firm level foundation</p> <p>Scaffold inspection prior to use (liaise with scaffolders)</p> <p>Inspections (weekly, after alterations & adverse weather) by Scaffolders</p> <p>Avoid overloading working platforms & keep clean/tidy</p> <p>Environmental conditions to be considered (high winds)</p> <p>Fully board platforms, fit with toe boards, brick guards & handrails</p> <p>Close loading bay gates once FLT has landed/removed materials.</p> <p>PPE: hard hat, high-vis, safety footwear, eye protection & gloves</p>	2 x 4 = 8

