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MONTANE

Construction Management Plan.

**Residential Development at St. Edmund' s,
St. Loman's Road, Palmerstown,
Dublin 20.**

Prepared by;

Montane Developments (Ireland) Ltd

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Section 1.0; Montane Developments Approach to Works on Site.

1.0 Introduction:

This Construction & Environmental Management Plan (CEMP) has been prepared on behalf of Montane Development (Ireland) Ltd for the construction of 313 no. residential units, a creche and amenity space at St Edmunds, Lucan, Co Dublin.

The CEMP provides the construction & environmental management framework to be adhered to during the pre-commencement, construction and operational phases of the project and incorporates the mitigating principles to ensure that the work is carried out in a way that minimises the potential for negative construction or environmental impacts to occur.

This CEMP identifies the key planning and environmental considerations that must be adhered to and delivered during site construction and operation. The Client has not yet appointed a contractor to construct the proposed development. The appointed contractor will be required to implement all of the requirements set out in this CEMP. The CEMP may be updated and revised throughout the construction phase of the project, but all future iterations must meet or exceed the standards and requirements set out in this document and the appointed Contractor must be satisfied that all requirements set out in this document can and will be implemented in full during the construction phase of the project.

The CEMP to be prepared by the appointed contractor will be a single, amalgamated document that can be used during the construction phase of the project, as a single consolidated point of reference relating to all construction, environmental and drainage requirements for the Planning Authority and Client alike. The CEMP may evolve over further iterations as the construction works progress, but at all times must meet or exceed the standards and requirements set out in this document.

It will be the appointed contractor's current version of the CEMP, which at any point in time, will guide the construction activities on site and the implementation of which will be audited by an Environmental Clerk of Works (ECoW).

1.1 Management of the works:

One of the key aspects to successful delivery of this project will be forming good relationship and interaction with all key stakeholders from the outset. A project such as this cannot be delivered purely by process, it is the expert management of the people within that process that will provide the required results. The best, most effective project teams have a collective understanding of not only what needs to be accomplished, but also what it takes to get there.

The management and transfer of resources and knowledge through the construction stage will be a key factor on this project, procedures which aim to control and manage resources will help ensure continuity is maintained and achieved.

To achieve management continuity, key objectives may be summarised as:

- Establishing clearly defined roles, particularly at senior level which are allocated to dedicated personnel common to all stages of the process.
- Promoting knowledge retention through same personnel, same organisations and similar processes through each stage of the project.
- Implementing contingency and ascension planning for key personnel, to ensure knowledge continuity and ownership of decisions.
- Production of project team briefing documents, execution plans and master programmes.
- Communicating and transferring knowledge through regular meetings at all levels.
- Undertaking internal gateway reviews and feedback sessions to identify and promote lessons learnt throughout the life of the project.
- Implement and maintain management systems such as change control procedures which provide a systematic log of events for future reference.
- Promoting interaction internally and externally between our own and the site management team, and thereby fostering a partnering approach at all stages.

1.2 Scope of Works:

The development is an amendment to the development currently being undertaken on site, previously granted SHD proposal ABP 305857-19.

The development consists of the following:


- Construction of 4 no apartment blocks ranging height from 2-9 storeys comprising 313 no. residential units, a creche and amenity space. This will provide an increase of 61 no. additional apartments.
- All the residential units will have associated private open space/ balconies/ terraces facing north/ south/ east/ west.
- The development will include 214 no. car parking spaces, 5 motorcycle parking spaces and 378 no. bike parking spaces. The site will be accessed through the existing vehicular access to the west, off the unnamed road to the west.
- There will be a number of pedestrian entrances along St. Loman's Road, the Fonthill Road (R113) and the unnamed road to the west.
- The upgrading and re-landscaping of 4,400sq.m of land to the east of the site in the ownership of South Dublin County Council. In addition to all of the new facilities all other site services and works to enable the development of the site will also be provided including site, bin stores, ESB substations, associated roadworks and services connections, a large quantity of public and communal open space, boundary treatment works and landscaping. A full development description is included in the statutory notices.

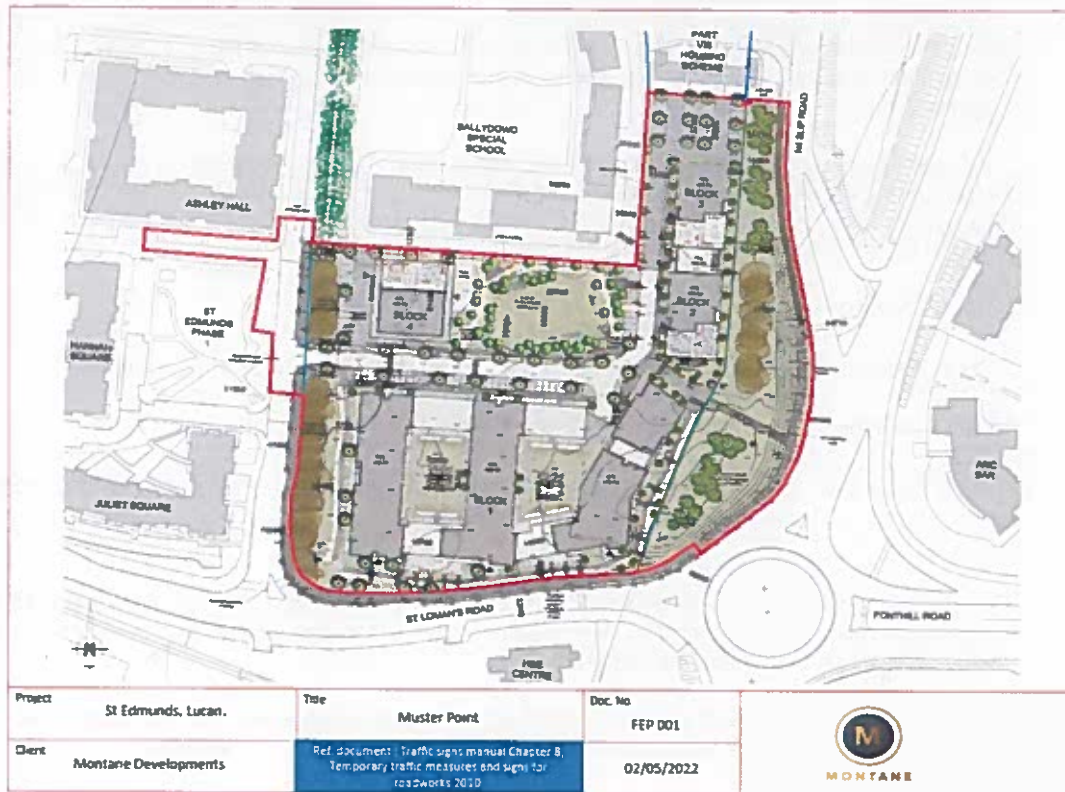
As a condition of the contract the neighbouring areas including existing residential properties, public footpaths and road network will remain live necessitating a planned sequenced approach to all construction activities.

1.3 Site Location:

The 2.6 hectare site is located at St Loman's Road, Dublin 24. The surrounding areas are predominately residential in nature.



Project St Edmunds, Lucan.	Title Site Location	Doc. No. FEP 001	
Client Montane Developments	Ref document Traffic signs manual Chapter 8, Temporary traffic measures and signs for roadworks 2010	02/05/2022	



1.4 **Site Conditions of note:**

The following site conditions / restraints are present and must be carefully managed throughout the construction process.

- The subject site is located to the west of existing St Edmunds residential areas.
- The site is well served by the R113 & L1042 roads.
- The surrounding road network and public areas will remain live.
- The neighbouring Ballydowd School will remain live.
- All surrounding public areas including access routes to and from the site, will remain live. One of the key challenges presented by the project will be movement of men, materials and equipment both onto and off the site areas.
- Given the residential nature of the surrounding areas it is proposed that no traffic leaving the site will turn right on Turnpike Rd, all traffic leaving the site will exit to the left and away from the site. Careful management of all vehicles to and from the site is essential to the safe delivery of the project.
- Given the live nature of the surrounding areas, the appointed contractor will be required to provide a detailed traffic, pedestrian management plan.
- Secure hoardings will be required around the site, absolute separation of the works and live areas will be required. A suitable inspection regime to be in place for all site hoardings and fencing.
- Detailed street cleaning regime to be in place for all shared access routes.
- Detailed security plan to be developed and deployed for the project.
- No parking of vehicles on approaches to the site, adequate parking to be provided within the confines of the site.
- Best practice site safety management must be observed at all times.
- Best practice environmental controls as listed must be observed.

1.5 **Surrounding / Neighbouring Environments:**

Due to the location of the works, one of the main risks associated with this project will be interface between construction activities and surrounding live areas including existing residential properties in close proximity to the site.

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The safety of third parties including young children will be a paramount concern on this project, all works including vehicle movements to and from the site, storage of materials and construction methods will be carefully planned to ensure the safety, health and welfare of our neighbours and members of the general public.

The project will be carried out in a planned, sequenced manner ensuring all works likely to impact on neighbouring areas have appropriate control measures in place. Montane Development will achieve this goal by drafting and issuing Safe Work Plans, Pre-Task Plans or task specific risk assessment and method statement (RAMS) for elements of works undertaken on the project.

North Elevation	Ballydowd Special School.
South Elevation	St Loman's Road, (L1042), public footpath & 2 lane carriageway.
East Elevation	Fonthill Road (R113), public areas and footpaths.
West Elevation	St Edmunds, existing residential development with public areas, footpaths, playground and cycle track.

Prior to works commencing on the site Montane Developments Ltd will carry out a full dilapidation survey of all areas neighbouring the site. The results of these surveys will be held on file and will be made available to all parties when / as required.

We aim to establish a good working relationship with our neighbours from the outset and will seek to address any concerns the neighbouring residents have in relation to the works.

1.6 Restrictions on Working Hours:

It is envisioned the following construction working hours will apply to this project;

- 8.00am – 6.00pm Monday to Friday,
- 8.00am – 2.00pm Saturday,
- No works on Sunday or Public Holidays.

These working hours will be strictly adhered to, unless superseded by planning conditions. Works outside of these hours will only be permitted under a derogation issued from South Dublin County Council.

1.7 Phasing & Programme:

It is intended to complete the development works in a single phase, (it may be necessary to break the works into several sub-phases, i.e. Block 1, Block 2, Block 3 & Block 4). Each sub-phase of works will be co-ordinated keeping in mind all required traffic management, planning and environmental control measures.

At the outset of the project site set up arrangements will be established, access routes, site compounds, storage areas etc. The location of these areas will be as per Montane Developments Site Set up Drawing.

Section 2.0; Traffic & Pedestrian Management

2.0 Traffic & Pedestrian Management:

The following traffic management procedures will be implemented from the outset of the works. As part of our site set up protocols Montane Developments Ltd will issue a site-specific Traffic Management Plan (TMP). This TMP will be issued to all contractors engaged on the project and will be revised as the works progress.

Given the live nature of the surrounding areas, it is recognised that a high level of traffic management will be required from the outset.

Site Traffic Management Procedures will remain under constant review for the duration of the project.

2.1 Works in Live Areas:

It is noted that part of the proposed development includes works to service connections and landscaping outside of the main site areas. These works will be carefully planned and controlled. The following control measures will be in place of these works;

- All works outside the main site boundary will be covered under a task specific Risk Assessment / Method Statement.
- All required Traffic / Pedestrian Management Controls will be in place in advance of works commencing.
- The works once agreed will be carried out with standard management practice.
- All crews involved in the works will attend RAMS briefing sessions.
- Onsite meetings will be arranged with Local Facilities Management Company in advance of works progressing.
- The works will be carried out at a time when activity in the area is at a minimum.
- All observations from local Facility Management Company will be taken into consideration when planning the works.

2.2 Vehicle Access / Egress Arrangement:

The main vehicle access point to the site will be from St Loman's Road (L1042), which acts as the main access point for existing St Edmunds development. It is noted that this will be a shared access route hence all areas must be maintained in good order.

The site entrance point will be set out to maximise available sightlines, see attached provisional site layout at Appendix A. In order to assist with road safety during the works it is planned to locate the site entrance to the North western elevation. Given that the site is back from the access road it is envisioned that all required visibility splays will be achievable and will be provided, see image below of access route.

This designated site access point shall be used exclusively for construction purposes, i.e. access/ egress of all construction related vehicles. The following non-exhaustive list of controls will be observed for the duration of the project;

- All deliveries to site including delivery of heavy goods, plant and the removal of waste, spoil etc will be carefully co-ordinated keeping in mind the restrictive nature of the site and the safety of third parties.
- Point guards will be utilised when vehicles are moving into and out of the site.
- Advance warning signage will be posted on approaches to the site, location / position of these signs will be agreed in advance.
- No construction related vehicles including site personnel private vehicles will park, either on approaches to the site or within neighbouring residential areas.
- Procedures for maintaining the footpaths and roadway in the vicinity of the site will be agreed from the outset, procedures to include walk down checks by site management team and use of road sweepers where required.

- Care to be taken to ensure no work is carried out outside the site boundary without prior permission from Montane Developments or South Dublin County Council. Notice will be required in advance of such works and consultation with the Design Team will also be required.
- All site access points to the site will be kept secure at all times.
- All site boundaries will be kept secured at all times; the main site boundary will be enclosed using timber hoardings.
- Safety signage will be erected at appropriate points throughout the area warning oncoming traffic of the site entrance and possible restrictions ahead, this will be particularly important given the location of the surrounding environs.
- No storage of materials will be permitted external to the designated / agreed site area. This is to avoid congestion or contact with the public areas and ensuring storage is secure.
- Vehicle access / egress arrangements will remain under review for the duration of the contract, including during establishing of all temporary routes during sub-phasing.
- Existing areas including areas directly adjacent to site will be maintained in good order and free from construction spoil at all times.
- Daily site walk-down checks will be carried out to all neighbouring areas.

Exiting Site;

All Traffic exiting the site will be required to observe the following control measures;

- Traffic leaving the site will be escorted of the site by the appointed Traffic Marshall.
- Traffic leaving the site will yield to oncoming traffic, pedestrians & cyclists before exiting the site in a safe manner.
- A 10Kph speed limit will be in place for construction traffic within the site boundaries.
- All vehicles travelling to and from the site will be expected to observe this speed limit.
- Advance warning signs will be posted to notify road users of site location and the possibility of vehicles exiting ahead, i.e. Site Entrance 100m, 50m, and 25m ahead, Caution Vehicles Exiting Site.
- All vehicles leaving the site must do so only at an appropriate break in the traffic and must not force their way into traffic, Point Guards will be provided as and when required.
- All heavy goods vehicle drivers must check their wheels for lodged stones and remove them prior to returning to the public road system.
- Any notified incidents must be fully investigated, and appropriate action taken.

Street View Image showing access from St Loman's Rd;



2.3 Pedestrian Access / Egress Arrangements:

A segregated pedestrian access point will be provided to the site; the pedestrian access point will be located away from the vehicle point and will provide a clear unobstructed route to the site office and sign in station.

The existing public footpath directly outside the site boundary will remain live for the duration of the project. Pedestrians using the footpath will be always given right of way. All methodologies issued in relation to the project will consider the movement of vehicles, pedestrians and cross over with public areas.

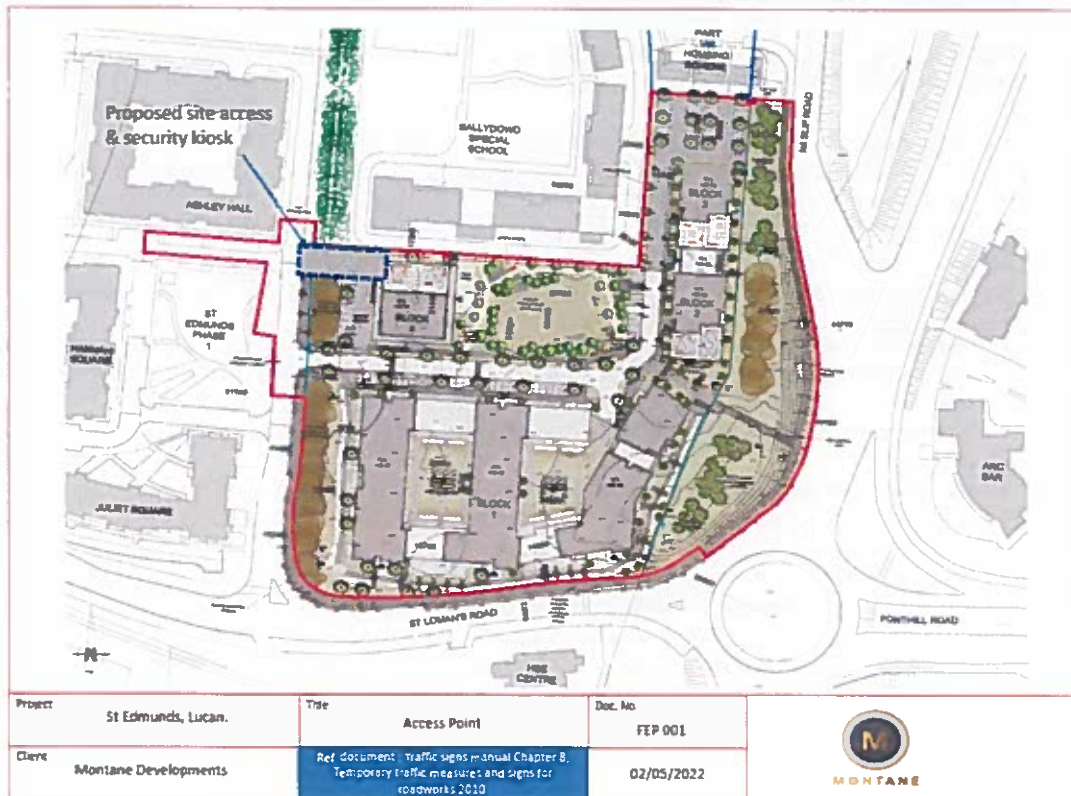
Traffic and pedestrian movement will be considered during each phase of works. Established procedures will be checked and audited as the works progress. The following controls will be observed in relation to the safety of pedestrians:

1. All existing pedestrian footpaths bordering the site will remain live, all works to be carefully planned to take into consideration the proximity of pedestrians.
2. Construction plant and vehicles will give right away to pedestrians at all times.
3. Existing footpaths and roads bounding the site will be maintained free of construction spoil.
4. Pedestrian & vehicle access / egress arrangements will be covered during site safety induction session.
5. Any deviation from agreed controls will be immediately challenged and rectified.
6. Agreed procedures will be checked and audited by Montane Developments Safety team.
7. Any incidents will be recorded and investigated.

No persons will be permitted access to or may work on this project without fulfilling the above requirements. The appointed Contractor / PSCS will co-ordinate the above arrangements, including carrying out spot checks in relation to site induction records, PPE compliance etc.

All methodologies issued in relation to the project will consider the movement of vehicles, pedestrians and cross over with public areas.

The management of pedestrian access / egress arrangements will remain under review for the duration of the contract.



2.4 Approx. Number & Type of Traffic Movements expected during the Construction Phase:

It is expected that traffic movements to and from the site will peak at around 8-10 movements a day with the peak in these movements to the front of the works programme, i.e. during civil elements of the project, it is envisioned that approx. 200-230 loads of spoil will be removed off site over the duration of the project.

Once initial site clearance works and works to forming foundations are complete it is expected traffic heavy vehicle movements will taper off to around 3-4 each day.

2.5 Site Deliveries:

All deliveries will be dealt with behind site boundaries, no construction plant, materials, skips, vehicles etc will park on the approach roads to the site.

Site Deliveries will be coordinated and sequenced so that smaller delivery vehicles and load sizes can be utilised where possible. Point guards will be on hand when vehicles are reversing onto or out of site. Delivery schedule to be in place and site delivery protocols will be agreed and detailed in our Construction Stage H&S Plan and Site Traffic Management Plan.

2.6 Speed Limits:

The posted speed limit on St Loman's Road is 50km/h. All vehicles engaged in works on this project are expected to travel to and from the area in a safe manner; this expectation will be outlined during pre-appointment / site safety induction session. A copy of the site Traffic Management Plan (TMP) will be issued to all subcontractors as part of pre appointment procedures.

All site vehicles to have fully conform to relevant Regulations. All site vehicles to be maintained in a road worthy condition. Drivers found in breach of site rules will be noted and will be dealt with through our internal site disciplinary procedures.

2.7 Traffic Route Safety Control Measures:

The following are a non-exhaustive list of control measures which will be implemented to ensure the required Traffic Control Standards are achieved:

- Secure access will be maintained to the site for the duration of the works.
- There will be no off loading / loading of materials on the public areas adjacent to the site.
- A drop-off zone will be provided within the main site compound to accommodate construction deliveries. The provision of this compound will assist with ensuring that the existing site entrance and road network is kept clear and will not be subject to any blockage.
- The temporary parking of delivery vehicles on any of the roads adjacent to the site, will be strictly prohibited.
- Great care will be taken to protect members of the public in regard to slips, trips and falls. It is the responsibility of all who carry out construction work to keep the public who interface with the works safe.
- Designated Montane Site foreman to monitor conditions and report as required.

- All deliveries will be planned and controlled by Montane Developments Site Management Team.
- Signage will be put in place informing construction workers of the dedicated construction traffic route.
- The site TMP will be developed and will remain under review as necessary to include any improvements that are required as the project progresses.
- Just in time delivery protocols to be in place.
- Existing site procedures to be checked as works progress, any short comings noted to be addressed as a matter of urgency.

2.8 On-Site Traffic Rules:

The non-exhaustive list of control measures will be observed:

- Adequate onsite parking will be provided for personnel vehicles, no parking will be permitted on approaches to the site or neighbouring housing estate.
- Areas of clean hard standing to be provided and maintained on site.
- Caution must be exercised entering and leaving the site due to proximity to live areas.
- All vehicles must stop at main gates.
- All instructions from security/site management must be obeyed.
- All vehicles leaving the site must do so only at an appropriate break in the traffic and must not force their way into traffic.
- All heavy vehicle drivers must check their wheels for lodged stones and remove them prior to returning to the public road system.
- The designated site speed limit of 15kph inside site boundaries.
- Drivers must check that their vehicle is road worthy, clean and loads stacked safely and tied down.
- All delivery vehicles must have flashing beacons and reversing vehicles and must comply with the Site delivery protocol.
- Construction vehicles shall use the wheel wash as appropriate.
- The site rules will be implemented by the site management team.

2.9 Delivery / Removal Protocol:

The loading and unloading of plant and equipment on site is a high-risk activity. To minimise the risk of an accident or injury the following will be put in place. Before loading the vehicle, consideration should be given to how the vehicle will be unloaded later, the positioning of the materials, plant or equipment etc. The following are some of the key items needed to be considered for any loading / unloading process:

- Ensure no waste of spoil has been deposited on the sides of the trailer during loading process, visible checks to be carried out and all loose waste / spoil removed prior to truck leaving the site.
- An area of clean hard standing to be provided for within the site for loading / unloading activities.
- It is planned to install a wheel wash at the main site entrance point.
- Visible check of wheels to be carried out before truck leaves the site, ensure all wheels and undercarriage are free of spoil.
- Montane site management team to ensure agreed protocols are observed at all times.
- Road sweepers will be engaged during site clearance works at as required throughout the project.
- No delivery vehicle of any kind may park or unload in local housing estates.
- Risk assessment and Control measures to be put in place to address / reduce the risk.
- Proof of training of operatives and delivery drivers is required to demonstrate competence in the operation of a particular piece of plant, or to provide evidence of training for the loading / unloading of the particular plant, machinery or equipment.
- Safe access onto the vehicle body or onto the load to unload the lorry.
- The load needs to be stacked / loaded in a manner that will allow a safe means of unloading i.e. on pallets for a fork lift, skids for a crane etc. The receiver of the delivery needs to be aware of resources to be in place to unload the vehicle.

It is important subcontractors and delivery vehicles have reviewed the adequacy of their safety statements and company procedures to take into consideration the aspects outlined above.

Section 3.0; Environmental Management on Site.

3.0 Introduction:

The purpose of this section is to outline the Environmental Controls Measures which will be required in order to minimize the potential Environmental Impact of the Project.

This section identifies the potential impacts and mitigation measures to minimize impacts which will be required during the construction phase of the project.

In order to ensure the site meets the required level of Environmental Performance, suitable mitigation measures will be required for each of the headings identified. Suitable management controls will be required from the outset of the project with a view to controlling and mitigating the negative environmental impact of the works.

Throughout the project works, the appointed contractor will need to ensure site activities do not contribute to a negative environmental impact.

The main contractor appointed to carry out the works on site will be required to provide a level of supervision on site in the form of an Environmental Manager who will also fulfil the role of Waste Manager. Due to the scale of activity proposed for the site, this role can be adopted by a Site Manager/Foreman as part of their duties.

In general, this Environmental Manager will maintain responsibility for monitoring the works and Contractors/Sub-contractors from an environmental perspective. The Environmental Manager will act as the regulatory interface on environmental matters by reporting directly to the client and liaising with the Local Authority and other statutory bodies as required. The duties of the appointed Environmental Manager are summarised as follows:

- Review/approval of the CEMP and supporting environmental documentation and review/approval of contractor method statements.
- Undertake environmental monitoring, inspections and reviews to ensure the works are carried out in compliance with the CEMP by the project contractor.
- Monitor the implementation of the CEMP, particularly all proposed/required Environmental Monitoring.
- Generate environmental reports as required to show environmental data trends and incidents and ensure environmental records are maintained throughout the construction period.
- Advise site management/contractor/sub-contractors on:
 - Prevention of environmental pollution and improvement to existing working methods.
 - Changes in legislation and legal requirements affecting the environment.
 - Suitability and use of plant, equipment and materials to prevent pollution.
 - Environmentally sound methods of working and systems to identify environmental hazards.
- Ensure that all construction activities are planned and performed such that minimal risk to the environment is introduced.
- Ensure proper mitigation measures are initiated and adhered to during the construction phase.
- Ensure that all environmental standards are achieved during the construction phase of the project.
- Liaise with Project Team and present the findings of site audits/inspections that are completed.
- Ensure adequate arrangements are in place for site personnel to identify potential environmental incidents.
- Ensure immediate notification of any environmental incidents are issued to the Construction Manager and Client.
- Ensure that details of environmental incidents are communicated in a timely manner to the relevant regulatory authorities, initially by phone and followed up as soon as is practicable by email.
- Support the investigation of incidents of significant, potential or actual environmental damage, and ensure corrective actions are carried out, recommend means to prevent recurrence and communicate incident findings to relevant parties.
- Identify environmental training requirements and arrange relevant training for all levels of site-based staff/workers.

3.1 Waste Management & Disposal:

Montane Developments are committed to implementing best practice waste management protocols during the project. All waste materials removed from the site will be recorded including haulier details, load weights and destinations. These records will be made available as works progress.

It is recognised that Hazardous wastes poses a risk to the health and safety of personnel as well as the greater environment, thus every effort must be made to minimise the risk of contamination from hazardous waste streams. Prior to works commencing a Waste Acceptance Criteria (WAC) test will be carried out in order to clearly define the nature of all potential waste materials to be removed. Given that the site was previously prepared, it is not envisioned that hazardous waste exists on the site.

Every effort will be made to segregate waste at source thus minimising cross contamination, a designated waste storage area will be set up on the site. Procedures for dealing with waste materials during the Construction Phase will be included in the site induction session. A site-specific Waste Management Plan (WMP) will be drafted for the project.

3.2 Sediment & Run-off Control:

The main construction related potential impact on water quality on site is the release of sediments into existing watercourses. Silt and silt laden water/contaminated water can be caused by various construction related activities, such as dewatering and pumping of excavations, run-off from exposed ground, run-off from spoil storage areas, etc. Where runoff water is contaminated with silt or other pollutants such as oil, this water must not be pumped or allowed to flow directly or indirectly into surface waters or groundwater without treatment.

Sediment control will comprise a combination of the control measures as detailed below; it is envisioned that a combination of the measures as listed will be implemented on the project, thus minimise the potential impacts of the proposed development on water quality.

3.3 Controlling Sediment run-off:

While it is acknowledged that there are no watercourses running through the site, the probable subsurface groundwater connections mean it is important that water quality is protected during the course of the proposed development.

From the commencement of on-site works, care will be taken to ensure the minimum amount of debris is deposited onto the surrounding road network, thus minimising potential run off into the surface water system. An area of clean hard standing, constructed using a layer of tarrum and compacted stone will be provided on all access roads and compound area.

It is envisioned that all loading of materials from the site and delivery of materials to the site will be completed within the designed area of clean hard standing, thus preventing contamination to the local road network.

Should the hard standing become contaminated with soil during works, it should be replaced as required. The effectiveness of on-site procedures should be audited and checked as part of the site environmental auditing procedures.

The provision of a properly designed, constructed and maintained drainage system is a fundamental requirement for this project. The maintenance of existing water flows and the prevention of pollution, as a result of sediment runoff, during the construction phase is a key objective.

To minimise surface water impacts on and off-site, best management practices will be adopted for the construction phase of the project. Every effort will be made to ensure that the disposal of excess water is undertaken in compliance with statutory requirements, such as BRE Digest 365 and using general best-practice SUDS principles.

A range of techniques will minimise environmental impacts including the procedures as listed below;

- It is planned to ensure all loading operations are carried out in an area of clean hard standing, thus preventing contamination to wheels.
- Road sweeping will be provided as required.
- Where required wheel wash will be provided.

3.4 Roadside Drainage Channels:

It is proposed to provide perforated pipe work parallel to the access road to drain surface water from the site. To ensure that the access track remains free of standing water, the track will be constructed with an appropriate cross-fall gradient to ensure drainage to this drainage channel.

The channel will convey surface water runoff to soak away areas at the northern end of the site where runoff may then infiltrate to ground through the thickest depth of subsoils on the site.

During the Construction Phase, the proposed pipework and soakaway areas will serve to convey and attenuate flows and remove any potential pollutants from within the water

3.5 Site Access & Loading area:

Access to the site is off the existing road servicing St Edmunds, at the outset of the project it is planned to remove the organic growth and topsoil to formation level, provide a layer of tarrum and compacted stone which will provide clean access to the site compound and loading areas. It is planned to carry out all loading of materials from the site and delivery of materials to the site on an area of clean hard standing, thus preventing contamination to the local road network. It is felt that once the procedures are implemented from the outset it will be easier to maintain.

Should the hard standing become contaminated with soil during the works, it will be replaced as required. The effectiveness of this procedure will be audited and checked as part of the site environmental auditing procedures.

3.6 Pumping of Water from Excavations:

Montane Developments will ensure that operations do not give rise to the discharge of 'dirty' water into the surrounding surface water network, the control measures outlined below will be implemented;

Water from excavations will be pumped through a water filtration which will sieve the water down to 100microns. It is planned to use a 150mm suction hose which will be fitted with a 100mic utility dirt bag (see image below) which removes / filters the water down to 100 microns. Once the bag becomes clogged, the pump is isolated; the bag is cleaned out into a skip before being replaced onto the hose.

The flexi hose will be attached to a 2" PUMPEX P700 Sub Pump system which is fitted with a flotation device, the flexi hose will discharge into the high-level pipe before passing into another section of flexi hose fitted with the utility bag.

The utility bag will discharge into a holding tank which will be lined with heavy gauge plastic; the filtered water will then be pumped to the surface water drains. Once set up on site the system will be monitored to ensure it is performing to the required standard, system performance will be checked by our Environmental Manager.

3.7 Excavation & Site Clearance works:

Maintenance of soil stability is a fundamental requirement and will be sustained for the full duration of the works. All actions and undertakings will be planned in accordance with the contract requirements with the aim, at all times, to minimise the risk of soil instability. The potential impact of road construction, drainage, materials excavation and fill will be carefully addressed.

The proposed access roads will be constructed at the existing ground level and no cut and fill will be required. The most notable area of cut on the site will be the excavation of material from building foundations. The following mitigation measures will be implemented on site;

- Restricting construction to within well marked areas, adherence to the non-carrying out of construction after or during heavy rainfall.
- Supporting of excavations to avoid collapse, stockpiling of vegetation and overburden excavated and maintaining the work to be implemented under the supervision of experienced and competent personnel, will mean that no issues with respect to construction works will ensue.
- After the removal of topsoil and subsoil, it is proposed to spread any residual screened topsoil and subsoil, and small amount of broken bedrock, throughout the site. In the case of this site, it is proposed to reinstate a layer of approximately 20 mm of topsoil throughout the site to provide a suitable growing medium. This method enables vegetation to grow in an otherwise hostile environment which will result in a greening effect, reducing the visual impact of any exposed subsoil and bedrock on the landscape. This will mean that the soils and subsoils will continue to operate as they do now on the site, with ready infiltration of recharge to groundwater.

3.8 Site Welfare Facilities:

As part of the pre commencement stage of the works, arrangements for the connection of site welfare facilities will be agreed. Typically, these facilities will connect directly into the existing foul network.

3.9 Plant Management and Refuelling during the works:

The following procedures will be implemented in relation to fuel & chemical storage and refuelling operations on site;

- A dedicated re-fuelling location will be established on site in the compound area from ground clearance or rock-breaking activities.
- Spill kits stations will be provided at the fuelling location for the duration of the works.
- Staff will be provided with training on spill control and the use of spill kits.
- All fuel storage containers will be appropriately bunded, roofed and protected from vehicle movements. These bunds will provide added protection in the event of a flood event on site.
- All chemicals will be stored as per manufacturer's instructions. A dedicated chemical bund will be provided on site.
- Storage of fuel, and servicing and refuelling of equipment or machinery will be at least 20m ground clearance activities.
- The dedicated refuelling area will be underlain by concrete hard standing. All fuel and oil tank will be inspected on a regular basis for signs of spillages, leaks and damage during use. A record of these inspections will be kept, and any improvements needed carried out immediately.
- The risk of fuel spillages on a construction site is at its greatest when refuelling plant. Therefore, only designated trained and competent operatives will be authorised to refuel plant on site. Plant and equipment will be brought to a designated refuelling area rather than refuelling at numerous locations about the site.
- Chemicals used on site will be returned to the site compound and secured in a lockable and sealed container overnight in proximity to the fuel storage area.
- Drip trays will be utilised on site for all pumps situated within 20m away from ground clearance areas.
- Procedures and contingency plans will be established on site to address cleaning up small spillages as well as dealing with an emergency incident. A stock of absorbent materials such as sand, spill granules, absorbent pads and booms will be kept at the site refuelling area.
- Daily plant inspections will be completed by all plant operators on site to ensure that all plant is maintained in good working order. Where leaks are noted on these inspection sheets, Montane Developments will remove the plant from operations for repairs.
- All personnel shall observe standard precautions for handling of materials as outlined in the Safety Data Sheets (SDS) for each material, including the use of PPE. Where conditions warrant, emergency spill containment supplies will be available for immediate use.

3.10 Concrete & Aggregate Management:

Best practice concrete / aggregate management measures will be employed on site, these will include,

- A designated concrete wash out area will be set up on site; typically, this will involve washing the chutes, pumps into a designated IBC before removing the waste water off site for disposal. These procedures will be covered during the site safety & environmental induction session.
- Best practice in bulk-liquid concrete management will be employed on site addressing pouring and handling, secure shuttering, adequate curing times, emergency clean up etc.
- Stockpile areas for sands and gravel will be kept to a minimum size, well away from the drains and watercourses (minimum 50m).
- Where concrete shuttering is used, measures will be put in place to prevent against shutter failure and control storage, handling and disposal of shutter oils. All chemicals stored on the site, whether liquid or solid will be stored in designated protected areas. The storage of chemicals and fuels will be carefully controlled and managed.
- Activities which result in the creation of cement dust will be controlled by dampening down the areas.
- Raw and uncured waste concrete will be disposed of by removal from the site;
- Stockpile areas for sands and gravel will be kept to a minimum size.

3.11 Spill and Sediment Emergency Response Plan:

In the event of a major spillage or flood event on site, Montane Developments Pollution Control and Incidence Response Plan will be followed.

- Stop the source of the spill and raise the alarm to alert people working in the vicinity of any potential dangers.
- If applicable, eliminate any sources of ignition in the immediate vicinity of the incident
- Contain the spill using the spill control materials, track mats or other material as required. Do not spread or flush away the spill.
- If possible, cover or bund off any vulnerable areas where appropriate such as drains or watercourses.
- If possible, clean up as much as possible using the spill control materials.
- Contain any used spill control material and dispose of used materials appropriately using a fully licensed waste contractor with the appropriate permits so that further contamination is limited.
- Containment materials and equipment will be stored in a readily available area for immediate use and be of sufficient quantity to receive contaminants for later disposal at an acceptable location.
- If safe to do so, every effort shall be made to contain the materials within berms, by absorbent materials, or through other appropriate means until proper handling by disposal personnel may be mobilized to site. Particular attention needs to be taken to avoid contamination of surface water, storm sewers, groundwater, plants and animals.
- All non-essential personnel shall be removed and kept back from the area until the remediation of the area has been completed.
- Emergency spill kits will be made easily available in case of any spillage. All spillages will be recorded, and the Local Authority / EPA will be informed immediately.
- Dedicated site operatives such as equipment operators and site labourers must be trained and equipped to respond to containment and clean up in the event of a spill.
- The following spill response measures will be followed in the event of an accident:
 - a) Ensure worker and public safety.
 - b) Control the spill source.
 - c) Secure the spill site and eliminate potential ignition sources.
 - d) Contain the spill and prevent contaminant entry into water.
 - e) Report the incident.
 - f) Clean-up, store and dispose of contaminants.
 - g) Detail and put in place any further remedial measures.

3.12 Dust Control during the Project.

Whilst construction activities are likely to produce some level of dust, these activities will mainly be confined to particles of dust greater than 10 microns. Particles of dust greater than 10 microns are considered a nuisance but do not have potential to cause significant health impacts.

Construction dust can be generated from many on-site activities such as excavation and backfilling. The extent of dust generation will depend on the type of activity undertaken, the location, the nature of the dust, i.e. soil, sand, etc and the weather. In addition, dust dispersion is influenced by external factors such as wind speed and direction and/or, periods of dry weather.

Construction traffic movements also have the potential to generate dust as they travel along the haul route. The measures below will also prevent construction debris arising on the public road.

The appointed contractor will be required to develop a dust minimisation plan, this document must outline control measures for controlling the spread of dusts from the site. The following suggested controls should be included.

- Ensure adequate provision is made to damp down areas where activities are likely to create dust.
- Measures to include the provision of water mist on site during dry periods, care to be taken not to over-wet the area.
- Wet cutting techniques to be observed at all times on site, i.e. when cutting concrete etc.
- Provision of suction road sweepers to be used on the surrounding road network.
- Where stockpiles are stored on site, they should be located in sheltered areas away from neighbouring properties. Stockpiles should be covered where required until such time as they are removed off site for disposal.
- Plant must be sited in such a way as to minimise dust emission to adjoining areas, again the use of water mist or internal routes will be used to suppress dusts.
- The appointed contractor should actively engage with the neighbouring property owners to ensure any issues which may arise are addressed in a timely manner.
- Take all measures necessary to prevent spillage of debris onto public roads adjoining the site and all roads forming part of the site.
- Public roads / footpaths outside the site must be inspected regularly, at least daily, for cleanliness and cleaned as necessary, i.e. using a road sweeper.
- Ensure that exhaust emissions are minimized by ensuring that plant and machinery are maintained in good working order and regularly serviced to ensure efficient running.
- Road sweepers will be employed as required to reduce the drag out of muck onto public roads.
- All trucks containing soil or similar fine material will cover the load with tarpaulin or similar material, when necessary.
- All on-site vehicles will be restricted to a speed limit of 10km/hr.

3.13 Noise & Vibration.

The operation of plant and machinery, including construction vehicles, is a source of potential noise impacts. Noise levels shall be kept below those levels specified in the National Roads Authority – “Guidelines for the Treatment of Noise and Vibration in National Roads Schemes” or such further limits as imposed by South Dublin County Council. The proposed development shall comply with BS 5228 “Noise Control on Construction and open sites Part 1: Code of practice for basic information and procedures for noise control.” During the works, any plant introduced to the site will not be excessively noisy.

Exhaust and silencer systems on plant will be maintained in a satisfactory condition and operating correctly at all times. Defective silencers will be immediately replaced.

Proposed measures to control noise include:

- Construction equipment for use outdoors shall comply with the European Communities Regulations – Noise Emission by Equipment for Use Outdoors – SI 241 - 2006.
- Diesel generators will be enclosed in sound proofed containers to minimise the potential for noise impacts.
- Plant and machinery with low inherent potential for generation of noise and/or vibration will be selected.

- All construction plant and equipment to be used on-site will be modern equipment and will comply with the European Communities (Construction Plant and Equipment) (Permissible Noise Levels) Regulations.
- Plant with the potential of generating noise or vibration will be placed as far away from sensitive properties as permitted by site constraints.
- If work activities have the potential to result in vibration, the appointed contractor shall source vibration monitoring equipment immediately from a specialist company who specialise in monitoring equipment.
- Regular maintenance of plant will be carried out in order to minimise noise emissions. Particular attention will be paid to the lubrication of bearings and the integrity of silencers;
- All vehicles and mechanical plant will be fitted with effective exhaust silencers and maintained in good working order for the duration of the works.
- Compressors will be of the "sound reduced" models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic tools shall be fitted with suitable silencers.
- Machines, which are used intermittently, will be shut down during those periods when they are not in use;
- Training will be provided by the Site Management to drivers to ensure smooth machinery operation/driving, and to minimise unnecessary noise generation; and,
- Local areas of the haul route will be condition monitored and maintained if necessary.

It is recommended that drivers of heavy goods vehicles (HGVs) associated with the development extend due care and courtesy to other road users. Excessive use of and unnecessary engine racing will be avoided. The proposed construction working hours are as follows:

- 08:00 – 19:00 Monday to Friday
- 08:00 – 14:00 Saturday
- Closed Sunday and Public Holidays.

Deviation from these times will only be allowed in exceptional circumstances where written approval has been received from the planning authority.

Complaints Procedure:

Where complaints are raised in relation to environmental issues such as noise on site, the appointed contractor will immediately raise a non-conformance report (NCR) to rectify the issue and close it out. The following procedure will be implemented for the closing out NCR's raised on site:

3.14 Top Soil Management:

The activity at the site will comprise the extraction of portions of topsoil and subsoil material, and a very small amount of bedrock. This latter element will involve a limited amount of rock-breaking, and it should be noted that rock-breaking will not be required across over 95% of the site area. All of the extracted topsoil will be retained on the site for use in landscaping and remediation of the site following completion of the construction phase. This is described in more detail in the enclosed Construction Methodology and Management Plan. In the course of the works it is estimated that there will be an approximate 5% loss of the usable topsoil and subsoil material due to the nature of handling such material.

In extraction, the existing topsoil layer (approx. 300 mm - 500 mm) will be removed from phased working areas. The subsoil material from the phased working areas will then be removed from the ground using a mechanical excavator. No blasting shall be employed in the removal of topsoil and subsoil and any rock removed following breaking shall only be removed using a mechanical excavator. Any topsoil stockpiles will likely only store a maximum of 300m³ of topsoil at any one time (depending on the exact sequence of works).

The maximum dimensions of any stockpiles shall be 3m in height, approximately 10m deep and approx. 10m long. On this basis, it is estimated that there should be no more than 2 No. stockpiles of topsoil. These will be situated at the southern extreme of the site, on the slightly higher and drier ground there.

The stockpiles will be formed so that they do not hold ponds of water on the surface and the stockpiles should be rolled or tamped smooth such that the upper layer will resist water ingress into the material below.

Where the spoil is wet, it may be spread to allow air drying during periods of dry weather. All works will be carried out under the supervision of suitably experienced and competent supervision. All personnel on site should be informed of all ground conditions to be expected on site and made aware of any mitigation measure necessary to successfully complete the construction of the project.

3.15 Ecology Protection Procedure:

Habitats currently within and surrounding the site include semi-natural grassland habitats, buildings and artificial surfaces, amenity grasslands and gardens, areas of broadleaved woodland and scrub, hedgerows, tree lines and surface water features.

No part of the site lies within any area that is designated for nature conservation purposes. All proposed development works within the application site will take place on areas of low biodiversity value. There are some mature trees within the site. There are some scattered mature Oak Trees along the west boundary of the site.

In accordance with the policies and objectives of the South Dublin County Council Development Plan, the existing green infrastructure of the site, i.e., the tree lines and hedgerows that exist along the site perimeter will be incorporated into the development as much as possible.

Prior to the commencement of construction works, the tree lines and hedgerows on the site that are to be retained, will be cordoned off during all site preparation and construction activities on the site.

Any natural verges along tree lines or hedgerows will be retained and managed appropriately for the benefit of wildlife. They should not be sprayed with herbicide and a low intensity mowing or trimming regime should be incorporated. This will benefit local pollinators. It is important that no tree removal be undertaken during the bird nesting season. To comply with the Irish Wildlife Acts 1976 and 2000, no hedge cutting, or tree removal should be carried out between 1st March and 31st August.

The natural verges along the tree lines and hedgerows that are to be retained should be retained and managed appropriately for the benefit of wildlife. They will not be sprayed with herbicide and a low intensity mowing or strimming regime will be incorporated. This will benefit local pollinators.

A proportion of the grass areas should be maintained through methods that mimic traditional grassland management (low level grazing and mowing regimes). This will benefit local pollinators. There must be no dumping or storage of construction waste or machinery in these areas during construction.

3.16 Environmental Awareness Training:

All personnel involved on the project will attend general site induction session which will include a section on Environmental Standards and controls required on the project. This induction session will be specific to the St Edmunds Development. All personnel will be required to sign off on completion of said induction session. Site personnel will be encouraged to bring any environmental improvement or suggestions to the attention of site management, i.e. via Montane Developments Safety Observation Reporting Procedures.

3.17 Environmental Inspection, Auditing & Monitoring:

Due to the scope of the proposed works and the nature of the surrounding areas it is critical that the environmental standards and required control measures remain under review for the duration of the project, particularly as the project progresses and the site changes. Every effort will be made to ensure the planned works do not have an adverse impact on required environmental standards.

3.19 Communication:

All Environmental communications to or from the EPA / South Dublin County Council shall be managed by Montane Developments Ltd. All communication with neighbouring properties will be managed via assigned Montane Developments Site Manager & Environmental Manager where required.

Section 4.0 Site Safety Management

4.1 Safety Management on Site:

We fully implement our in-house Safety Management System throughout all sectors of our business. Our approach and methodology will seek to ensure full compliance with relevant Health & Safety Legislation for the duration of this project.

The Construction Phase H&S Plan will be developed for the works at the outset; this document will remain live for the duration of the project and will be supplemented by the Supply Chain with Risk Assessment and Method Statements. Company Health, Safety & Environmental Inductions will be provided to all operatives on site.

4.2 Health & Safety Training:

Montane Development Ltd operates with a trained workforce who hold the appropriate / relevant training to the position held. This training is renewed through recognised courses which include refresher training on the Construction Regulations as part of the course criteria.

All personnel during site induction training will be briefed on the requirements of the Health & Safety Plan including their specific responsibilities regarding health and safety and any site-specific environmental considerations.

New arrivals (sub-contractors and visitors) will be inducted to highlight health, safety & environmental requirements on site and specific hazards and risks associated with the site.

4.3 Health & Safety Procedures:

In managing projects Montane will adopt a procedure by applying the following arrangements to ensure health and safety information is updated on a regular basis, and that information is distributed to all concerned.

Site Specific Induction session, tool box talks / workshops, regular sub-contractor meetings and regular white board briefing sessions used to communicate with all subcontractors and site personnel, Safety Observation reports, (SOR's) are all utilised as methods for circulating information on site; this approach will be used to manage Health & Safety on the project.

4.4 PSCS Role:

Co-ordination between the PSDP, PSCS, and Design Team is critical to the safe running of any site. Initial site meetings are arranged on receipt of an appointment for a contract. On foot of the meeting the following documents are drafted and issued, Construction Stage H&S Plan, Site Set up Methodology, Site Traffic Management Plan, and Site Lifting Plan or scaffold management plan where required.

All documents take account of the PSDP role and input with regard to onward Design / Design changes at construction stage, co-ordination of temporary works and receipt of information for the safety file etc.

4.5 Post Tender / Procurement / Mobilisation Stage:

As PSCS our key role is to ensure co-ordination of the work of designers throughout the project in compliance with the general requirements of the Safety, Health and Welfare at work Act 2005 and the Safety, Health & Welfare at Work (Construction) Regulations, 2013 and the safe execution of all work activities based on current legislation and design documents.

As PSCS in the Preliminary/Lead in/Mobilisation stage Montane will seek to:

- Identify hazards arising from the design or from the technical, organisational, planning or time related aspects of the project;
- Work with designers to eliminate the hazards or reduce the risk;
- Work with Designers to ensure coordination of Health and Safety.
- Organise work activities in a sequential format.
- Notify the Health and Safety Authority using form AF2.
- Develop the PSDP plan into the construction phase plan.
- Co-operate with the PSDP regarding information transfer, temporary design certificates and the safety file.
- Identify the key health & safety hazards applicable to the project.
- By taking into account the 'General Principles of Prevention', the PSCS will evaluate risks associated to each of the issues and outline the relevant risk mitigation measures. Where risks cannot be eliminated or reduced Montane Developments will outline the residual risks that remain.
- Montane Developments will request receipt of Design Risk Assessments from each of the Design Team and will in review in conjunction with relevant drawings accordingly.

4.6 Construction Stage Safety Controls:

Montane implement the following procedures on all sites in order to ensure Legislative compliance and best practice safety stands on site;

A. Daily Site Walk downs;

Daily site safety walk downs are carried out on all project these walk down enable Montane to check that sub-contractors are complying with their written method statements and site safety standards are being maintained.

B. Tool Box Talks;

Tool box talk's deal with the immediate risks associated with construction process at the time of delivery, the content of which will change as the works develop, they will also deal with environmental issues as they arise. Attendance at TBT will be mandatory for all site personnel.

C. Safety Observation reports;

All site employees are encouraged to complete SOR's on site, these SOR's help to identify specific risks of operations taking place on site to ensure site safety management is comprehensive and thorough as the project develops.

D. Monitor Health & Safety Performance;

Montane Developments as a matter of policy regularly monitor H&S performance on site through a series of audit processes to establish whether compliance is being met. Each site will be subjected to at least one documented safety audit each week.

E. Audits;

Audits completed on our Integrated Management Manual will confirm that all functions are adhering to the Quality, Environmental & Health and Safety Management System, Management Procedures, Operating Procedures and selected Quality Plans/H&S Plans. Internal audits are carried out by the H&S Manager. The H&S Manager utilises checklists derived from the Manual, Procedures and any non-compliances observed is brought to the attention of the person responsible and is recorded and documented on an Audit Checklist.

F. Non-Compliance;

When Non-compliances are reported through external or internal audits, they are recorded for Corrective Action Report. The Safety Advisor holds a meeting with the relevant parties, so the corrective and preventive action can be agreed. The Appointed Person is then identified on the Corrective Action report.

The H&S Advisor monitors the completion of Corrective and preventive actions and may also schedule additional audits to check that the action has been effective. When Corrective action is satisfactorily completed the quality, manager closes out the non-compliance.

G. Accident Reports;

Accident records for all sites are kept and used to establish trends. All accidents regardless of how minor are required to be reported and noted. Accident / Near Miss reporting procedures are outlined during the site safety induction process.

H. Risk Assessments;

Risk assessments for identified areas of the construction works will be completed and inserted into the construction phase health & safety plan for reference; more detailed risk assessments and safe systems of work will be produced by the appropriate specialist sub-contractor following appointment, explaining their exact sequence of work activities.

All safe systems of work and risk assessments provided by the sub-contractors will be subject to evaluation by our senior site staff in compliance with management procedures identified in our integrated management system; were specific items on the evaluation sheet are missing from the method statement the sub-contractor must supply the missing information before works can commence.

Montane Developments Safety Management System identifies, in generic format, various risks associated with our business activities on site; this will assist with hazard information relating to risk assessments which have been supplied with the Preliminary H&S Plan. Within this system a hazard database has been designed to show what type of hazards relate to what operation/activity. Generic risk assessments will be sent to site as part of a health & safety information starter pack.

This information will provide site staff with guidance on the type of hazards associated with a particular risk and assist in the completion of their site-specific risk assessment. The process outlined below will be used if there is a requirement to complete a risk assessment for a specific operation on site and the step by step approach site staff will follow to complete a standard risk assessment template.

I. Monitoring, Audit & Review;

Montane Developments will carry out a schedule of independent site H&S inspections. They will be scored so as to provide Key Performance Indicators (KPI's) thus helping to monitor the safety performance on site. Any non-conformances found during site inspections will be addressed and closed out by the Site Management Team.

The primary objective of site inspections is to provide our management team with a planned, systematic and independent assessment of Environmental, Health and Safety performance. Project managers are required to carry out their own inspections, in conjunction with a representative from the relevant subcontractor. This will allow managers to identify areas of weaknesses/non-conformance within the project as works progress.

The frequency of inspection is on the basis of risk level but as a minimum they will be carried out monthly. As a result of the inspection, a score can be derived which will be used as a measure of EHS performance. The same scoring methodology will be used on the H&S inspection forms.

Any non-conformances found during the visits/inspections will be issued, dependent on severity, an action grade. This is to assist the Project Manager and contractor to focus effort, resource, time etc. against the actions needed to close out any items identified during the inspection.

4.7 Construction Phase Safety Monitoring;

Once works have commenced on site, agreed procedures for the auditing of detailed safety controls will be agreed, normally this involves our company Safety Advisor visiting the site at least once a week to carryout documented checks on all procedures.

Daily safety walk downs are carried out by our site management team. Areas, issues identified as requiring attention are noted and a site audit and action plan is completed, this action plan lists all items for attention and a timeline for implementing action, once completed action / audit plans are signed off by our safety manager & site foreman.

All HSA notified projects are subject to a monthly scored safety audit; again this audit is carried out by our safety manager.

On completion of the audit, the site is awarded a score based on the findings; the results of all audits are discussed at bi-weekly site safety meetings and monthly senior management safety meetings.

We have developed a number of in-house safety checklists for use on all projects, the checklists are available via our cloud-based safety management system, and thus all sites regardless of size or location have access to site safety documents.

These procedures once implemented remain in operation until the completion of all projects. We have found having robust procedures in place from the outset of a project enable us to not only provide a safe work environment, but to also demonstrate our commitment and competence in relation to the role of PSCS.

4.8 Sub-Contractor Management:

Pre-Appointment;

Over our many years in operation we have built up a large portfolio of sub-contractors. Our company policy on not automatically appointing Sub-contractors solely on the lowest tendered price has served us well to date. Prior to appointment each subcontractor is required to complete a pre-qualification assessment and attend a project / tender review meeting.

Assessment involve potential sub-contractors providing proof of competencies in relation to safety, quality, financial capacity to complete the project, previous experience, key personnel CV's, reference details etc. All tendering contractors must complete a pre-appointment safety questionnaire; (we have enclosed a copy of our standard sub-contractor questionnaire), contractors are also required to provide references, quality management procedures and assurances the construction programme can be achieved. All requested paperwork must be submitted to our offices for review prior to pre-start meeting and letter of intent being arranged.

All following is a non-exhaustive list of documents required from Sub-contractors prior to being appointed;

- Copies of current insurance, i.e. Employers & Public Liability, Products Liability & Professional Indemnity where design is required. All / any exclusion must be clearly identified.
- Copies of Sub-contractor company safety statements, site specific copies are held on file in our site offices.
- Method statements where required, i.e. for high risk tasks, method statement issue sheets are maintained for all projects.
- Relevant Tax Clearance and Financial information, i.e. in order to register sub-contractor on the revenue Online System, (ROS), sub-contractors must complete and return a financial information document.
- Proof of ability to provide construction Guarantee as required.
- Proof of competencies and PI insurances when there is a design element.

Once the required paperwork is in order, a letter of Intent is issued to the Sub-contractor for signing, these letters of intent outline minimum requirements in relation to the contract including working conditions, rates of pay, pension compliance, and safety etc. These controls and procedures apply to all contractors regardless of the value of the contract.

The following assessment criteria are used for Sub-contractors we have previously worked or completed project with;

- Quality of workmanship on previous projects,
- Past performance in relation to programme,
- Past safety performance on projects,
- Was adequate supervision provided at all times on projects,
- Contractor's ability to deal in a timely manner with issues as they arise.
- Findings, results of previous random assessments are looked at in relation to potential subcontractors.

We also use our extensive industry contacts to carry out background checks prior to appointing new subcontractors.

All subcontractors are required to provide examples of previously completed similar projects and points of contact in relation to reference checks, all sub-contractor referees are contacted in advance of appointment.

Once successfully appointed to a project, a pre-commencement meeting is arranged, this meeting is chaired by Montane Project Manager. Details of the project are discussed such as long lead in items, project safety management, project programme including key milestones; all subcontractors are provided with a copy of the Construction Stage Health & Safety Plan, (H&S Plan issue sheets will be maintained for all projects), and the construction Programme.

Once commenced on site subcontractors are required to attend weekly site meetings where site safety, programme, quality of works completed, upcoming works etc. are discussed, minutes of these meetings are held on file and issued to interested parties, i.e. Design Team as requested.

As outlined previously subcontractors are made aware of site-specific controls planned for the project, including site specific safety management controls including traffic management procedures, expected safety standards on site, site safety auditing arrangements etc., each sub-contractor is provided with a copy of the Construction Stage Health & Safety Plan for the project.

Ongoing Monitoring;

As detailed above subcontractors are subject to random assessment in relation to Quality, Safety, Supervision & General Performance during the lifetime of a project. These random assessments are carried out by contracts managers and site managers, subcontractors are informed in advance, i.e. two hours prior to assessment. Written assessments are held on file in our head office, these assessments are used as a reference tool in advance of future appointments. Areas requiring improvement are identified and notified to the subcontractor's senior management; (sample ongoing assessment documents are included with this submission).

The site will be subject to ongoing documented safety audits, where an appointed subcontractor or his personnel are required to carry out an improvement on foot of an audit, these improvements / recommendations must be implemented immediately. We maintain weekly site attendance records; these records are used to monitor subcontractor's attendance on site and thus give early notice where programme may be affected.

Managing COVID 19;

Any worker who has displays symptoms consistent with COVID-19 must stay away from work, self-isolate and contact their GP by phone as part of the triage process.

- They must also notify Montane Site Management Team, their line manager & employer.
- An individual will be classified as either a suspected or confirmed case, based on HSE decision to test / outcome of test.
- An individual who is a known close contact with a confirmed or suspected case will be contacted by the HSE through its contact tracing process. Advice regarding self-isolation for a period of 14 days since their last "close contact" with a confirmed/suspected case must be followed.
- An individual must only return to work if deemed fit to do so and upon approval of their medical advisor and having coordinated with Montane COVID-19 Co-ordinator.

Section 6.0; Construction Management:

7.1 Introduction:

The appointed contractors will be required to comply with this CEMP and any revisions made to this document throughout the construction phase. An overview of the anticipated Construction Methodologies is provided below.

7.2 Overview of Proposed Construction Methodology:

The proposed anticipated construction methodology is summarised under the following main headings:

- Site Establishment.
- Site Separation.
- Site Clearance.
- Site Roads.
- Services and Utilities.
- Construction Phase
- Landscaping & finishing Works.

7.2.1 Site Establishment.

The site access point will be St Lomans Rd / St Edmunds, prior to the commencement of on site activities, the site entrance will need to be fully established with security gates. A parking area for construction worker's vehicles will be provided within the confines of the site compound. There will be no parking permitted for any vehicles associated with the project on the public road during the construction phase of the development.

Any works outside of the site boundary must be covered under a task specific methodology & Traffic Management Plan, all required Local Authority Licences to be in place.

7.2.2 Site Separation.

Perimeter hoarding will be provided around the site to provide a barrier against unauthorised access from the public areas. A controlled access point in the form of a gated main site entrance will be kept locked outside of normal working hours.

The hoarding will be well maintained and painted or covered with graphics portraying project information. Due to the nature of the works and the construction traffic using the site entrance, appropriate signage will be provided along Turnpike Rd to alert pedestrians to the traffic exiting/entering the site. Likewise, appropriate signage will be installed within and outside the site to alert drivers of the pedestrians crossing ahead. The appointed contractor will be required to undertake the following;

- Operate a Site Induction Process for all site staff,
- Ensure all site staff shall have current 'Safe Pass' cards'
- Maintain Site Security staff at all times,
- Install access security in the form of turn-styles and gates for staff,
- Separate public pedestrian access from construction vehicular access,
- Ensure restricted access is maintained to the works.

7.2.3 Site Clearance.

Soil stripping and temporary stockpiling of soils and subsoils will be required around the site as the proposed project progresses. Where these works occur, the following will apply:

- The area where excavations are planned will be surveyed and all existing services will be identified.

- All relevant bodies i.e. ESB, Gas Networks Ireland, Eir, etc. will be contacted and all drawings for all existing services obtained.
- All plant operators and general operatives will be inducted and informed as to the location of any services.
- All plant operators and general operatives will be inducted and informed as to the identification of invasive species.
- A tracked 360-degree excavator will be used to strip the topsoil, and a dumper will be used to move the excavated materials to the temporary stockpile location.
- All excavated material will be reused for future landscaping works and the construction of required banking to the site boundaries.
- All stockpiles will be damped down or covered in a sheet of polythene, as required, which will prevent the creation of nuisance dust, and will also prevent sediment runoff in times of heavy precipitation.

7.2.4 Site Roads.

The construction methodology for the proposed access road is outlined as follows:

- Excavation will take place until a competent stratum is reached.
- The competent stratum will be overlain with up to 500mm of granular fill as determined by the Project Engineer.
- A layer of geogrid/geotextile may be required at the surface of the competent stratum.
- A final hard surface layer will be placed over the excavated road to provide a road profile to accommodate construction traffic.
- Prior to completion of the construction works on site, the finished tarmacadam road surface will be applied.

7.2.5 Services & Utilities.

Storm water and foul water produced will connect to the drainage network installed as part of the development.

The installation of services and connections to the residential units will be carried out as follows:

- The area where excavations are planned will be surveyed and all existing services will be identified.
- All relevant bodies i.e. ESB, Gas Networks Ireland, Eir, etc. will be contacted and all drawings for all existing services sought.
- A traffic management plan will be produced if required for connection works to the existing service network.
- A road opening licence will be obtained where required for connection to existing services.
- All plant operators and general operatives will be inducted and informed as to the location of any services.
- A tracked 360-degree excavator or similar will be used to excavate the trench to the required dimensions.
- All excavated material will be removed to an authorised waste recovery facility or, if suitable, stock piled and reused for backfilling and landscaping where appropriate.
- Once the trench has been excavated the ducting/pipework will then be placed in the trench as per specification.
- Once the service ducts/pipework has been installed couplers will be fitted as required and capped to prevent any dirt etc. entering the ducts/pipes.
- The as built location of the ducting/pipework will be surveyed using a total station/GPS.
- Backfill material will be carefully placed so as not to displace the ducting/pipework within the trench.
- The appropriate warning/marker tape will be installed above the ducts/pipes at the appropriate depths.
- The surface will be reinstated as per original specification or to the requirements of the site layout/Local Authority as appropriate.

7.2.6 Construction Phase.

The building will be constructed by the following methodology:

- The area where excavations are foundations are to be installed will be surveyed and all existing services will be identified.
- The building footprint will be marked out using wooden posts and the soil and overburden stripped and removed to nearby storage area for later use in landscaping.
- A tracked 360-degree excavator or similar will be used to excavate the area down to the level indicated by the designer and appropriately shuttered reinforced concrete will be laid over it.
- The block work walls will be built up from the foundation (including a DPC) and the floor slab constructed, having first located any ducts or trenches required by the follow on mechanical and electrical contractors.
- The required RC columns, beams, slab etc will then be raised to the required levels.
- Any concrete roof & floor slabs will be lifted into position using an adequately sized site crane.
- Windows, electrics, plumbing and all other building components and services will be installed in as timely a manner as is possible.
- Internal fit out and finishes will be completed.
- All internal M&E works will be completed.
- Lift installation works will be completed.
- All required civil elements will eb completed.
- All required façade external façade elements will be completed.
- Installation of fire suppression system will be carried out.
- The building will be inspected and certified by the project design engineer at the appropriate stages of construction.
- All required soft & hard external landscaping finishes will be carried out.

7.2.7 Landscaping Works.

Prior to completion of works on the site, the landscaping works will be carried out. The finishes include areas of amenity grassland and tree planting. This work will be carried out before the completion of the main build works to ensure that areas are reinstated in a timely manner.

These works will involve the use of plant and machinery in order to carry out tasks such as earth moving. Materials which have been temporarily stockpiled for the task will be used as much as possible, and material will only be imported where it is required.

Section 6.0; Building Control Amendment Regulations, (BCAR)

6.0 Understanding BCAR:

Montane Developments are fully aware of the relevant requirements under the 2014 Building Control Amendment Regulations.

The 2014 Regulations retain the same structure as the 2013 Regulations but introduce a new form of commencement notice, together with the introduction of three new types of mandatory certificates, in prescribed form;

- 1) Certificate of Compliance (Design) (the "Design Certificate")
- 2) Certificate of Compliance (Undertaking by Assigned Certifier) / Certificate of Compliance (Undertaking by Builder) (together, the "Undertakings") and
- 3) Certificate of Compliance on Completion (the "Completion Certificate").

The 2014 Regulations require a continued focus on compliance with Building Regulations, from design stage to completion. Prior to the works commencing, the design of the works must be certified as complying with Building Regulations by the execution of the Design Certificate by the "Design Certifier". The building owner will also nominate at commencement stage (through notices in prescribed form) an "Assigned Certifier" and a "Builder". The "Assigned Certifier" and "Builder" will be tasked with confirming that the completed works comply with Building Regulations by executing the Completion Certificate and must also formally undertake to carry out this task at commencement stage.

The 2014 Regulations are intended to work in tandem with a "Code of Practice for Inspecting and Certifying Buildings and Works" which will inform the Assigned Certifier, Builder, Design Certifier and other parties, how to manage their respective roles including the preparation of an inspection plan, carrying out inspections and ultimately certifying the works.

Montane Developments are fully committed to completing all works in accordance with the required Regulations and standards and will endeavor to work closely with the Design Team & Assigned Certifier in order to ensure the BCAR process is managed as required. Our understanding of the process is outlined in the sections below.

6.1 The Commencement Notice:

Article 9 requires that a Commencement Notice in prescribed form be submitted to the Building Control Management System; (BCMS), with the following documentation:

- 1) Such plans, calculations, specifications and particulars as are necessary to outline how the proposed works or building will comply with the requirements of the Second Schedule of the Building Regulations, including general arrangement drawings and a schedule of such plans, etc. as are currently designed or as are to be prepared at a later date;
- 2) The Design Certificate;
- 3) The Notice of Assignment of Person to Inspect and Certify Works (Assigned Certifier) and Notice of Assignment of Builder;
- 4) The Undertakings (both of the Assigned Certifier and Builder).

In addition, an online assessment regarding the proposed approach to compliance with the Regulations must be completed and a Preliminary Inspection Plan prepared by the Assigned Certifier submitted.

The Commencement Notice are normally submitted electronically via the BCMS.

7 Day Notice;

This is the form of Notice which is to be submitted where it is proposed to commence work before the grant of a fire safety certificate. The form of 7 Day Notice is set out in the third schedule to the 2014 Regulations, and must be accompanied by similar documentation, Notices and Certificates as required with a Commencement Notice.

6.2 The Design Certificate:

This Certificate, to be completed by the Design Certifier (a registered architect, builder surveyor or chartered engineer) must be submitted with the Commencement Notice, and requires confirmation that the plans etc., included with the Commencement Notice demonstrate compliance with the applicable requirements of the Building Regulations, with the designer certifying that *"having exercised reasonable skill care and diligence, that, having regard to the plans, calculations...which have been prepared by me and others and having relied on ancillary certificates and particulars...the proposed design for the building or works is in compliance with the requirements of the Second Schedule to the Building Regulations"*.

The reference to "ancillary certificates" reflects that, owing to the different design disciplines that may have input into the overall design of a building, one building designer could not stand over the design without relying on others.

6.3 Inspection and Certification of the Works – Assigned Certifier and Builder:

The Assigned Certifier must be a registered architect, building surveyor or chartered engineer and will be required to provide an undertaking, submitted with the Commencement Notice, to; *"use reasonable skill, care and diligence, to inspect the building or works and to coordinate the inspection works of others and to certify following the implementation of the inspection plan by myself and others, for compliance with the requirements of the Second Schedule to the Building Regulations"*.

The same person must also execute Part B of the Completion Certificate confirming that *"the inspection plan drawn up having regard to the Code of Practice...has been undertaken by the undersigned having exercised reasonable skill, care and diligence, and by others nominated therein, as appropriate, on the basis that all have exercised reasonable skill, care and diligence in certifying their work in the ancillary certificates scheduled...Based on the above, and relying on the ancillary certificates scheduled, I now certify, having exercised reasonable skill, care and diligence, that the building or works is in compliance..."*

Montane Developments will be required to provide an undertaking, submitted with the Commencement Notice, identifying the works which he has been commissioned to undertake and confirming his own competence and those employed and engaged by him, to undertake such works.

Further the Builder must also undertake to construct the works in accordance with the plans etc., submitted (or subsequently issued to him) and to cooperate with the inspections set out in the inspection plan prepared by the Assigned Certifier. The Builder must also execute Part A of the Completion Certificate certifying that, having exercised reasonable skill, care and diligence that the works as completed have been constructed in accordance with the design documents submitted and reliant on this, the works are in compliance with Building Regulations.

The Undertaking and the Completion Certificates are specifically required to be signed by a *"Principal or Director of a building company only"* and both documents provide an entry for the Builder's "Construction Industry Register Ireland registration number.

6.4 Completion:

The required Completion Certificate, executed by both the Assigned Certifier and the Builder, must be submitted to the Building Control Authority. The Completion Certificate must be accompanied by (i) such plans etc., as are required to outline how the completed works differ from the plans submitted at commencement stage, (ii) such plans as are required to outline how the completed works comply with the Building Regulations and (iii) the Inspection Plan implemented by the Assigned Certifier.

Works or buildings cannot be *"opened, occupied or used"* until the relevant particulars of the Certificate of Compliance on Completion are entered on a statutory register to be kept by the Building Control Authority. However, the 2014 Regulations provide that the Completion Certificate may refer to *"works, buildings, including areas within a building, or developments, including phases thereof..."* indicating that works can be completed in stages if necessary.

6.5 Montane Developments Commitment:

Montane Developments will carry out the works in accordance with the contract documents and will endeavour to comply with all statutory requirements including inter alia The Building Control Act, The Building Control Regulations, The Building Regulations, The Safety, Health and Welfare at work (Construction) Regulations, and The Construction Products Regulations. All the obligations of the Builder as set out will be deemed to form part of the works requirements/ building contract and are included in the tender costs.

Montane Developments will cooperate and coordinate with the Assigned Certifier through the Employer Representative at all times.

6.6 Montane Developments Obligations:

Montane Developments fully understands our obligation under the Regulations and will ensure the following is carried out during the contract;

- 1) Accept from the Building Owner (the 'Employer' as stated in the building contract) the assignment to build and supervise the building or works and provide/sign the "Undertaking by Builder", statutory forms identified in the Commencement Notice as per S.I. No. 9.
- 2) Montane Developments shall ensure that all providers of Ancillary Certificates for Design carry appropriate Professional Indemnity Insurance which is required to be furnished to the client at appointment. A schedule of Ancillary Certifiers associated Professional Indemnity Cover and Renewal Dates for such cover is required to be provided at appointment. Professional Indemnity Insurance is required to be maintained for a period of 12 years from the Certificate of Compliance at Completion being signed.
- 3) Montane Developments shall take careful note of the drawings, specifications and documents lodged with the Commencement Notice or as subsequently uploaded onto the on-line system as the works proceed.
- 4) Plan and agree the execution, Inspection milestones, sequence and programme of works with the Contract Administrator / Employer Representative & Assigned Certifier in advance of commencement of works.
- 5) Ensure Competent Person(s) are assigned to oversee the general construction works and/or specialist works.
- 6) Co-operate at all times with the Contract Administrator / Employer Representative, design team, the Assigned Certifier and other Ancillary Certifiers.
- 7) Ensure that the workmanship complies with the requirements of the Building Regulations, ensure that the site management are familiar with the Building Regulations and that operatives are familiar with the Building Regulations relevant to their work; and ensure that the workmanship and design are compliant with the Building Regulations.
- 8) Ensure a system of Independent Verification of Works and Products for the works undertaken is completed by Contractor appointed specialist personnel demonstrating that the works comply with the Building Regulations, including all elements indicated in the project design and specification document including but not limited to the following:
 - Where required a suitably qualified Fire Safety Engineer: providing at least 5 No. independent inspections, verifying that the works are in compliance with the Building Regulations and the Fire Safety Certificate for the Project and providing an Ancillary Certificate of Compliance in this regard.
 - Where required traceability Certificates for Fire Installations e.g. Fire Door Sets, Fire Rated Glazing, Dampers, Fire-stopping, Ironmongery installed to Fire Installations, etc.
 - Independent Verification that all of all building fabric products demonstrating the 'U'Values for the building has been achieved. A schedule demonstrating the achieved values is to be provided for every element of the building fabric.
 - Independent Review and Verification of the Roofing installation including for example sealing of penetrations.
 - Independent Review and Verification of any specialist waterproofing used on the project.
 - Independent Testing of fabric elements e.g. stone fill content, concrete mix & strength, dynamic air testing, air-tightness testing, thermo-graphic testing, etc.

- 9) Ensure that Manufacturers and Suppliers of products being incorporated into the works, where required visit the site and verify that the installation and workmanship of their products is in accordance with their product certification and codes of practice. The Manufacturer and Suppliers are to confirm that the items incorporated into the works perform in accordance with the performance standards set-out by them.
- 10) Ensure that materials which are selected comply with the requirements of the Building Regulations.
- 11) Ensure that all products incorporated into the works are properly CE Marked where required in accordance with the Construction Products Regulations 2013 (the CPR 2013). Montane Developments will ensure compliance with performance criteria specified under the CPR2013 by the Architect (and others including Engineers, specialist subcontractors etc). At all times contractor to make available on request copy of Declaration of Performance supplied by the Manufacturer for CE Marked products incorporated into the works.
- 12) Provide written confirmations and supporting documentation at interim payment stages when requested to do so by the Contract Administrator / Employers Representative.
- 13) Issue a signed statutory form Certificate of Compliance on Completion at handover.
- 14) Promptly provide to the Assigned Certifier, via the Contract Administrator/ Employer Representative, all documents requested by the Assigned Certifier to enable the Assigned Certifier to collate particulars for the purposes of handover and certification, and/or for further submissions to the Building Control Authority.
- 15) Ensure the coordination and provision of all test certificates and confirmations to the Assigned Certifier via the Contract Administrator/ Employer Representative, to the satisfaction of the Assigned Certifier.
- 16) Co-ordinate the work of all specialist sub-contractors and designers to ensure the coordination and provision of all test certificates and confirmations to the designated inspectors, or Ancillary Certifiers, who are required to provide Ancillary Completion Certificates, as identified by the Assigned Certifier at any stage during the project.
- 17) Maintain progress records for all elements of the works to demonstrate compliance with the building regulations and design specifications.
- 18) Comply with the detailed requirements of the Preliminary Inspection Plan and Inspection Notification Framework as issued at tender, and the detailed requirements of the updated Preliminary Inspection Plan and Inspection Notification Framework as coordinated and agreed with the Contract Administrator/ Employer Representative and Assigned Certifier prior to the commencement of the works, and as amended during the course of the works.
- 19) Provide / furnish Ancillary Completion Certificates to the Assigned Certifier via the Contract Administrator / Employer Representative for specialist works with design, using the form of Ancillary Completion Certificate (refer to Item 3. Sc / Si / Ec / Ei) for specialist sub-contract work as identified in the Preliminary Inspection Plan and Inspection Notification Framework issued at tender and as amended during the course of the works, up to completion.
- 20) Co-operate with the Assigned Certifier, through the Contract Administrator/ Employer Representative in the lodgement of supplementary documentation to the Building Control Authority during the course of the works.
- 21) Between 4-6 weeks in advance of a nominated completion date, provide all completed or prospective documentation and confirmations for which Montane Developments is responsible for, to the Assigned Certifier through the Contract Administrator/ Employer Representative, to enable the Certificate of Compliance on Completion to be registered with the Building Control Authority in accordance with clause 20F(8) of SI 9 2014.
- 22) Afford the Assigned Certifier with all required facilities as under the relevant clause of the contract.

6.7 Montane Developments Approach:

Montane Developments are fully aware that in order to successfully complete this project and achieve the required level of finish, the highest standard of workmanship, supervision, adherence to Project Specification, Quality Control including control of BCAR elements will be required on site.

In order to achieve this goal, we are fully committed to only using competent, experienced specialist contractors and ensuring lessons learned from previous experience on similar type projects are brought to bear at the outset.

Montane Developments will endeavour to establish a good working relationship with the Design Team / Assigned Certifier from the outset of the project.

Past experience has shown that, the timely transfer of information and pre-empting of potential problems will lead to a safe, well managed site and ultimately a project which is delivered on time, budget and in accordance with the required Regulations.

6.8 Supervision of the Works:

Montane Developments shall ensure that sufficient suitably qualified supervision is provided on site at all times, we will endeavour to provide experienced and competent staff to supervise all works carried out under the project, who are familiar with the requirements of the Building Regulations. The following points will be implemented in relation to supervision of the works;

- 1) As outlined previously Montane Developments carries out competency assessments in advance of appointments, where required Montane will make available said competency assessments to the Assigned Certifier.
- 2) Montane Developments will provide 100% supervision of the works in order to demonstrate compliance with the Building Regulations.
- 3) The relevant Specialist Sub-contractor / Subcontractor/ Supplier. The Contractor / Specialist Sub-contractor / Sub-contractor /Supplier shall provide competent supervision by experienced personnel familiar with current Standards and Codes of Practice and other requirements of this specification for all stages of the work.
- 4) Supervisors shall be provided both on and off the site that shall instruct the Contractor's/ Sub-contractors tradesmen, and properly represent the contractor/sub-contractor in all matters related to progress, the technical specification for the works and quality of materials and workmanship.
- 5) Undertake all work with skill and care in order to produce work fit for its intended purpose and of good quality under the direct supervision of operatives with suitable training, experience and competence. Craftsmen shall undertake work requiring special skill. Apprentices should not be permitted to work un-supervised.
- 6) Prior to commencing any installation, specialist sub-contractors / contractors shall attend the necessary pre-installation meetings at the project site to review the materials, installation procedures, co-ordination with other trades, inspection protocols, builders and sub-contractors supervision, and requirements for progress and completion records. Minutes / records of all such meetings, including attendees and a summary of the main issues will be maintained by Montane, these records shall be made available to the Contract Administrator/ Employer Representative and Assigned Certifier upon request.
- 7) Before any work starts, the Sub-Contractor shall notify Montane Developments who shall confirm in writing to the Contract Administrator/ Employer Representative, the names of his appointed supervisors. No work of the Sub-Contractor shall be carried out unless one of the appointed supervisors is present at the place where the work is physically being carried out.
- 8) All work shall be carried out in accordance with the terms and requirements of the works requirements and approved submissions and samples.
- 9) The Architect or Assigned Certifier is only responsible for the completion of partial inspections, of particular elements and random elements only. Montane Developments & specialist Sub-Contractor / Sub-contractor and Suppliers are responsible for inspection of 100% of the works.
- 10) The Architect or Assigned Certifier shall, if required, make random or periodic visits to suppliers' premises to ensure that standards of manufacture and quality control are to their satisfaction.

6.9 Record Keeping:

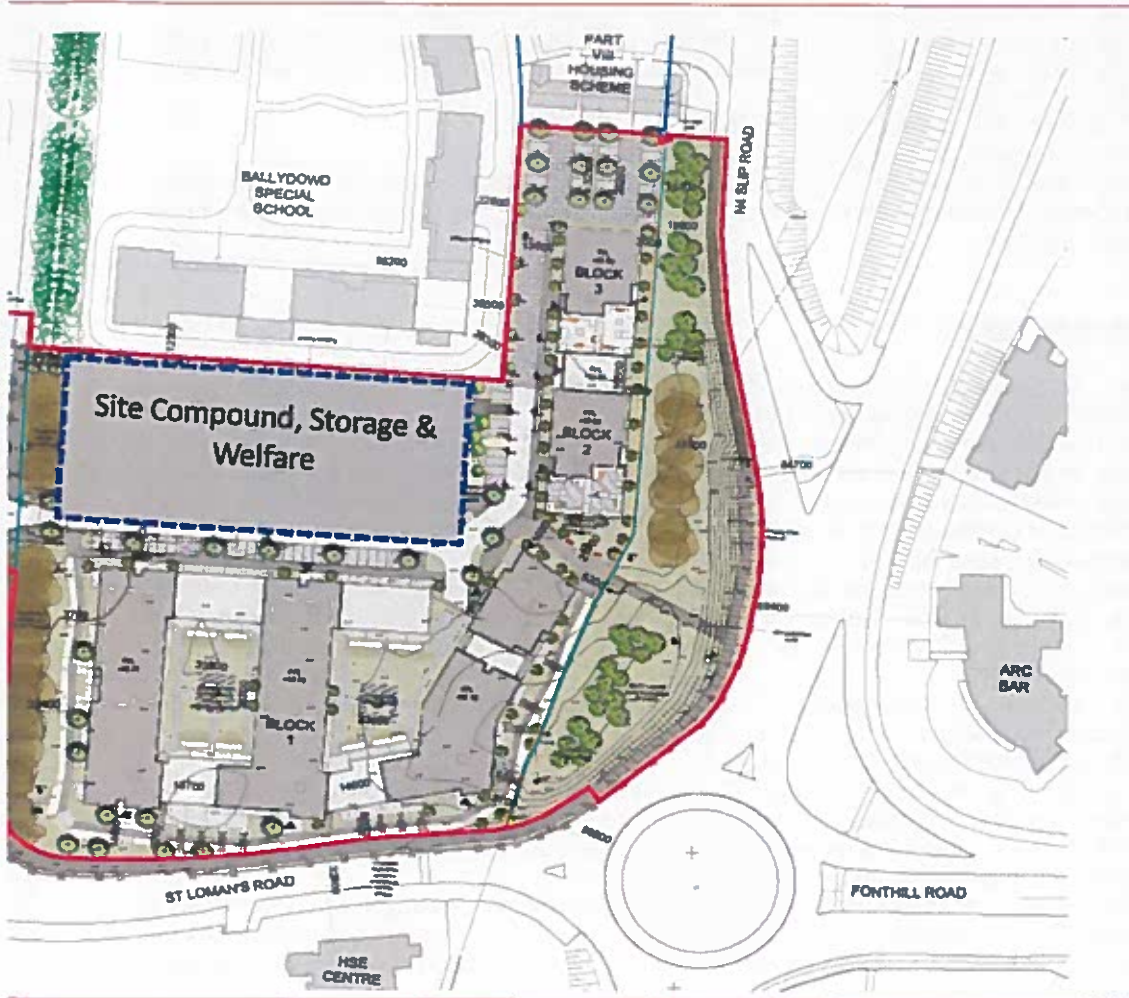
- 1) Montane Developments will maintain all required progress records and inspection records prepared for the project and the Ancillary Certifiers, for the duration of the works until completion. These records shall be prepared in accordance with the Method Statement submitted at tender stage and shall at all times be up to date and available for review on site by the Assigned Certifier.
- 2) Montane Developments have included in our tender costs for the provision of progress records as the works proceed. The frequency and timing of progress records shall be as per the Inspection Notification Framework issued at tender, the Builders programme, and as subsequently agreed and coordinated with the Assigned Certifier.
- 3) Progress records as the works proceed shall be provided by Montane Developments in accordance with their methodology proposed as part of the tender submittal requirements.
- 4) Montane Developments will promptly provide a copy to the Assigned Certifier of all progress records and inspection records prepared during the project.


- 5) At completion, upon instruction from the Contract Administrator/ Employer Representative, Montane Developments shall issue a digital/hardcopy copy of all records, prepared during the works and the Ancillary Certificates to the Assigned Certifier for their records.
- 6) Montane Developments will also retain all records prepared during the works including the Ancillary Certificates for a minimum period of 6 years after the issue of the Final Certificate.
- 7) One hardcopy and softcopy of all records relevant to the Inspection Plan as implemented shall be issued 15 days in advance of the nominated completion date. In softcopy these final records shall be provided in the following format:
 - CD, or Web/cloud-based depository and,
 - Coordinated with the Safety File
- 8) The record should include evidence of the successful execution of the works including tests; Declarations of Performance check sheets, photographs and memos. All evidence shall be indexed by location and date.

6.10 Completion of the works:


- 1) It is noted that completion of this project is contingent upon the successful registration of the works on the Building Control Management System.
- 2) Montane Developments will provide, 4/6 weeks in advance of the nominated completion date, all completed and/or prospective documentation and confirmations for which we are responsible for, to the Assigned Certifier through the Contract Administrator/ Employer Representative, to enable the Certificate of Compliance on Completion to be registered with the Building Control Authority in accordance with clause 20F (8) of SI 9 2014.
- 3) The Assigned Certifier and the Builder shall co-sign the Completion Certificate as set out, supported by all the Ancillary Design Certificates from other members of the design team and the Ancillary Completion Certificates from specialist sub-contractors for which the Completion Certificate is relying on.
- 4) Montane Developments shall assist and facilitate the Assigned Certifier to then lodge/upload the following onto the Building Control Authority system-
 - The signed Completion Certificate, and
 - A schedule of the Ancillary Design Certificated and Ancillary Completion Certificates from other members of the design and construction team, and
 - Outline plans, specifications and particulars for any amendments from those submitted at commencement or during the course of the works, and
 - The Inspection Plan as implemented by the Assigned Certifier during the course of the works.
- 5) Notwithstanding any statutory duty to retain same, in advance of project completion, Montane Developments shall issue to the Assigned Certifier a copy of all inspection records retained during the course of the project.

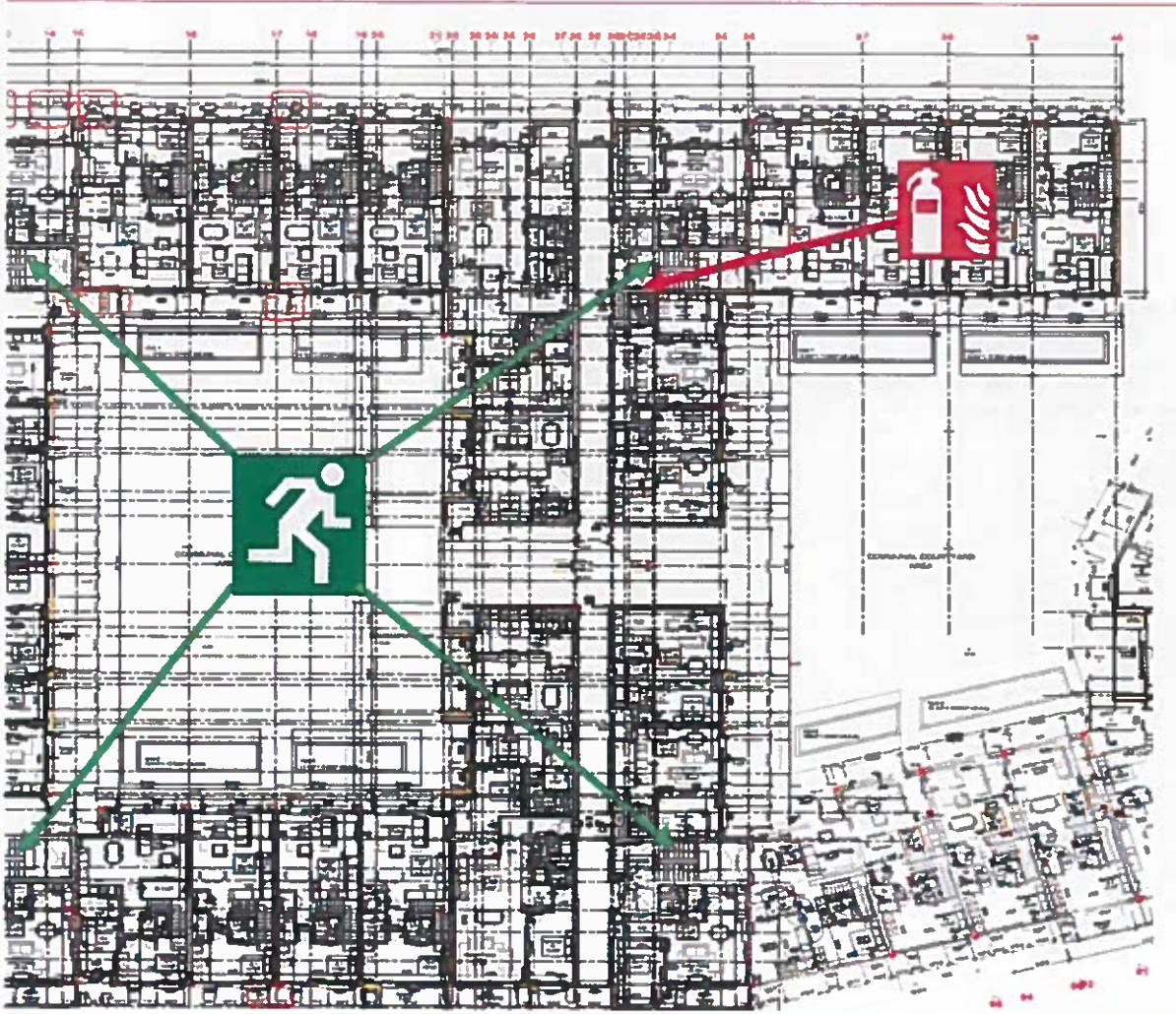
Layout:




Title Access Point	Doc. No. FEP 001	 MONTANE
Ref. document : Traffic signs manual Chapter 8 Temporary traffic measures and signs for roadworks 2010	02/05/2022	



Title Muster Point	Doc. No. FEP 001	 MONTANE
Ref. document Traffic signs manual Chapter 8, Temporary traffic measures and signs for roadworks 2010.	02/05/2022	



Title Sample Fire & Emergency Plan – 1 st Floor Level	Doc. No. FEP 001	
Ref document : Traffic signs manual Chapter 8, Temporary traffic measures and signs for roadworks 2010	02/05/2022	