

# PROJECT PROFILE

## Chorlton Cross Shopping Centre, Manchester



**S J Walchester**  
Environmental Services Ltd

### ASBESTOS

Start Date 10th February 2025

End Date 25th April 2025

SJ Walchester Environmental Services Ltd were successfully awarded the asbestos removal and demolition works over a phased period.



PJ Livesley have put forward major plans to transform the former shopping centre into a thriving new neighbourhood with a diverse mix of homes and revitalised retail spaces.

The full Refurbishment & Demolition Survey carried out was used to identify the locations of confirmed asbestos, identify the type of asbestos sampled, to assist with the notifications, Plan of Works and Risk Assessments.

The asbestos removal works were split into two phases, non-licensed works and licensed works. The non-licensed works didn't require a ASB5 notification to HSE and consisted of Chrysotile bonded ACMs, floor tiles and fuse boxes. All removal procedures were followed in accordance with The Control of Asbestos Regulations (2012) and the relevant HSE guidance. A specialised decontamination unit was not required but personal decontamination control measures were implemented in designated areas.

The licensed asbestos removal was more extensive, it required an ASB5 notification to HSE and strict control measures were implemented in accordance with HSE guidance, The Control of Asbestos Regulations (2012), Approved Code of Practice (ACOP L143) with further guidance from the Licensed Contractors Guide HSG247.

The licensed works consisted of the removal & disposal of Chrysotile & Amosite asbestos containing materials. A full Plan of Works and detailed Risk Assessment implemented to ensure all required control measures were implemented.

Due to the size of the multi-story tower block and former shopping precinct with the location of the ACMs throughout the complex, multiple enclosures were required. Following the pre-start meeting with the client SJWE were able to produce a suitable programme of works which highlighted a systematic approach to the start and finish dates for each enclosure. To add to the complexity of the project we were faced



with the lack of power supply but through continual communication with the client we were able to identify a solution quickly.

Full asbestos enclosures were erected by fully qualified licensed asbestos operatives. The required NPU's attached giving sufficient negative pressure with relevant smoke tests being carried out.

Air/bag locks constructed with mandatory signage at key locations to restrict unauthorised access. Viewing panels and CCTV were utilised to view the removal works within the areas, transit and bagging procedures.

Various enclosures were erected throughout the precinct to ensure that the removal works were fully contained and control measures implemented, this was also backed up with personal and background monitoring to ensure all the control measures was being met.

All asbestos waste was removed from each enclosure as it was generated via the designated transit route to the enclosed asbestos skip on site.

Final cleaning was then carried out and the relevant clearance tests performed by the independent UKAS accredited analyst.

During the notification period, SJWE had an unannounced audit carried out by ARCA, we obtained an A grade highlighting the high level of professionalism and standards that SJWE are maintaining throughout our sites.

