

**APPLICATION TO PRESTON CITY COUNCIL FOR PLANNING
PERMISSION FOR THE DEMOLITION OF EXISTING PREMISES**

**Former Boars Head Public House
724 Garstang Road, Barton PR3 5DR**

RISK ASSESSMENT EXERCISE

USE OF PLANT

Potential risk to employees; third parties

All operatives to be fully competent and trained with appropriate certification available for inspection on site. All plant, owned or hired, will be currently fit for purpose. Appropriate documentation will be available on site. Great care will be exercised at all times whilst operating demolition plant.

Given the existence of the public right of way crossing the site, there will be discussions 2 weeks prior to the commencement of demolition with the LCC Rights of Way officer upon the need or not to temporarily suspend the route of the right of way with an emergency stopping up order. As applicable, an identified route passage across the site in accordance with the un-interrupted line of the footpath. Signs will be placed along the passage of the public footpath identifying that demolition is in process on the land and that therefore great care is to be undertaken and for walkers to only pass along the the identified route of the footpath.

High risk potential but limited by trained competence of operatives and exclusion zones.

LOW / POOR LIGHTING CONDITIONS

Potential risk to employees

Greater dangers to contractors would occur in remaining internal areas that are poorly lit if there is a need to proceed into those; ample provision for providing artificial light from portable lighting in all working areas, as powered by inverter generators, will occur.

Medium to high risk potential.

STRUCTURAL DEMOLITION

Potential risk to employees; visiting operatives; third parties

The structure of the building is formed by masonry with flat and slated roofs. It is proposed to demolish the building predominantly by demolition plant.

Strong Helas type steel fencing of a type as illustrated in the Method Statement shall separate the site from those areas of the working site from the public domain and where members of the public might pass.

Throughout, the overall stability of the walls shall be maintained and no unsupported walls shall be left in circumstances where the contractors have left the site overnight or for the weekend. The site shall not be left unattended during working hours.

Despite great care being undertaken at all times, hard hats and protective footwear shall be worn to protect employees against the risk of any falling masonry or debris from the carcass of the building being demolished.

Great care to be exercised at all times to minimise falling debris and avoid risk of injury to operatives. A policy of verbal communication at all times, warning colleagues during a potential risk of debris dropping.

A site banksman who be appointed at the outset will assist in the vigilance of the works in immediate proximity to the public highway and public footpath.

High risk potential but limited with appropriate safeguards.

BROKEN GLASS

Potential risk to employees

Operatives will need to wear eye protectors / goggles whilst working with or near glass. In the event of breakage, broken glass will be swept up by operatives where protective gloves to ensure the safest possible working environment is maintained.

Medium Risk potential

ENVIRONMENTAL ISSUES

Potential risk to employees; visiting operatives; third parties

Dust ought to be kept to a minimum, but depending upon weather conditions water sprays would be utilised if necessary. The demolition contractors would utilise face masks as the need arose until any possible dust issue is contained.

Noise is not deemed to be a major concern in this operation but all demolition staff will wear ear protectors as necessary and appropriate signage displayed on site. Equipment shall be fitted with appropriate silencers.

All waste will be removed to a local accredited licensed facility by the demolition contractors or a party employed on their behalf.

If at any stage, any potential complaints about apparent environmental harm from members of the public or the City Council are received - then these will be dealt with swiftly by the site foreman when approached.

Medium risk potential

REFUELLING PLANT OR EQUIPMENT

Potential risk to employees / third parties

Certain items of equipment may require refuelling during the course of the demolition exercise on site and certain procedures need to be put in place and followed for the avoidance of the potential of explosion and fire; these periods of refuelling will be undertaken by a single experienced and competent person in a designated area outside of the subject building; personal protection equipment shall be utilised as shall protective gloves; any spillage shall be mopped up immediately with a ready supply of pollution spill kits; a fuel can[s] shall be kept in a secure, designated area and shall be locked away at night.

See further under 'risk of fire & explosion' - below.

FIRE RISK / EXPLOSION

Potential risk to employees; third parties

Live utility services would cause severe risk of fire or explosion though potential damage to cables or pipes. Gas and electricity will have required to have been turned off prior to the commencement of any works in the structural demolition process. Subsequently the risk from fire or explosion from damage to cables / pipes is therefore removed, and as such there will be a safe working environment with no potential harm to passing members of the public. No timber will be burned on site and as such no fires would be lit on the site either.

In the unlikely event of fire, the site foreman will undertake a pre-organised emergency drill procedure inclusive of calling 999 for the fire service. However, in addition, hand fire extinguishes will be available on site and can be utilised in modest fire situations only. Otherwise the Fire Service should be left to tackle the fire.

Also see 'refuelling of equipment' - above.

A very high risk potential BUT which should realistically be eliminated given that services will have been turned off prior to commencement which is understood to be the case.

HARM FROM FALLING MASONRY & ASSOCIATED DEBRIS

Potential risk for employees; third parties

To avoid risk from falling elements communication shall be maintained between operatives during any incidences of dropped items that could be significant and harm to parties. Knocked out debris shall be undertaken in a way that it is inwards away from the public domain. The appointed banksman will play an important role in keeping safe the public domain on Garstang Road.

High risk potential, but only when demolishing the upper reaches of the building.

TEMPORARY INSTABILITY OF THE STRUCTURE

During the demolition process whilst removing the roof areas of the building and then the upper sections of the two storey building without its roof, the walls might become less stable with the outside possibility of collapse. Exclusion zones will have already been established by the erection of the rigid steel fencing. The contractors as trained operatives shall continually check the reducing structure at regular intervals and ensure that works proceed safely and with care. In any event, no two storey wall will be left exposed and unsupported whilst there are no personnel in attendance on site either overnight or at weekends.

High risk potential but limited with appropriate safeguards.

HARM FROM MANUAL HANDLING & USE OF TOOLS

Potential risk to employees

Any handling of removed items in the demolition process will be undertaken in individual or group practice. Appropriate strong protective gloves will be worn by the demolition contractors at all times to protect against finger and hand damage. They will be fully experienced with a hand demolition and will have been trained in these processes. Team lifting will be used where necessary and discussed in advance of the necessity for such a procedure as the demolition process is on going and will be reviewed by the site foreman as necessary. No on going bouts of heavy team lifting will be practiced, and there will be regular breaks or a rest session from that nature of work.

Medium risk potential

HARM FROM HYPODERMIC NEEDLES

Potential risk to employees

Given the nature of the use of the premises by the general public, and the fact that the premises have been vacated, the contractors must be vigilant at all times against contact with needles, syringes and any other related items whilst clearing general debris particular from floors or from the ground. Looking for such will be undertaken at the outset, but operatives will continue to be reminded of such care at all times during the demolition process. Personal protective equipment would be worn.

Any needles found shall only be picked by with work gloves and placed in an appropriate medical waste container that will be available on site at all times.

Medium to low risk potential

HAZARD CLOSE TO HIGHWAY CARRIAGEWAY FOOTWAY AND EDGE OF CARRIAGEWAY

Potential risk to third parties / members of the public

Site boundaries to the demolition area will have been delineated prior to the commencement of works on site by rigid unbroken steel fencing; 'danger' signage will have been erected upon the 'facades' to the fencing warning of the dangers from the demolition works and of entry to the closed area which would be expressly forbidden. Safe working practices to employed at all times to avoid any dangers to the public from the demolition of the building. As already identified the appointed banksman will offer extra vigilance in safeguarding the general public and his own colleagues.

Potential high risk

HAZARD FROM TRIPS OR FALLS ON SITE

Potential risk to employees

Possible injury to operatives from fallen or uncleared debris and liquid spillage. Good and vigilant staff housekeeping is required at all times. A qualified first aider will be a member of the demolition team. The on-going clearance of debris, as emphasised elsewhere, and the early wiping / mopping / soaking up of spilt liquid is necessitated at all times.

Medium risk potential

HAZARD FROM LEPTOSPIROSIS

Potential risk to employees

Given the nature of the premises and the fact that the fabric of the building has deteriorated, the risk for vermin encroachment and vermin related disease [Weils Disease] is a possibility, and vermin control will be a priority as applicable. As the premises were previously involved in the preparation of food, rigorous hygiene has to be displayed internally and on the outside waste storage areas, personal protective equipment would be worn at all times.

Medium to high risk potential