

Construction & Waste Management Plan

Nutgrove Avenue, Dublin 14



April 2024 – Rev A

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Introduction

This Construction Management Plan and Construction Waste Management Plan include a description of the proposed construction practise / installation method for the development works and how these will be managed for the duration of the works on-site. The plans will be managed throughout the construction phase as required by the appointed Main Contractor – Golden Port Contracting Ltd.

This document presents an outline construction delivery sequence, supported by project construction methodologies that may be adopted during the construction of the proposed development and seeks to demonstrate how such works can be delivered in a logical, sensible, and safe sequence with the incorporation of specific measures to mitigate the potential impact on people, property and the environment while mitigating the risk to the local amenities.

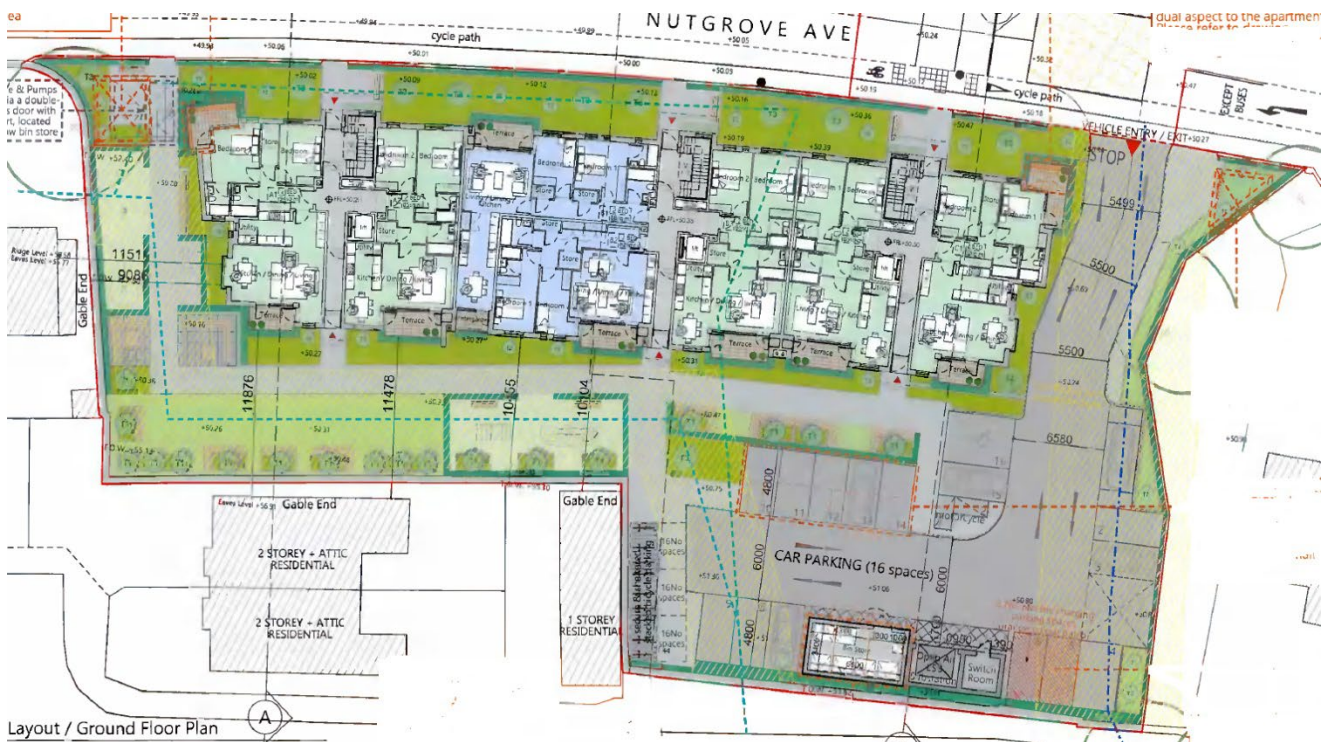
Nothing stated in this document shall supersede or be taken to replace the terms of the construction contract or the detailed design description issued with the construction contract tender or the conditions of planning.

The Construction Management Plan defines the physical and legal limitations within which a person or persons can carry out development works that affect the existing nature of public roads, footpaths, and the surrounding environment for a duration of time.

Planning Context

The proposed development consists of the construction of 28 apartments in a single 4 storey block, on a brown field site, previously operating as a Fuel Forecourt. Planning was granted in January 2022 under Planning Reference SD21A/0101.

Overall Site Block Layout Plan



The site is being developed as a single block / phase, comprising of 28 apartments.

Construction Management Plan

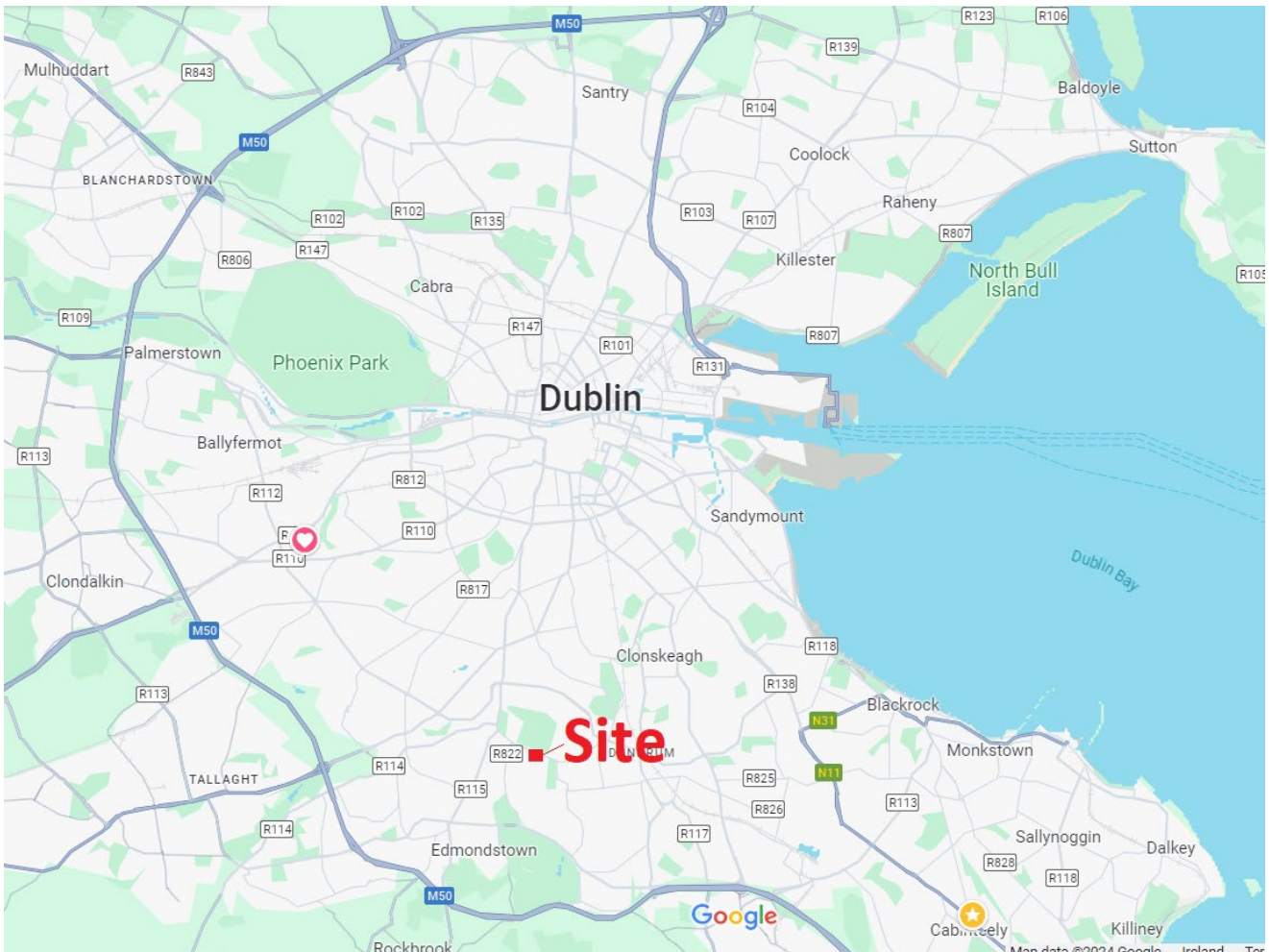
Site Context & Description

The 0.3147-hectare infill brownfield site is located on Nutgrove Avenue in the Dublin suburb of Rathfarnham, Dublin 14. The building type in the area is a mix of two storey traditional terraced housing and low-rise apartment developments of 2-3 storey blocks constructed in the last two decades.

The site has previously been used as a petrol station forecourt.

Previous structures are believed to have been demolished and the site decommissioned in the mid 2010's and the site is currently covered with a mixture of concrete slab and coblock paving and is secured by chainlink fencing to the northern boundary with Nutgrove Avenue, and to the East, a chainlink fence with the Scouts Hall, to the West & Southern boundaries by stone / brick / masonry walls. The site is accessed from Nutgrove Avenue via a vehicle gate.

Wider Site Location



Site Location



Proposed Development

The development will consist of the construction of 28 no. Apartments of which eight are 1 bed apartments, seventeen are 2 bed apartments and there will be three number 3 bed apartments, all in a single 4 storey block. There will be access off Nutgrove Avenue for vehicles & pedestrian to allow for 16 no. surface car parking spaces and 48 bicycle parking spaces to the rear.

Management & Supervision

The Main Contractor’s management team and their responsibilities are set out in the Project Management Chart. This Project Management Team will work in a cooperative and open manner with South Dublin County Council (SDCC) and the members of the residential, business, and social community surrounding this development, in order to bring the project to a satisfactory conclusion in a safe, efficient and environmentally sensitive manner, on time and to the highest possible standards. Dan Ryan is the Site Manager and can be contacted at dan@goldenport.ie or 086 4409946.

General Approach to Programming

Task Name	Duration	Start	Finish	Half 1, 2024			Half 2, 2024			Half 1, 2025		
				J	M	M	J	S	N	J	M	
Pre-Construction Works	100 days	Fri 09/02/24	Thu 27/06/24									
Enabling Works	9 days	Tue 12/03/24	Fri 22/03/24									
Sub-Structure	35 days	Mon 25/03/24	Fri 10/05/24									
Superstructure	97 days	Mon 13/05/24	Tue 24/09/24									
Roofing & Ext Rendering	35 days	Mon 23/09/24	Fri 08/11/24									
External Works	175 days	Mon 22/04/24	Fri 20/12/24									
Fit-Out	165 days	Mon 22/07/24	Fri 07/03/25									

Weekly progress meetings will be held to review current position of all aspects of short- or long-term programmes and adjustments made to same, where deemed necessary. The programme of works will be updated whenever required.

General Site Set-Up

The careful planning and management of construction traffic, operative management including pedestrian egress, deliveries of material, including movements/storage, lifting/hoisting, craneage, waste management, compound /office and welfare facilities will all be key factors in the successful completion of this residential development.

The site will be appropriately secured during the construction phase. A full site compound and car parking facility will be set up on the lands for the construction phase.

South Dublin County Council's relevant departments will be contacted and liaised with as required, prior to the commencement of the development. Where necessary, Road Opening Licence applications will be submitted for approval. Hoarding/temporary fencing will be erected, where necessary, to delineate all site works from public areas located adjacent to the development.

Construction Site Access and Hoarding

All construction related traffic will enter and exit the development site off Nutgrove Avenue. The site is currently secured by a chainlink fence along Nutgrove Avenue, with some hoarding panels attached. This will be strengthened and maintained, with additional screening provided.

Streetview from the Nutgrove Avenue for Construction access.



Existing Site Boundary



There are no compromises as regards adjoining or neighbouring buildings, with complete and secure separation of activities achieved. The gates will be lockable gates and will be controlled during normal working hours by security and flagmen. Pedestrian access to the site for all construction personnel will be via a secure pedestrian gate formed alongside, ensuring controlled access at all times to the site.

Site Compound & Accommodation

The Main Build Contractor will establish the construction compound. This area will be a PPE free area and will be separated from construction activities within the development site by a secure fence line. The Contractor will provide a high standard of well-maintained welfare and office accommodation to all site users.

The Contractor will co-ordinate all tie-in connections and licenses with the appropriate regulatory bodies to facilitate the welfare requirements of the project and specifically the cabin block required. All personnel will proceed through the compound within a designated walkway, with access to the construction site via gates in the exiting hoarding / fence.

The cabin block will encompass the following accommodation:

- Toilets
- Canteen
- Drying Room
- Office

Site Access / Operative Management & Security

The Main Build Contractor will maintain security on the project during the construction period. A combination of monitored CCTV cameras and fulltime security will be in use at various stages of the programme across all site and compound areas.

All construction vehicles and deliveries will be required to book in their deliveries 24hr in advance to ensure they can enter the site immediately on arrival, where they will be directed to their destination on-site. All site personnel and regular visitors will be required to complete a safety induction and site orientation course. Upon completion of this course a security badge will be issued for access purposes. Visitors will be required to sign in at the site entrance and be accompanied at all times while on-site.

Cranage Strategy

Lifting will be via a self-erect Crane. Throughout the project the crane operator will be present on-site to communicate with delivery drivers, to sling loads and monitor all lifting activities to ensure the safe lifting of materials. Prior to the commencement of particular works packages, a lift plan & schedule will be developed with relevant Sub-Contractor, Banksmen and Crane Operators. All lifting operations will be conducted from within the site.

Construction Works Methodology

Enabling Phase

Upon commencement of the project the existing ground level concrete slab will need to be broken out and a piling mat formed to facilitate the piling rig operations. The existing surface water pipe on site will be diverted and any underground services located & marked. Pile locations will be marked out and Piling operations can then take place.

Groundworks Phase

Upon completion of the Piling Phase, the piling mat will be removed, pile caps excavated for and formed. Precast Concrete Ground Beams will then be installed, and hollow-core floor slabs placed to form the new ground floor level of the structure. All drainage and utilities / services will be installed at this point and the ground civilised, allowing for a safe hard standing for set down and scaffolding zones.

Superstructure Phase

The superstructure will comprise concrete vertical ties, masonry block walls, concrete band beams, with precast concrete hollow-core slabs and insitu concrete structural screed. Stairs will be precast concrete dropped in with each floor level. The roof structure will be formed in the same manner.

An external leaf of brick and masonry will be built around the perimeter in conjunction with the above, forming a cavity. Balconies will be formed with precast concrete elements with structural screeds. Roof will be a warm roof construction with insulation laid above a concrete roof slab, laid to falls, with a two layer waterproof membrane above.

Structure will be made watertight by the installation of windows and glazing, fixed in place from within the building, floor by floor.

At all times during the erection of the superstructure, fall protection measures such as barriers and scaffolding will be installed to ensure the safety of workers working at a height.

Internal Finishes / M&E / Commissioning Phase

Once the buildings are weathertight, the internal finishes / M&E / commissioning phase will commence. This will begin with the installation of partition walls, followed by the 1st fix of M&E elements. Fireproofing will be installed as required and signed off prior to the walls being closed. These will then be skimmed which will allow for the M&E 2nd fix to be completed. Internal finishes such as paint, tiles, kitchen cabinets, and bathroom materials etc. will then be installed. Following the connection to the ESB network and the Irish Water supply main and drainage systems, the commissioning phase will begin.

External Siteworks / Landscaping Phase

The external siteworks / landscaping phase will consist of installation of road access to the rear, along with carparking surface laying, pathways, grading of external topsoil, installation of grass, plants, and shrubs all as per overall approved landscaping plan.

Construction Stage Health & Safety Plan

A copy of the Preliminary Health & Safety Plan is provided in Appendix 1. The Main Contractor was appointed in writing, as the Project Supervisor for Construction Stage. The Construction Phase Health & Safety Plan was developed from the Preliminary Health & Safety Plan to comply with Section 16 of the Safety, Health and Welfare at Work (Construction) Regulations, 2006, hereafter referred to as the Construction Regulations. It covers the arrangements for the implementation of and compliance with the Construction Regulations.

The plan will be reviewed periodically and will be revised as required to take account of the progress of the work and any significant changes that occur.

Copies of the developed Health & Safety Plan, and subsequent revisions, will be issued by the Project Supervisor (Construction) to the following:

- Client
- Client's Representative
- Project Supervisor for the Design Process
- Main Contactor Management and Contractors Personnel and Director Responsible
- Subcontractor Management Representatives.

Hazard Identification

The Main Contractor has within the plan, identified the hazards present by setting out the sequence involved in doing the particular work. Utilising an analytical approach in order to assess control and mitigate the hazards identified. As Project Supervisor for the Construction Stage (PSCS), the Main Contractor then establishes control measures calculated to reduce the risk involved for each identified hazard to an acceptable level. These identified hazards and required control measures are then incorporated into the plan.

Restricted Access

Access to the construction works area is limited to authorised persons only. The 'Construction Regulations, 2006' require that all persons working on a construction site have received appropriate training. The 'Safe-Pass' card, showing that the person has received such training, is required for all tradespersons and operatives working on-site.

All of these persons are required to undergo a Site Induction Course prior to first accessing the construction site work areas of this project site.



Work-Place Coordination

Health & Safety issues are the initial item on the agenda at all contract management meetings. Safety issues, which affect more than one Contractor, or which require coordination measures, are dealt with in the project progress meetings, and in Contractor coordination meetings. The attendance will include Site Management & Sub-Contractor's Supervisors.

Design Coordination

The Project Supervisor for the Design Process (PSDP) is responsible for coordination of design activities with regard to protecting the safety, health and welfare of persons involved in construction work. The Project Supervisor for the Construction Stage (PSCS) will communicate with the PSDP to such an extent necessary to enable the Project Supervisors to comply with the Construction Regulations.



This communication will include information on temporary works design coordination, Safety File preparation (by PSDP), design changes and design decisions, or on any matters which materially affect the nature and scope of the Project, as to the extent necessary to enable the Project Supervisors to comply with the Construction Regulations.

Environmental Management

Working Hours

The working hours during the construction process will be in line with the Council's building control codes and planning permissions, noted as being:

Mondays to Fridays – 7.00am to 7.00pm

Saturday – 9.00am to 1.00pm

Sundays & Public Holidays – no activity on site.

Should working hours need to start earlier or later, this will be discussed with Dublin City Council and application made for derogation if necessary. The change in working hours will also be communicated with neighbours well in advance of the work.

Noise & Dust Control

In order to ensure the construction work does not have an adverse impact on those living and working nearby the development site, a risk-based approach to same is being used. Taking into account the locality, the nature of the construction works streams and the duration of the work stream, these will be in-line with the DCC “Air Quality Monitoring and Noise Control Units Good Practice Guide for Construction and Demolition”.

Noise

1. Best Practice Guidelines for the Control/Mitigation of Construction Noise

BS 5228 includes guidance on the various aspects of construction site noise mitigation, including, but not limited to:

- Liaison with neighbours
- Noise monitoring
- Hours of works
- Selection of quiet plant
- Control of noise sources and screening.

Where feasible, the Main Build Contractor has committed to following this guidance as part of their construction works.

2. The Introduction of New Noise Sources onto the Development Lands

It is noted that the redevelopment of the site from commercial / industrial use will give rise to a positive impact in terms of ambient noise levels. During construction stage, the potential of any item of plant to generate noise will be assessed prior to the item being brought onto the site:

- Consideration of alternatives
- Information to be submitted by the Contractor.
- In-situ noise measurement.

To this end, consideration will be given to the following issues:

- Hours of operation being correctly observed.
- Opportunities for noise control 'at source'
- Optimum siting of plant items
- Plant items being left to run unnecessarily.
- Correct use of proprietary noise control measures
- Materials handling
- Poor maintenance.

Dust

The objective of air pollution and dust control measures at the development site is to ensure that no significant nuisance occurs at nearby sensitive receptors. In order to develop a workable and transparent dust control strategy a Dust Management Plan will be prepared for the site.

The key features of the Dust Management Plan are:

- The specification of a site policy on dust.
- The identification of the site management responsibilities for dust.
- The development of documented systems for managing site practices and implementing management controls.
- The development of means by which the performance of the dust management plan can be assessed.

Dust Site Management

The aim is to ensure good site management by avoiding dust becoming airborne at source. This will be done through good design and effective control strategies.

At site set-up stage the siting of construction activities and storage piles will take note of the location of sensitive receptors and prevailing wind directions in order to minimise the potential for significant dust nuisance.

In addition, good site management ensures the ability to respond to adverse weather conditions by either restricting operations on-site or using effective control measures quickly before the potential for nuisance occurs:

- During working hours, technical staff shall be on-site and available to monitor dust control methods when required to do so.
- Complaint registers will be kept on-site detailing all telephone calls and letters of complaint received in connection with construction activities, together with details of any remedial actions carried out.

- It is the responsibility of all Subcontractors to at all times demonstrate full compliance with the dust control conditions herein.
- At all times, the procedures put in place will be strictly monitored and assessed.

The dust minimisation measures shall be reviewed at regular intervals during the construction phase to ensure the effectiveness of the procedures in place and to maintain the goal of minimisation of dust through the use of best practise and procedures. In the event of dust nuisance occurring outside the site boundary, site activities will be reviewed, and satisfactory procedures implemented to rectify the problem. Specific dust control measures to be employed are highlighted below.

Dust Control - Storage Piles

The location and moisture content of storage piles are important factors which determine the potential for dust emissions.

- Overburden material will be protected from exposure to wind by storing the material in sheltered regions of the site.
- Regular watering can take place to ensure the moisture content is high enough to increase the stability of the soil and thus suppress dust.
- The regular watering of stockpiles has been found to have an 80% control efficiency.

Dust Control - Public Roads

Dust control measures will be implemented, in full accordance with the anticipated grant of planning permission, and in line with best industry practise.

Spillage and blow-off of debris aggregates and fine material onto public roads should be reduced to a minimum by employing the following measures:

- Vehicles delivering material with potential for dust emissions to site or off site, shall be enclosed or covered with tarpaulin at all times where feasible to restrict the escape of dust.
- Adjoining public roads, will be regularly inspected for cleanliness, as a minimum on a bi-weekly basis, or daily at times as required and cleaned as necessary. A road sweeper truck will be made available to ensure that public roads are kept free of debris.
-

Traffic Management

As per the Construction Management section above, during the construction stage, the access to the development site, will be off Nutgrove Avenue.

This existing entrance provides good site lines for use during the construction phase. Warning signage will be erected indicating the construction entrances to traffic and pedestrians. The public roads and footpaths will be kept clear and clean.

There is an increased risk of injury at any construction site vehicular access point, due to the interface with vehicular construction traffic during these construction works. Thus, construction vehicular traffic access / egress during the construction phase will be managed at all times.

A detailed site logistics plan will be developed for the project. Contractor's deliveries must only be made at agreed times and must not disrupt other road (vehicular or pedestrian) traffic.

Construction Traffic Rules

Access to site is restricted as follows:

- Pedestrians have 'Right of Way' at all times.
- Do not use mobile phone while driving within or to/from the site.
- Cars have 'Right of Way' at all times.
- Do not use any access marked 'No Construction Access' for access, parking or reversing.
- Maximum vehicle and load Height is 4.5 metres' clearance.

Construction Vehicle Access is only permitted as follows:

- For Delivery vehicles - By schedule and coordinated by site management.
- For all construction project related vehicles
 - Between 7.00 am - 7.00 pm (Mon - Friday)
 - Between 9.00 am - 1.00 pm (Saturday).

Also construction vehicles are not allowed to access certain areas:

- Construction vehicles are not allowed to not use any access gateway not associated with the site for access, parking or reversing.
- Construction personnel are not permitted to park private and/or company vehicles at any illegal location that may cause a nuisance to the surrounding neighbourhood. The project site compound can provide a limited amount of Contractors' parking space.

Vehicle Restrictions

Delivery vehicles are not permitted to access this project site outside scheduled times. The suppliers of construction materials, services and equipment will be informed in writing of the delivery restrictions, and in particular the permitted access hours, for access and egress to and from the site compound / loading / unloading areas. They will be given a contact phone number, so that individual drivers can alert site management before they attempt to access the site.

The Suppliers / Subcontractors of construction materials, services and equipment will be informed in writing of the delivery restrictions.

Pedestrians, both on the public footpath, and at site access gateways, have automatic 'Right of Way' over construction related delivery vehicles at all times. The suppliers of construction materials, services and equipment will be informed in writing of this automatic 'Right of Way' over construction related delivery vehicles. Construction personnel on-site will also be informed of the 'Right of Way' for pedestrians on campus at all times and places.

Points-Men

Points-men for guiding deliveries into and from site shall wear bright coloured jackets with a combination of fluorescent material for daylight visibility & retro-reflective material for poor-light conditions (Hi-Vis Vests).

Sanctions for Non-Compliance

Construction-related vehicles which do not comply with the written delivery restrictions will be 'banned' from any further access to this site and the organisation responsible for the vehicle will be censured.

Road Works

Any works element involving construction work on the public road will require prior authorisation. An application for an appropriate Road-works Licence, based on the type of work intended to be undertaken on the public road will include a traffic management plan to show how the proposed works interface with both vehicular and pedestrian traffic will be managed.

Construction Waste Management Plan

Introduction

Construction related waste matter will be generated in this development.

The National Construction and Demolition Waste Council (NCDWC) published 'Best Practice Guidelines for the Preparation of Waste Management Plans for Construction and Demolition Projects' in 2006 in conjunction with the Department of the Environment, Heritage and Local Government (DoEHLG). These Guidelines have been followed in the preparation of this document and include the following elements:

- Predicted C&D wastes and procedures to prevent, minimise, recycle and reuse wastes;
- Waste disposal/ recycling of C&D wastes at the site;
- Provision of training for waste manager and site crew;
- Details of proposed record keeping system;
- Details of waste audit procedures and plan; and
- Details of consultation with relevant bodies i.e. waste recycling companies, Dublin City Council etc.

Section 3 of the Best Practice Guidelines identifies thresholds above which there is a requirement for the preparation of a C&D Waste Management Plan. The proposed development requires a CDWMP under the following two criteria:

- New residential development of 10 houses or more;
- Demolition / renovation / refurbishment projects generating in excess of 100m³ in volume of waste.

Other guidelines followed in the preparation of this report include 'Construction and Demolition Waste Management – a Handbook for Contractors and Site Managers' published by FAS and the Construction Industry Federation in 2002. These guidance documents are considered to define best practice for construction and demolition projects in Ireland and describe how construction and demolition projects are to be undertaken such that environmental impacts and risks are minimised and maximum levels of waste recycling are achieved.

Non-Hazardous Arisings

During the construction phase there will be some building materials waste generated. This will include for example, excess ready-mix concrete and mortars, timber off-cuts, damaged concrete blocks, plastics, metals, ceramic off-cuts, cladding offcuts and tiles. Plastic and cardboard waste from packaging and oversupply of materials will also be generated.

The classification of waste soil material as non-hazardous and / or hazardous will be based on the web based tool www.hazwasteonline.com. This tool is recognised by the EPA as an acceptable method for classifying material in accordance with the Waste Directive Regulations and Waste Packaging Regulations. Waste soil will be further classified using Waste Acceptance Criteria as set out in the European Communities Council Decision 2003/33/EC, in addition to Waste Receiver's licence specific acceptance criteria.

Hazardous Arisings

Contaminated Soil & Groundwater

The development includes the construction of pile caps & ground beams and as such associated construction works will include the excavation of soil. There maybe arisings from piling operations. Based upon initial investigation and subject to further investigation it is considered that no groundwater will be encountered during the construction phase. In any event all arisings will be appropriately tested, classified and disposed of by the appointed Subcontractor.

Disposal of Hazardous Waste Materials

Golden Port Contracting Ltd. shall ensure that hazardous materials arising from the project works will be identified through Asbestos Surveys and Waste Classification Reports and removed and kept separate / stored in a secured location on-site, segregated from other C&D waste materials to avoid contamination. Ensuring that these will then be removed from site by appropriately licensed (WTF) transport vehicles for disposal at appropriately licensed Hazardous Waste Disposal facility / facilities. Golden Port Estates Ltd. retaining a copy of each WTF docket (per load) supplied by the particular Hazardous Waste Transport Contractor.

Disposal of Wastewater from Site

In circumstances where this project site has a need to dispose of wastewater from site into the public drainage system, then there is a statutory requirement for an effluent discharge licence to be obtained from Irish Water.

The wastewater could be any of the following:

- Groundwater produced by pumped de-watering of excavations.
- Process water from cleaning operations.

Wastewater arising from these project' works, such as groundwater and / or process water shall be correctly disposed of by Golden Port Contracting Ltd.

- Materials classified as Hazardous Waste under the Waste Management Acts, 1996 & 2001 shall not be discharged to receiving waters.
- Other waste-waters (including fire-water and accidental spillages etc.) arising on-site shall not be discharged to ground waters or surface waters without the prior authorisation of Irish Water.

Fuels/Oils

In the event there is to be any on-site storage of fuels or oils during the construction process then all storage tanks and draw-off points will be bunded and located in a dedicated, secure area of the site. Site personnel will be trained in appropriate refuelling techniques. It is not expected that there will be any fuel/ oil wastage at the site.

Other Hazardous Substances

Paints, glues, adhesives, and other known hazardous substances will be stored in designated areas. They will generally be present in small volumes only and associated waste volumes generated will be kept to a minimum.

Proposed Development

The development will comprise of 28 residential apartment units.

Table 2 sets out the estimated assessment of waste quantities to be involved in the course of this development.

C&D Waste – Assessment of Quantities Involved (Estimated)

C&D Waste Material	EWC Code	Estimated Quantity (Tonnes)
Clay and Stones	17 05 04	120
Tarmac hardstanding	17 03 02	Zero
Concrete	17 01 01	100
Masonry	17 01 02	50
Wood	17 02 01	35
Packaging	17 02 03	20
Steel	17 04 05	3
Hazardous Material	17 09 03	Zero
Other Waste Materials (inc. gypsum plasterboard)	17 09 04 (17 08 02)	10
Total Materials Generated (Estimated)		337

Waste materials will have to be moved off site. **Table 3** overleaf sets out the planned disposal mechanisms.

Planned Disposal

EWC Code	Estimated Quantity	Disposal Route	Disposal Details
17 03 02	Zero		
17 01 01	100	To Be Transported by Thorntons Recycling to their Licenced Waste Disposal Facility	Waste Collection Permit Details to be confirmed
17 01 02	50	To Be Transported by Thorntons Recycling to their Licenced Waste Disposal Facility	Waste Collection Permit Details to be confirmed

17 02 01	35	To Be Transported by Thorntons Recycling to their Licenced Waste Disposal Facility	Waste Collection Permit Details to be confirmed
17 02 03	20	To Be Transported by Thorntons Recycling to their Licenced Waste Disposal Facility	Waste Collection Permit Details to be confirmed
17 04 05	2	To Be Transported by Thorntons Recycling to their Licenced Waste Disposal Facility	Waste Collection Permit Details to be confirmed
17 09 04	10	To Be Transported by Thorntons Recycling to their Licenced Waste Disposal Facility	Waste Collection Permit Details to be confirmed

Wastes Arising and Proposals for Minimisation / Reuse / Recycling

General

The control and correct disposal of Waste Materials, which are produced by the construction process, is necessary to ensure (i) safe access and egress from the works, and (ii) to protect the natural environment.

Each Contractor shall ensure that they constantly maintain a clean and tidy work area. A 'Clean as You Go' house-keeping policy applies to all work on this project site. Each Contractor and their personnel on this construction project are responsible for cleaning up their own waste materials at regular intervals throughout each day. These waste materials are to be deposited in the designated waste bins and waste skips.

Each individual is expected to be pro-active with regard to house-keeping of waste materials and debris. Waste and debris are everyone's problem, so each individual is expected to clean up waste if you come across it in the workplace.

Litter is not permitted and waste bins for canteen waste and personal rubbish are provided in the Offices, Welfare facilities and in the site compound.

Building materials shall be stored and processed in an organised and safe manner, which allows for limits on wastage, together with safe access and egress. This storage and organised process work is the responsibility of the Contractor involved. The Construction Procurement Manager shall ensure that materials are ordered so that the quantity delivered, the timing of the delivery and the storage is not conducive to the creation of unnecessary waste.

Proposals for Minimisation Include:

- Using the development Bill of Quantities (BOQ) the Procurement Manager, along with the Site Manager, can predetermine exact amounts of materials required for the development and order from the quantities measured in the BOQ. The Procurement Manager will then issue a Purchase Order for the total material amount to the selected supplier.
- Ensuring materials are ordered on an "as needed" basis to prevent over supply to the site.
- Purchasing coverings, panelling or other materials in shape, dimensions and form that minimises the creation of excessive scrap waste on-site.
- Ensuring the correct storage and handling of construction materials to minimise generation of damaged materials / waste e.g. keeping deliveries packaged until they are ready to be used.
- Ensuring the correct sequencing of operations.
- Assigning individual responsibility (through appropriate contractual arrangements to Subcontractors for the purchase of materials and for the management of waste arising from their activities, thereby ensuring that available resources are not expended in an extravagant manner at the expense of the Main Contractor).

Proposals for Reuse Include:

- The existing concrete slab which forms the solid yard surface can be broken up and crushed, to be used for the piling mat.

Proposals for Recycling of Waste Include:

- Waste timber can be recycled where the waste is suitable for shredding.
- Timber can also be sent for reprocessing as medium density fireboard.
- Waste Concrete can be utilised as fill material where the required specifications can be met.
- Excavated clay and C&D waste-derived aggregates are considered suitable for certain onsite construction applications.

Disposal to Waste Containers (Skips)

Construction Waste materials, from both excavation and new construction works, shall be disposed of correctly. Plastics, paper, glass, and organic (canteen waste) materials shall be placed in one particular, specified waste container. Timber, sawdust, etc. shall also be placed in a general waste container. Dry-fill materials, such as earth, plasterboard, concrete block rubble, hard concrete, and broken bricks, etc. shall also be placed in a general waste container. Metal scrap shall also be placed in a general waste container. This disposal, to these waste containers, is part of the regular and on-going clean-ups to be undertaken by manpower provided by each Contractor.

Prohibitions on Disposal

The following means of disposal are not permitted:

- The disposal of waste contaminants by pouring them in to the sewers, drains or water-courses.
- The disposal of waste materials by burning them.
- The disposal of waste contaminants by putting them in ordinary rubbish skips or by burying them.

Golden Port Contracting Ltd. shall maintain records of waste disposal from site, including copies of each waste disposal Contractor's waste collection permit for the appropriate geographic area and also

the waste facility permits / licenses for the disposal / recovery / recycling destination of the waste material. Golden Port Contracting Ltd. shall retain a copy of each waste collection docket (per load) supplied by the particular Waste Transport Contractor and shall ensure that disposal of waste from this construction project' site shall be in accordance with current legal and regulatory requirements.

Roles including Training & Responsibilities for C&D Waste

Responsibilities

The Project Manager, as the Project' C&D Waste Manager/ Recycling Co-ordinator, is responsible for the implementation of the C&D Waste Management Plan for this project site. The Construction Director is Liam Mounsey (086 8183259). **The Contract Manager is David Barrett (085 8014454).**

The Purchasing Manager will ensure that materials are ordered so that the quantities delivered, the timing of the deliveries, and the storage of these materials are not conducive to the creation of unnecessary waste. The Purchasing Manager is Paudi Devlin (086 0133913).

The Contract Manager, the Project Manager, and the Site EHS Officer all monitor the ongoing construction activities and assist in the implementation of the C&D Waste Management Plan for the project site.

Project Manager's Duty

The Project Manager is responsible for the compilation and update of the site specific Register of Environmental Aspects and Impacts in consultation with the EHS Team. The Site / Project Manager shall ensure the following are implemented on-site:

- To implement the Environmental Policy on-site.
- To hold an EHS site start-up meeting and to record the minutes of this meeting.
- To organise the project works so that the environmental controls, detailed in the Site' Aspects & Impacts register, are complied with.
- To be aware of the requirements of any Environmental Hazards surveys for the site.
- To ensure that relevant Local and / or National Authorities or Regulatory Bodies are notified of any site activities with an environmental impact requiring statutory notification.
- To ensure that relevant Local Authority / Regulatory Bodies' permits / licences concerning site activities with an environmental impact are obtained.
- To keep records of any communications between site and relevant Local Authority / Regulatory Bodies' concerning environmental matters.
- To implement 'Good Waste Management Practices' including the segregation of hazardous and non-hazardous wastes.
- To ensure that waste materials are disposed of correctly, including that waste is transported from site by a licensed 'Waste Transport' organisation on vehicles listed in the waste transport licence; that the waste removal is correctly recorded by keeping records of the waste collection dockets (each docket showing the vehicle registration, the load quantity and type); and obtaining a copy of the 'Waste Facility Permit' from each waste transport organisation for the waste facility licensed for final disposal of that particular waste type.
- To keep record of all official communications & corrective actions (complaints etc.) particular to the site.
- To implement 'Good House-keeping' Practices on-site.
- To organise material storage arrangements to avoid additional wastage.
- To have precautionary 'Spill Containment' measures on-site.
- To report any environment incidents on the 'EHS Dangerous Incident & Damage Report Form' to Head Office.

- To maintain records of environmental toolbox talks given on-site.
- To implement the actions marked on EHS Inspection Reports of the site.
- To complete the Site Exit Checklist at completion of the construction project and to send this checklist to Head Office.

Training

Copies of the Project' C&D Waste Management Plan will be made available to all relevant personnel on-site. All Subcontractors and site personnel will be instructed about the objectives of the Project' C&D Waste Management Plan and informed of the responsibilities consequently theirs as a result of its requirements.

Induction Training

The initial elements of this training will be given as part of site induction training.

Task Training

Where source segregation, selective demolition or material reuse techniques apply, each individual involved will be given 'Task Specific' instructions on how to comply with the Project' C&D Waste Management Plan.

Record Keeping Procedures

Golden Port Contracting Ltd shall retain EMS records for C&D Waste arising from this site and shall retain EMS records for Hazardous Waste arising from the construction project works as follows:

- **Waste Identification** - This will specify whether the waste is Hazardous / Non-hazardous. It will list the EWC Code for that particular waste.
- **Waste Route (Disposal, Recycling, Reuse)** - This will specify whether the waste is sent for Disposal, Recycling or Reuse.
- **Waste Carrier** - This will specify the carrier who transports the waste off site.
- **Waste Carrier Collection Permit** - A copy of each hazardous waste carrier's WTF shall be retained in the DB' site records (site EHS Records file).

- **Waste Carrier Collection Docket** - A copy of the WTF shall be required for every individual load before it is removed from site.
- **Waste Facility Name, together with Licence/ Permit Number** - A copy of each destination Disposal Facility's name, together with the Facility's Licence / Permit Number, shall be retained in the site records (site EHS Records file)

Record Control

All records related to the EMS shall be retained by staff in accordance with the documented EMS procedures. All records shall be stored in an organised manner to facilitate their retrieval and in a manner so as to protect them from damage, deterioration or loss. A full listing of all records retained for the purposes of the EMS shall be retained by the EHS Manager.

Control of the Computer System

Computer backups are controlled internally and the antivirus software on the server facilitates the virus scanning of all documents coming into or within the company.

Waste Auditing Protocols

A formal method has been set-up for auditing of the Golden Port Contracting Ltd. on-site EHS system.

The EHS manager is responsible for ensuring that a full set of internal audits are conducted on this site for the project lifespan.

Appendix 1 – Preliminary Health & Safety Plan



PRELIMINARY HEALTH AND SAFETY PLAN

Project: Apartment Block Development.
Nutgrove Avenue,
Rathfarnham,
Dublin 14.

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Introduction

Preliminary Health and Safety Plan

This Preliminary Health and Safety Plan was prepared in accordance with the *Safety, Health and Welfare at Work (Construction) Regulations 2013* and in accordance with PAMES Developments Ltd's role as Project Supervisor for Design Process (PSDP).

Prior to design work commencing for this project, site investigations so far as were reasonably practicable were undertaken, however as work on this project proceeds, issues may arise which require reassessment of the construction risks. If such circumstances arise the appointed Project Supervisor for the Construction Stage (PSCS) (TBC) shall inform the appointed Project Supervisor for the Design Process (PSDP Pames Developments Ltd) immediately of such changes.

The PSDP is responsible for the co-ordination of all designers involved in the design process for this project and will arrange in conjunction with the Project Manager (Golden Port Contracting Limited Ltd.) for regular design team meetings, at least fortnightly or as often as may be necessary. The PSDP and Project Manager will disseminate information regarding this project to all parties involved in good time to enable the safe construction of this project.

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1. Project Brief

1.1 Name of Client

Name: Golden Port Developments Ltd.
Address: Ardee House, River Road, Blanchardstown, Dublin 15
Contact: Dan Ryan
Telephone: 086 4409946
Email: dan@goldenport.ie

Name of Builder

Name: Golden Port Contracting Limited Ltd.
Address: Ardee House, River Road, Blanchardstown, Dublin 15
Contact: Dan Ryan
Telephone: 086 4409946
Email: dan@goldenport.ie

Appointed Project Team

Project Supervisor Design Process

Name: PAMES Developments Ltd.
Address: 26 Mountjoy Square East, Dublin 1
Contact: Thomas Cassells
Telephone: 01-6950204
Email: thomas.cassells@pames.ie

Architect:

Name: PAMES Developments Ltd.
Address: 26 Mountjoy Square East, Dublin 1
Contact: Michael Tweed
Telephone: 01-6950204
Email: Michael.tweed@pames.ie

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Civil & Structural Engineer:

Name: PAMES Developments Ltd.
Address: 26 Mountjoy Square East, Dublin 1
Contact: Thomas Cassells
Telephone: 01-6950204
Email: thomas.cassells@pames.ie

Project Manager:

Name: Golden Port Contracting Limited Ltd.
Address: Ardee House, River Road, Blanchardstown, Dublin 15
Contact: Dan Ryan
Telephone: 086 4409946
Email: dan@goldenport.ie

Fire Consultants

Name: Maurice Johnson & Partners
Address: The Anchorage, Charlotte Quay, Dublin 4
Contact: Martin Harold
Telephone: 01 6618086
Email: mharold@mjp.ie

Mechanical & Electrical Consultant

Name: McElligott Consulting Engineers.
Address: Unit D4, Riverview Business Park, Nangor Road, Dublin 12
Contact: Richard McElligott
Telephone: 087 4174246
Email: richard@mcelligott.ie

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Project Supervisor Construction Stage

Name: Golden Port Contracting Limited Ltd.
Address: Ardee House, River Road, Blanchardstown, Dublin 15
Contact: Dan Ryan
Telephone: 086 4409946
Email: dan@goldenport.ie

If any additional external Consultants are appointed, they will be added to this list.

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1.2 Location of Project

The site is located on Nutgrove Avenue, Rathfarnham, Dublin 14.

1.3 Existing Land Use / Drawings

The site is located on Nutgrove Avenue, Rathfarnham, Dublin 14. The site is bound to the North by a boundary fence along Nutgrove Avenue, to the East by a boundary fence with an adjoining site and to the south and west by a boundary block wall with adjoining properties. The site was previously used as a Petrol Station.

All construction information pertaining to this project is available with the tender package, further requests for information should be made to the Project Supervisor for the Design Process (PSDP) PAMES Developments Ltd.

1.4 Description of Project

The development consists of a single storey residential block, 4 storeys in height, on a 0.3157 ha site. There is vehicular access to the rear of the site which accommodates 16 no. car spaces, free bicycle parking, a bin store, and an ESB Substation.

1.5 Timescale / Sequence of Project

The project is programmed to be completed by end of July 2025.

This time scale was arrived at by the experience of the design team estimating the time scale from knowledge and experience of similar development projects.

A comprehensive programme for the completion of this project will be drawn up by PAMES Developments Ltd the Project Supervisor for the Design Process (PSDP) following discussion at the Co-ordination meetings, where conditions or format changes the programme it will be reviewed at the Co-ordination meetings with Golden Port Contracting Limited Ltd. the Project Supervisor for Construction (PSCS), Site Management and the Design Team in order to ensure work is completed in a safe manner and on time.

Where the construction sequence/timing is changed, then the adequacy or otherwise of the time for completing the works will be reviewed by the PSDP, the Project Manager and PSCS Team.

1.6 Critical Dates

The PSCS must produce a detailed project programme to be included in the Developed Construction Stage Health & Safety Plan and to be updated as required; all amendments must be notified to the PSDP, the Project Manager and the Client.

1.7 The Design

At this stage the design provides for standard construction techniques to be employed.

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1.8 Restrictions on Work Site

The Client and his appointed Project Supervisors for the; Design Process and Construction Stage will monitor Health & Safety compliance throughout this project.

Where breaches of Health & Safety; Legislation, Regulations, Codes of Practice, Site Rules, or Industry Best Practice are identified the Client and PSDP reserve the right to; issue "Directions" in order to correct such breaches and to Stop work where there is imminent danger to the health & safety of persons.

Other restrictions:

- (1) Deliveries to site will be scheduled so as to reduce interference with traffic and pedestrians.
- (2) Litter and dust levels shall be controlled and kept to a minimum.
- (3) Work at Height and lifting operations shall not be permitted in extreme weather conditions e.g. strong winds, lightning storms and in snow or ice.
- (4) Lifting Operations shall stop when conditions exceed the safe working limits of lifting equipment.
- (5) Storage of materials on site will be restricted to the designated site compound and will be in a planned manner so as not to impede safe access and egress, housekeeping must be maintained throughout.
- (6) Every effort must be made to minimise the impact of construction work on the occupants of this block and the adjoining premises and pedestrians.

1.9 Restrictions on Working Hours

Building works **may** be carried out between the hours of 7am until 6pm Monday – Friday, 9am until 1pm Saturdays. Construction works are not permitted on Sundays and Public Holidays.

Any out of hour's works **shall** first be agreed with Golden Port Contracting Limited Ltd. and approved by the Project Supervisor for the Construction Stage (PSCS).

1.10 Liaison

All significant design changes which effect how this project is executed and constructed or the time scale for this project shall be communicated by the PSCS to the PSDP and Project Manager immediately and subsequently to all involved as soon as necessary or at the next Co-ordination Meeting.

The PSCS will inform the PSDP and Project Managers of any unforeseen eventualities on site, which may affect the design, execution, or construction of this project immediately.

A combined Design, Construction and Health & Safety meeting will be held fortnightly or as deemed necessary by the PSDP in consultation with the Project Managers and PSCS.

A weekly schedule of works shall be submitted to the weekly co-ordination meeting and Park Property Manager outlining all works which may cause; excessive noise, traffic (pedestrian/vehicular) disruption, require the use of MEWP's or cranes.

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2.0 The Existing Environment

2.1 Site location

The site is the Nutgrove Avenue, Rathfarnham, Dublin 14.

2.2 Building Occupants/Use

The development consists of a single storey residential block, 4 storeys in height, on a 0.3157 ha site. There is vehicular access to the rear of the site which accommodates 16 no. car spaces, free bicycle parking, a bin store, and an ESB Substation.

2.3 Existing Services

There is an existing Irish Water 600mm diameter foul water sewer traversing the site in a South to North direction that is due to be diverted. There is also an existing 300mm diameter Irish Water watermain along the Eastern boundary traversing the site in a South to North direction.

It is the responsibility of the PSCS and contractors to ensure that they identify any services such as electrical, telecom or water before commencing any works.

2.4 Existing Structures and Buildings

The site is currently covered in a part by a concrete slab, in part by gravel, with some small sheds, blockwork boundary walls to the south and west plus a palisade fence along the northern and eastern boundaries.

2.5 Ground Conditions

Typical the site is covered in made ground (clay with many small boulders). Below the made ground is a layer of brown slightly sandy gravelly clay over very stiff grey slightly sandy slightly gravelly clay with occasional cobbles and boulders.

Refer to site investigation report prepared by URS.

3.0 Construction

Construction Materials

The construction materials which may be encountered or used on this project are generally standard construction materials such as; concrete, precast concrete, cement, reinforcement, steelwork, and concrete block work.

Normal precautions to be taken for working with cement-based materials.

Solvent based materials may be used for roofing through specialist contractors used to using these materials will be employed for this work.

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3.1 Temporary Works Design Certification

Where Temporary Works are required for the purpose of construction or access to any part of this project a Temporary Works Design shall be issued to the PSDP before the temporary works are constructed.

Temporary Works Design Certificates are required for all temporary works use on this project and shall be provided to the PSDP by the PSCS before being constructed, brought into use, or loaded.

3.2 Design and Installation of Anchors

Where the use of Anchor fixings is specified or required, they shall be installed and used in accordance with the "Code of Practice for the Design and Installation of Anchors".

Form FM-01 shall be completed by the project designer.

Form FM-02 shall be completed by the anchor manufacturer and sent to the designer along with a computer printout for approval.

Form FM-03 shall be completed by the anchor installer.

3.1 Permanent Works Design Certification

Permanent Works Design Certification is required for all completed structure, mechanical and electrical systems.

4.0 Site Health & Safety Rules

The site health & safety rules which are to be implemented on this project are attached to this document in appendix (ii).

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5.0 The Safety File

Safety File Preparation

There is no Safety File available at present however documents which will form the basis for the Health & Safety File for this development such as; drawings, surveys, investigation reports etc. are available with the tender package from the Design Team.

The Project Supervisors for the Design Process (PAMES Developments Ltd) is responsible for handing over a comprehensive and complete Health & Safety File for this project to the Client.

The appointed Project Supervisors for the Construction Stage is responsible for gathering the Health & Safety File information from each contractor and ensuring that it is delivered to the PSDP in good time and in the formats agreed with by the Client.

PAMES Developments Ltd will endeavour to ensure that relevant information required for the Safety File, as referred to in Regulation 13, is included and that the Safety File is handed over to the Client, promptly upon completion of this project.

The Client, shall keep and maintain the Health & Safety File and shall furnish it to any persons undertaking maintenance, construction, or demolition works on these premises.

Information to be included in the Safety File

DESIGN	
Appointments; Notifications to the HSA: PSDP	PSDS & PSCS. AF1, AF2 Opinion on Compliance Specification for the works
Architects	Opinions on Compliance / Design Cert.
C & S Consultant	Opinion on Compliance / Ancillary Cert.
M & E Consultant	Ancillary Certificate
Fire Consultant	Ancillary Certificate
All Contractors	Opinion on Compliance
PSCS	Fire Stopping Certification
PSDP	General Arrangement Drawings
PSCS	Construction Drawings
Construction Materials	Material Report/certification & MSD Sheets
CONSTRUCTION	
All Contractors:	Letter of Compliance/Conformance. Ancillary Certificates. Warranties. Specifications. As Built Drawings. Fire Door Certification and Door Schedules. Fire Stopping Certification & as Installed. Operation and Maintenance Manuals. Technical and Material Safety Data Sheets. Commissioning Certificates.

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6.0 Designer and Construction Hazards

THE GENERAL PRINCIPLES OF PREVENTION:

The following "General Principles of Prevention" have been taken into consideration and applied during the design of this project and in determining the time scale for its completion.

The "General Principles of Prevention" are as follows:

1. Avoid risks.
2. Evaluate the risk which cannot be avoided:
3. Combating the risks at source:
4. Adapt work to the individual, especially as regards the design of workplaces, the choice of work equipment and the choice of working and production methods, with a view, in particular to alleviating monotonous work and work at a predetermined work-rate and to reducing their effects on health:
5. Adapting the place of work to technical progress:
6. Replace dangerous articles, substances, or systems of work by the non-dangerous or less dangerous articles, substances, or systems:
7. Developing a coherent overall prevention policy which covers technology, organisation of work, working conditions, social relationships, and the influence of factors relating to the working environment:
8. Giving collective protective measures priority over individual protective measures:
9. Giving appropriate training and instruction to employees.

SHEET No.	ACTIVITY/DESIGN ELEMENTS	COMMENTS
1.	Security of the site	Refer to Risk Assessment
2.	Working on Public Thoroughfares	Refer to Risk Assessment
3.	Excavations	Refer to Risk Assessment
4.	Work at Heights	Refer to Risk Assessment
5.	Assembly/dis-assembly of Pre-Fabricated Units	Refer to Risk Assessment
6.	Lifting Operations	Refer to Risk Assessment
7.	Demolition	Refer to Risk Assessment
8.	Future construction, maintenance or demolition works	Refer to Risk Assessment

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NON-EXHAUSTIVE LIST OF WORK INVOLVING "Particular Risks"

	YES	NO
1. Work which puts persons at work at risk of— (a) falling from a height, (b) burial under earthfalls, or (c) engulfment in swampland. Where the risk is particularly aggravated by the nature of the work or processes used or by the environment at the place of work or construction site.	✓	
2. Work which puts persons at work at risk from chemical or biological substances constituting a particular danger to the safety and health of such persons or involving a statutory requirement for health monitoring.	✓	
3. Work with ionising radiation requiring the designation of controlled or supervised areas as defined in Directive 96/29/Euratom4.		✓
4. Work near high voltage power lines.		✓
5. Work exposing persons at work to the risk of drowning.		✓
6. Work on wells, underground earthworks and tunnels.		✓
7. Work carried out by divers at work having a system of air supply.		✓
8. Work carried out in a caisson with a compressed air atmosphere.		✓
9. Work involving the use of explosives		✓
10. Work involving the assembly or dismantling of heavy prefabricated components.	✓	

Note: This preliminary assessment is based upon information available to the PSDP at this time.

Assessment by: PAMES Developments Ltd **Date:** 23rd April 2024

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RISK ASSESSMENT

SITE: NUTGROVE AVENUE, RATHFARNHAM. ASSESSED BY: PAMES DEVELOPMENTS LTD	DATE APRIL 2024	REVIEW DATE APRIL 2024	REFERENCE 1	
ACTIVITY COVERED BY THIS ASSESSMENT: <p style="text-align: center;">SITE SECURITY</p>				
MAXIMUM NO AND PEOPLE EXPOSED: <p style="text-align: center;">SITE PERSONNEL AND THIRD PARTIES</p>				
FREQUENCY & DURATION OF EXPOSURE: <p style="text-align: center;">UN-QUANTIFIED</p>				
HAZARDS	ASSESSMENT OF RISK			
	INSIGNIFICANT	LOW	MEDIUM	HIGH
1. Trespassers accessing the site				✓
2. General construction hazards				✓
3. Adjoining properties & activities				✓
4.				
5.				
6.				
7.				
8.				
9.				
10.				
ACTIONS TO BE TAKEN TO REDUCE THE RISK:				
<ul style="list-style-type: none"> • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK ACT 2005. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (CONSTRUCTION) REGULATIONS 2013. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (GENERAL APPLICATION) REGULATIONS 2007. • A QUALIFIED PERSON TO DRAW UP A SITE TRAFFIC MANAGEMENT PLAN. • IMPLEMENT, MANAGE AND MAINTAIN THE TRAFFIC MANAGEMENT PLAN. • Ensure that there are adequate security precautions in place for the project to prevent unauthorised entry of persons onto the construction site. Such precautions may include, but are not limited to, the provision of onsite security personnel, the erection of secure hoarding around the entire construction site and the provision of a single controlled access point to the construction site. • All works, materials etc. forming part of this project must be confined within the designated boundaries of the site and designated site compound. • Where site works may extend or reach beyond the site boundaries for whatever reasons, e.g. bad weather, then adequate precautions shall be taken to protect members of the public and third parties and adjoining properties. 				

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RISK ASSESSMENT

SITE: NUTGROVE AVENUE, RATHFARNHAM. ASSESSED BY: PAMES DEVELOPMENTS LTD	DATE APRIL 2024	REVIEW DATE APRIL 2024	REFERENCE 2	
ACTIVITY COVERED BY THIS ASSESSMENT: <p style="text-align: center;">Works on Public Thoroughfares.</p>				
MAXIMUM NO AND PEOPLE EXPOSED: <p style="text-align: center;">SITE PERSONNEL, THIRD PARTIES AND THEIR PROPERTY</p>				
FREQUENCY & DURATION OF EXPOSURE: <p style="text-align: center;">Frequently during the project</p>				
HAZARDS	ASSESSMENT OF RISK			
	INSIGNIFICANT	LOW	MEDIUM	HIGH
1. Excavation of roads/footpaths				✓
2. Collisions between third parties, their property and site machinery				✓
3. Adjoining third parties' properties				✓
4. Slips, trips & falls due to unsafe access/egress for pedestrians				✓
5. General construction hazards				✓
6. Collision with road traffic				✓
7. Collision with pedestrians				✓
8. Unauthorised access of pedestrians				✓
9. Debris on road				✓
10. Narrow Access Road				✓
11.				
12.				
ACTIONS TO BE TAKEN TO REDUCE THE RISK:				
<ul style="list-style-type: none"> • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK ACT 2005. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (CONSTRUCTION) REGULATIONS 2013. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (GENERAL APPLICATION) REGULATIONS 2007. • A QUALIFIED (CSC SIGNS LIGHTING & GUARDING) PERSON TO DRAW UP THE SITE TRAFFIC MANAGEMENT PLAN. • A QUALIFIED (CSC SIGNS LIGHTING & GUARDING) PERSON TO IMPLEMENT AND MANAGE AND MAINTAIN THE TRAFFIC MANAGEMENT PLAN. • Chapter 8 of the 'Traffic Signs Manual' published by the Department of the Environment and Local Government. • Construction activity outside the site boundaries <u>shall</u> be limited to construction/dismantling hoardings, service connections and road works. • Relevant precautions <u>shall</u> be taken to ensure the Health & Safety of or disruption to existing traffic and pedestrian routes, these works to be kept to a minimum. • Works outside the site boundary are prohibited without the permission of the PSCS. • Deliveries <u>shall</u> be scheduled so as to reduce interference with traffic or pedestrians. • PSCS <u>shall</u> produce a traffic management plan for the site and entry/exit points. • Method Statement <u>shall</u> be prepared for all works outside site boundary. • A SECURE FENCE <u>SHALL</u> BE PROVIDED AROUND works on public thoroughfares. • DEBRIS / MUCK <u>SHALL</u> BE REMOVED FROM THE FOOT PATHS AND ROADWAY BY ROAD SWEEPER. • ALL PERSONNEL WORKING ON THE PROJECT <u>SHALL</u> WEAR HIGH VISIBILITY CLOTHING. • Works on public thoroughfares shall be supervised and safety measures maintained. 				

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RISK ASSESSMENT

SITE: NUTGROVE AVENUE, RATHFARNHAM. ASSESSED BY: PAMES DEVELOPMENTS LTD	DATE APRIL 2024	REVIEW DATE APRIL 2024	REFERENCE 3	
ACTIVITY COVERED BY THIS ASSESSMENT:		EXCAVATIONS		
MAXIMUM NO OF PEOPLE EXPOSED:		30		
FREQUENCY & DURATION OF EXPOSURE: <p style="text-align: center;">Frequently during the project</p>				
HAZARDS	ASSESSMENT OF RISK			
	INSIGNIFICANT	LOW	MEDIUM	HIGH
1. Collapse of excavation				✓
2. Persons falling into excavation				✓
3. Persons in excavation being struck by falling materials.				✓
4. Persons being struck by machinery.				✓
5. Machinery falling into excavations				✓
6. Undermining existing buildings				✓
7. Striking underground services e.g. gas, ESB, telecom water.				✓
8. Trespassers accessing excavations.				✓
9. Exposure to contaminated soil				✓
10. Working in confined spaces.				✓
11. Flooding of excavations.				✓
12.				
13.				
<p>ACTIONS TO BE TAKEN TO REDUCE THE RISK:</p> <ul style="list-style-type: none"> • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK ACT 2005. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (CONSTRUCTION) REGULATIONS 2013. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (GENERAL APPLICATION) REGULATIONS 2007. • Excavation works must be carried out in accordance with the:- <ul style="list-style-type: none"> 'Health & Safety Authority (HSA) 'Guide to Safety in Excavations' 'Code of Practice for Avoiding Danger from Underground Services' 'Code of Practice for Avoiding Danger from Overhead Electricity Lines' 'Code of Practice for Working in Confined Spaces' • DESIGN ENGINEER WILL SURVEY EXISTING SITE BOUNDARY / ROADS TO ASSESS THEIR STABILITY AND MAKE RECOMMENDATION FOR SHORING / PROPPING IF REQUIRED. • ENGINEER TO SET OUT EXTENT OF DIG. • ALL UTILITIES PROVIDERS TO BE CONSULTED AND UTILITIES IDENTIFIED BEFORE EXCAVATING. • SITE TO BE SECURELY FENCED AND SECURED PRIOR TO EXCAVATION WORK STARTING. • DESIGN ENGINEER TO PREPARE DETAILED METHOD STATEMENT SHOWING SEQUENCE OF EXCAVATION AND ANY PROPPING OR SHORING REQUIRED. • EXCAVATION INSPECTED DAILY BEFORE ENTERING AND WEEKLY, ALL INSPECTIONS TO BE RECORDED IN THE AF3 FORM AND RECORDS MAINTAINED IN THE SITE OFFICE • PUMPS TO BE AVAILABLE ON SITE IN THE EVENT OF EXCAVATIONS FLOODING. 				

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RISK ASSESSMENT

SITE: NUTGROVE AVENUE, RATHFARNHAM. ASSESSED BY: PAMES DEVELOPMENTS LTD	DATE APRIL 2024	REVIEW DATE APRIL 2024	REFERENCE 5		
ACTIVITY COVERED BY THIS ASSESSMENT: <p style="text-align: center;">ASSEMBLY/DIS-ASSEMBLY OF HEAVY PRE-FABRICATED UNITS</p>					
MAXIMUM NO AND PEOPLE EXPOSED: <p style="text-align: center;">UN-QUANTIFIED</p>					
FREQUENCY & DURATION OF EXPOSURE: <p style="text-align: center;">ONGOING / AS REQUIRED</p>					
HAZARDS		ASSESSMENT OF RISK			
		INSIGNIFICANT	LOW	MEDIUM	HIGH
1.	Overloading lifting appliances, equipment, or MEWP's.				✓
2.	Insecure attachment of loads				✓
3.	Failure of lifting equipment				✓
4.	Persons falling from a height.				
5.	Fall of materials from a height				✓
6.	Failure of work at height equipment				✓
7.	Failure of prefabricated elements				✓
8.	Poorly maintained equipment				✓
9.	Unplanned sequence of works				✓
10.	Not calculating weight of loads				✓
ACTIONS TO BE TAKEN TO REDUCE THE RISK:					
<ul style="list-style-type: none"> • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK ACT 2005. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (CONSTRUCTION) REGULATIONS 2013. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (GENERAL APPLICATION) REGULATIONS 2007. • COMPLIANCE WITH THE CODE OF PRACTICE FOR THE SAFE USE OF CRANES IN CONSTRUCTION. • SITE SPECIFIC METHOD STATEMENTS ARE REQUESTED FROM APPOINTED CONTRACTORS. • Lifting appliances/gear used <u>shall</u> be supplied with current test & thorough examination certificates. • ONLY COMPETENT PERSONS ARE PERMITTED TO UNDERTAKE THIS WORK (RELEVANT CSCS). • AREA BELOW LIFTING AND INSTALLATION SHALL BE CORDONED OFF BY AN EXCLUSION ZONE. • ESTABLISH EXCLUSION ZONES, POLICE AND MAINTAINED UNTIL WORKS ARE FULLY COMPLETE. • UPON INSTALLATION/REMOVAL OF PREFAB UNITS EDGE PROTECTION <u>SHALL</u> BE PUT IN PLACE IMMEDIATELY. • Weight of prefabricated component shall be calculated, information regarding their; weight, lifting procedures, removal/installation sequences established and communicated. • Certification of heavy prefabricated component lifting points <u>shall</u> be provided. 					

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RISK ASSESSMENT

SITE: NUTGROVE AVENUE, RATHFARNHAM. ASSESSED BY: PAMES DEVELOPMENTS LTD	DATE APRIL 2024	REVIEW DATE APRIL 2024	REFERENCE 6		
ACTIVITY COVERED BY THIS ASSESSMENT: <p style="text-align: center;">LIFTING OPERATIONS</p>					
MAXIMUM NO AND PEOPLE EXPOSED: <p style="text-align: center;">30</p>					
FREQUENCY & DURATION OF EXPOSURE: <p style="text-align: center;">THROUGHOUT PROJECT</p>					
HAZARDS		ASSESSMENT OF RISK			
		INSIGNIFICANT	LOW	MEDIUM	HIGH
1	Collapse of cranes				✓
2	Collision of Cranes				✓
3	Failure of lifting equipment				✓
4					✓
5					
6					
7					
8					
9					
10					
ACTIONS TO BE TAKEN TO REDUCE THE RISK:					
<ul style="list-style-type: none"> • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK ACT 2005. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (CONSTRUCTION) REGULATIONS 2013. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (GENERAL APPLICATION) REGULATIONS 2007. • COMPLIANCE WITH THE NSAI CODE OF PRACTICE FOR THE SAFE USE OF CRANES IN CONSTRUCTION. • A TRAFFIC MANAGEMENT PLAN. • A CRANE CO-ORDINATOR <u>SHALL</u> BE APPOINTED FOR LIFTING OPERATIONS ON SITE. • ONLY COMPETENT CERTIFIED CRANE CO-ORDINATOR, OPERATORS AND BANKSMEN (CSCS CERTIFIED) TO BE PERMITTED TO UNDERTAKE LIFTING OPERATIONS ON SITE. • RELEVANT CERTIFICATION <u>SHALL</u> BE PROVIDED FOR CRANE CO-ORDINATOR, OPERATORS AND BANKSMEN (CSCS CERTIFIED). • RELEVANT CERTIFICATION <u>SHALL</u> BE PRODUCED FOR LIFTING EQUIPMENT BROUGHT ONTO SITE. • COMMUNICATION METHODS WILL BE AGREED BEFORE LIFTING OPERATIONS COMMENCE. • METHOD STATEMENTS <u>SHALL</u> BE PROVIDED TO THE PSCS FOR ALL LIFTING OPERATIONS. • A GROUND CONDITION SURVEY IS AVAILABLE FROM THE PSCS. • SERVICES DRAWINGS SHALL BE CONSULTED BY THE CRANE CO-ORDINATOR BEFORE PLACING CRANES. 					

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RISK ASSESSMENT

SITE: NUTGROVE AVENUE, RATHFARNHAM. ASSESSED BY: PAMES DEVELOPMENTS LTD	DATE APRIL 2024	REVIEW DATE APRIL 2024	REFERENCE 7	
ACTIVITY COVERED BY THIS ASSESSMENT: <p style="text-align: center;">DEMOLITION</p>				
MAXIMUM NO AND PEOPLE EXPOSED: <p style="text-align: center;">10</p>				
FREQUENCY & DURATION OF EXPOSURE: <p style="text-align: center;">EARLY PART OF PROJECT</p>				
HAZARDS	ASSESSMENT OF RISK			
	INSIGNIFICANT	LOW	MEDIUM	HIGH
1. Falling materials.				✓
2. Falls from height.				✓
3. Dust & noise.			✓	
4. Collapse.			✓	
5. Damage to adjoining buildings.		✓		
6. Risk to public during demolition.		✓		
7. Live Services.				
8.				
9.				
10.				
ACTIONS TO BE TAKEN TO REDUCE THE RISK:				
<ul style="list-style-type: none"> • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK ACT 2005. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (CONSTRUCTION) REGULATIONS 2013. • COMPLIANCE WITH THE SAFETY, HEALTH & WELFARE AT WORK (GENERAL APPLICATION) REGULATIONS 2007. • ONLY COMPETENT DEMOLITION CONTRACTORS TO BE EMPLOYED. • A SITE SPECIFIC METHOD STATEMENT <u>SHALL</u> BE PROVIDED TO THE PSCS. • WARNING SIGNS WILL BE POSTED AND EXCLUSION ZONES ESTABLISHED. • A COMPETENT SUPERVISION <u>SHALL</u> BE PRESENT DURING DEMOLITION WORKS. • NOISE AND DUST <u>SHALL</u> BE CONTROLLED. • ENGINEER TO CARRY OUT A CONDITION SURVEYS OF ADJOINING PROPERTIES BEFORE DEMOLITION. • DEMOLITION SITE TO BE SECURELY FENCED BEFORE COMMENCING WORKS. 				

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RISK ASSESSMENT

SITE: NUTGROVE AVENUE, RATHFARNHAM. ASSESSED BY: PAMES DEVELOPMENTS LTD	DATE APRIL 2024	REVIEW DATE APRIL 2024	REFERENCE 8		
ACTIVITY COVERED BY THIS ASSESSMENT: <p style="text-align: center;">Undertaking maintenance/construction works on premises</p>					
MAXIMUM NO AND PEOPLE EXPOSED: <p style="text-align: center;">UN-QUANTIFIED</p>					
FREQUENCY & DURATION OF EXPOSURE: <p style="text-align: center;">ONGOING</p>					
HAZARDS		ASSESSMENT OF RISK			
		INSIGNIFICANT	LOW	MEDIUM	HIGH
1.	Undertaking maintenance/construction works on the premises.				✓
2.	Falls from height				✓
3.	Collapse of structures				✓
4.					
5.					
6.					
7.					
8.					
9.					
10.					
ACTIONS TO BE TAKEN TO REDUCE THE RISK:					
<ul style="list-style-type: none"> COMPLIANCE WITH CURRENT SAFETY, HEALTH & WELFARE AT WORK LEGISLATION, REGULATIONS AND CODES OF PRACTICE. Prior to commencing any construction, maintenance or demolition works, on the completed structures, the Client (Managing Agent) shall forward the Safety File (or relevant extracts) to the lessee or contractor carrying out the works. The lessee / contractor(s) carrying the works shall ensure that the information contained in the Safety File is taken into account during the Design Process for any construction, maintenance or demolition works. 					

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7. Appendix Documents:

- (i) Site Location Map
- (ii) General Site Health & Safety Rules
- (iii) Architectural Risk Assessments
- (iv) Engineering Risk Assessments
- (v) Drawing Registers
- (vi) AF1 Form (to follow later)

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Appendix (ii)

GENERAL SITE HEALTH & SAFETY RULES

SAFE PASS: Evidence of SAFE PASS TRAINING is compulsory for everyone undertaking work on this site. You must provide your safe pass card/certificate to site supervisory staff (unless it is confirmed that your company has already provided this to head office). **You will not be permitted on site without a valid Safe Pass Card.** **Note:** a current certificate for the 1 day CITB/CSR Course is recognised as the (only) equivalent.

CONSTRUCTION SKILLS CERTIFICATION SCHEME (CSCS)

- **ALL SCAFFOLDERS** MUST have a Basic Scaffolding certificate to work on site, also one advanced ticket holder must be present at all times during scaffolding operations.
- Note that **1 Trainee Scaffolder** (in each small crew) is exempt, temporarily, on the understanding that they will be trained in due course, subject to the probationary period. In the interim their duties are limited and they must be closely supervised by a certificated colleague.
- **OTHER TRADES** should be aware that the scaffolders are not the only ones to be covered by the CSCS. There is a series of legal requirements and deadlines for other trades.
- Be prepared – you will not be permitted access to Comer Property Group sites unless you have evidence of training. (Generally CITB/CTA courses provide an equivalent to the CSCS courses.

Note: There are some differences. For example, the FAS Advanced Scaffolding course is only equivalent to CITB Basic, Part 2. If you need further clarification contact the safety officer.

APPRENTICES

SUPERVISION

- Apprentices (and Trainees and other young person's) under 18 are not permitted on this site unless they are provided with a high level of supervision by their employers at all times.
- Any young person must be given this additional part of the induction before starting work here and their Supervisor must be present throughout this Site Safety Induction.

RESTRICTIONS

Please be aware there are statutory restrictions on work activities that young persons may undertake, these include:

- No work on plant or machinery, except where the activity is for training purposes, in this case the trainee shall first have attended and passed the provisional 1 day course and there **shall** be close and constant supervision by a suitably experienced and responsible Supervisor.
- Persons of any age are prohibited from working alone – with the possible exception of housekeeping in secure areas; if in doubt consult the Safety Officer.
- Permitted hours of work 07:00 to 18.00 Monday to Friday and 09.00 to 13.00 on Saturdays.
- The ratio of young person's to senior colleagues should never exceed 2:1, with a maximum of 1 young person per squad for all medium risk trades.
- Young persons are **prohibited** from undertaking **High Risk** operations e.g. work at height.
- Young persons are prohibited from work where there is dependence on harnesses, work at or near leading edges, demolition, pre-cast flooring, steel erection, slinging ops, hot work, live electrical work, the use of cartridge/pneumatic and petrol driven tools.

INFORMATION

- The presence of any Apprentice/Trainee on site **shall** be made known to the Safety Officer and Safety Representative, where appointed, both will be available to provide onsite instruction on hazard identification and safe working practices at the earliest opportunity if required.

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THE SITE SAFETY RULES

*If in doubt **Ask** the Site Agent, Supervisor, Safety Officer or Safety Rep.*

DICIPLINARY PROCEDURE

The disciplinary actions upon breaking a site safety rules is as follows:

1. **Verbal Warning** issued and recorded in the site records.
(Attendance at a relevant Toolbox Talk may be required).
2. **Written Warning** issued to offender and his employer.
(Attendance at a relevant Toolbox Talk is Mandatory).
3. **Suspension** from Site for up to Three Working Days.
(Upon return to site attend the Site Induction & relevant Toolbox Talk is Mandatory).
4. **Expelled** from Site.

A Zero Tolerance Policy is in place on site with regard to:

- **Work at Height**
- **Urinating on site**
- **Interfering with Scaffolding**
- **Interfering with fire extinguishers / Emergency Equipment**
- **Being on site; under the influence of, in possession of or consuming intoxicants.**

WORK HOURS

Building works **may** be carried out between the following hours:
07:00 hrs and 18:00 hrs Monday to Friday and
09:00 hrs and 13:00 hrs Saturday.
Out of hours works must be approved by the Project Manager.

PERSONAL PROECTIVE EQUIPMENT

- Safety footwear, hi-visibility clothing and hard hats **shall** be worn on site.
- You must comply with your companies Safety/Method Statement requirements.
- Contractors **shall** supply their own personnel with task specific P.P.E. to undertake their particular task safely and in accordance with their safety/method statements and risk assessments e.g. gloves, eye – ear – respiratory protection, etc. as the task requires.

ACCIDENTS / INCIDENTS

- All accidents (including "near misses") shall be reported to the relevant Site Management and the **Safety Officer (TBC)** immediately after the incident.
- If you think any situation / operation is potentially dangerous, report it to any of the site management team. It will be taken seriously and investigated immediately.
- The SITE FIRST AIDER's are; **TBC**.
- First Aid boxes are located in the Site Agents Office.
- A First Aid Box is also located in the **TBC** office.
- A list of First Aid Personnel Names and Phone numbers are posted at the Site Office.

Take note of the name and number of a First Aider in case of an accident.

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RESPONSIBILITIES

Health & Safety legislation places responsibilities/duties on all employees:

- You are responsible for your own health and safety and that of anyone affected by your work.
- Do not work in an unsafe environment or undertake work that you know to be dangerous, inform the Safety Officer or Site Agent or the Site Safety Representative.
- **DO NOT** work in an unsafe environment until the issue has been addressed and resolved.
- You also have a Duty to report all unsafe acts or omissions you may see on / around the site.

AUTHORISATION

DO NOT undertake any works or operate any plant/machinery on site without prior authorisation of the site management.

New personnel **shall** be inducted and signed off on Site Specific Method Statements and a copy provided to the Site Office.

PERMIT TO WORK

A daily 'Permit to Work' system is in operation on this site.

Works involving; Hot Works, 3 Phase Electricity, Live Electrical Work, Work in Confined Spaces, Work at Heights/Roof Work, Lift Shaft Entry all require Daily Permits.

- Daily Work Permits are available from the Site Office and **shall** be issued by a member of the site Management team.
- Daily Work Permits need to be returned to and signed off by the site Manager who issued them at the end of every shift.
- Daily Permits are generally issued every morning from the Site Office.

SAFE ACCESS & EGRESS

- Everyone must be able to get to and from their work place safely, ensure you have a safe well lit route to and from your work area at all times, if not inform site management immediately.
- Safe access shall be maintained at all times. Do not leave materials, cables or debris in gangways, hallways, stairwells, at the foot of ladders or common areas.
- Pedestrian and Vehicular Access routes **shall** be segregated to/from the site.
- Persons entering the site **shall** be recorded in the site **Evacuation Register**.
- Sufficient access lighting shall be provided at all access routes, gangways and work places.
- **A High Standards** of housekeeping and fire prevention are expected from everyone on site.
- Surplus tools, equipment, materials and debris must be removed from the work area daily.
- Risk Assessments are required for all Works at Height.
- **Never** access or work in an area where there are exposed edges and falls from height are possible, insist that appropriate edge protection is provided at all times.
- **Report** all defective or inappropriate safety measures to site management **immediately**.
- Double (outside/inside) guard rails and toe boards shall be fitted on scaffolds, temporary decking and safety rails or similar edge protection measures **shall** be fitted on all exposed edges or ope's. (950-1150mm), (450mm) & (150mm).
- Openings must be cordoned off with Safety Rails or securely covered if left unattended.

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- During construction of walls, no one is permitted to climb Form Works or reinforcing steelwork, secure ladders or trestles with safety rails must be used, a safety harness may be required for certain short duration jobs.
- Work at Height Inspections **shall** be undertaken & recorded on **GA 3 Forms every Monday morning**, and a copy **shall** be filed in the Site Office.
- During some operations (demolition, concrete pours or lifting operations) access may be restricted by **Exclusion Zones**, any breach of these by unauthorised persons **shall** result in a suspension from the site.
- Observe all Signs, Cordons or Exclusion Zones; do not stray into Exclusion Zones or Danger Zones near working plant, machinery or vehicular traffic.
- Sub-contractors operatives engaged in high risk trades like piling, scaffolding, or steel erection **shall** be inducted in Task Specific Method Statements before starting work and copies of signed attendance sheets **shall** be filed in Comer Property Group Site Office.

STEP LADDERS & LADDERS

- Your feet should never go beyond the top 3 rungs on tall A frame ladders.
- Take extra care placing of access equipment on temporary ground/flooring.
- **Never** use a step ladder for accessing different levels.
- Access ladders **shall** be securely tied at the top on both sides or footed when in use and **shall** extend 1m above the step off point.
- The proper angle for ladders is one in four (4m up to 1m out) or 75 degrees.
- Weekly ladder inspections (GA3's) records **shall** be filed in the site office.
- Never over-reach your belt buckle must be within the uprights of the ladder.
- **A Work at Height Permit** is required to use ladders at/near exposed edges.

LIFTING OPERATIONS

- Only Certified Banksmen are permitted to undertake lifting operations.
- All lifting equipment must have valid lifting certification when on site.
- The Current Test Colour for lifting gear is **(TBC)**.
- The lifting of steel reinforcing bars or links by their Bull wires is **prohibited**.
- Lifting loads i.e. Doka boxes, stillages, bundles or pallets by crane they **shall** be under slung & choked with chains/slings.
- It is **prohibited** to lift loads by, makeshift lifting eyes, bull wires etc.
- Bins/skips **shall** only be lifted if proof of lifting certification is evident.
- All lifting points **shall be employed for bin/skip lift, even when empty**.
- Debris nets to be placed over all full or partly full skips being lifted by cranes.

SCAFFOLDING

- Tower scaffolds **shall** be erected and maintained by competent persons; GA 3 weekly records **shall** be maintained and filed in the Site Office.
- Ensure all access equipment on temporary surfaces have sound footings.
- Ladders must be tied at the top on both sides.
- Only trestles with appropriate edge protection are permitted on site.
- **Work at Height Permit** is required for the use of trestle at/near exposed edges.
- Only Certified scaffolders are permitted to erect, dismantle or adjust scaffolding.
- It is a criminal offence to interfere with scaffolding.
- Advise site management if you need scaffolding erected, removed or adjusted.
- **ALWAYS CHECK SCAFFOLDS ARE SAFE BEFORE USE, IF IN DOUBT ASK.**
- Scaffolds **shall** be inspected every seven days, after adjustments or bad weather.
- Do not climb on the outside of scaffolding.
- Use access Points/ladders provided; ladders must be securely tied to scaffolds.
- Ensure there are double hand rails, toe boards and brick guards on the scaffold.

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- Double safety rails required if gaps > 300mm exist between scaffold & building.
- Gaps > 300mm **shall** be securely covered or have double safety rails.
- Safety rails, boards, access ladders etc. **shall** not be removed without permission
- Scaffolds shall not dismantle/alter unless access has been closed & signs posted.
- Unauthorised interference with scaffolding **shall** result in **Instant Dismissal**.

EXCAVATIONS

- Excavations **shall** be inspected daily (before work commences therein) and weekly on **Form AF3** which **shall** be filled in the site office weekly.
- Request permission from your Foreman daily before entering an excavation.
- Excavations deeper than 1.25m must be battered or shored to prevent collapse.
- **DO NOT ENTER OR WORK IN AN UNSUPPORTED EXCAVATION.**
- All services must be identified and treated as live prior to digging.
- A safe means of access/egress to/from excavations **shall** be provided, e.g. ladder
- Vehicles must be kept at least 2m back from the edge of excavations.
- Stop Blocks **shall** be used when loading/tipping at excavations
- Adequate Edge Protection e.g. barrier/fence **shall** be erected around excavations.

TOOLS AND EQUIPMENT

- Electrical tools to be 110v (unless otherwise approved by Site Management).
- Portable electrical equipment must be P.A.T. (portable appliance testing) tested.
- Ensure hoses, cables and extension leads are never lead across stairs, landings or bases of ladders, ensure they are flat on the ground or suspended off floors.
- Ensure that all safety guards and features are in good working order, otherwise **do not use**.
- Never carry electrical tools by the lead, ensure leads/plugs are in good condition.
- No Temporary Repairs; only "Competent Persons" to undertake electrical repairs.

PLANT AND MACHINERY

- Only authorised, experienced persons, over 18 years of age may operate machinery.
- Relevant CS cards shall be provided to the site office during site safety induction.
- Trainees shall have relevant training & close supervision to operate machinery.
- **Keep Clear (5m) of plant/machinery** if stopped, lifting, reversing or slewing.
- Close to machinery **ensure** driver acknowledges, stops & signals it is safe to pass
- Drivers ensure you have clear visibility or a Flagman before reversing. **Note:** dead slow speed and care are required at the site entrance. The safety of the public is imperative.
- Ensure adequate clearance between vehicle and third parties, maintain Exclusion Zones.
- All plant/machinery brought onto site **shall** be Certified in compliance with legislation.
- Drivers **shall** ensure that all safety devices, including quick hitch pins, motion alarms, mirrors or cameras are in good working order. Report defects immediately.
- Weekly inspections **shall** be recorded on Monday morning in the site machinery register.
- Machine/driver certification **shall** be provided to the site office before use on site.
- Safety Harnesses must be worn in all mobile elevated work platforms (MEWP's).

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GENERAL

- Site personnel **shall** comply with health & safety directions of site management
- Persons returning to site after a prolonged absence (3 weeks) shall re-attend the site safety induction.
- Attendance at fortnightly site safety meetings by a contractor's site manager is **compulsory**.
- Every contractor **shall** supply the following safety documentation to the site office every Monday morning. GA 3, AF 3, Weekly Plant Inspection and Weekly Tool Box Talk records.
- Contractors tool box talk attendance sheets **shall** be copied to the site office.
- PAMES Construction Ltd reserves **the right to stop works** deemed to threaten the health & safety of persons on or near the site or third parties.
- Playing of radios or listening through head phones is prohibited on site.
- **Horse Play** and practical jokes are **not** permitted and **will result in dismissal** from site.
- All personnel have a responsibility for their own health & safety and the health & safety of others who may be affected by their acts or omissions.
- Welfare facilities provided on this site include; canteen, kitchen, drying room, toilets and washing facilities. They are provided for your convenience and are to be kept clean and tidy.
- Food and drinks other than water **shall not** be consumed anywhere on site other than in the site canteen, (speaker to identify locations and advise on lunch in cars/vans, litter and bins).
- Persons found littering the site will be **Expelled** from site.
- Persons found urinating anywhere other than in designated toilets will be **Expelled** from site.
- Persons found to be under the influence of **intoxicants** will be **Expelled** from site.
- **Smoking is prohibited (by law)** in all indoor workplaces e.g. toilets, canteens, work vehicles, machine cabs, enclosed structures, stores, cabins, offices and other enclosed spaces.
- **Weil's disease is** potentially a life threatening disease spread by **rats** especially in wet areas.
Maintain Good Hygiene practices – wear gloves and keep scratches or cuts covered with plasters, wash hands before tea breaks and before smoking, report "flu like symptoms" to your doctor and advise them that you work on a construction site.
- For further detailed requirements on particular subjects please refer to the Site Health and Safety Plan – available in the Site Office.

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EMERGENCY PROCEDURES AND EVACUATION

- Persons entering/leaving the site **shall** sign in/out in the Evacuation Register which is maintained at the site entrance.
- The evacuation alarm for this site is by means of the buildings fire alarm.
- **In an emergency:** Raise the alarm. Evacuate the area. Get assistance.
- **Response to an alarm:** Go to and remain at the **Assembly Point** (site access gate), wait there until all are accounted for or the All Clear is given.

CONTRATORS

- Contractors **shall** provide a **Daily Evacuation Register** to the Site Office before 09:30hrs.
- Contractors Foreman **shall** attend the assembly point in an emergency to account for their personnel.
- In case of evacuation the **Assembly Point** is beside the site access gate.

ENVIRONMENTAL

Every sub-contractor is required to be environmentally aware on site by keeping Dust and Noise under control, by saving fuel, energy and water, recycle waste materials wherever possible.

- Noise shall be monitored and comply with local and national regulations.
- Dust monitoring and suppression methods shall be used on site.
- Machinery shall be turned off to save fuel when not in use.
- Electrical equipment shall be switched off to save energy when not in use.
- Segregate construction waste materials into relevant waste skips, rubble, paper/cardboard, polystyrene, wood or glass.
- Food may not be consumed on site only in the site canteen.

DRESS CODE

The site policy with regard to dress is as follows:

- Contractors to ensure that appropriate clothing is worn by employees on site.
- Appropriate clothing is proper working clothes e.g. overalls or work clothing.
 - Track suits are not acceptable as work clothes/personal protective equipment.
 - T-shirts sleeves to reach the elbow and Shorts shall reach the knee or lower.

COMPLAINTS

Any member of the public enquiring or wishing to make a complaint regarding this site **shall** be referred to a senior member of the Site Management Team who shall record all the details and ensure that the complaint/enquiry is resolved in an appropriate manner.

Site personnel wishing to make a complaint regarding Bullying, Stress or Harassment should contact the Site Office immediately. All complaints will be dealt with in the strictest confidence and be thoroughly investigated, dealt with in the appropriate manner and resolved.

CHILDREN:

Children are not permitted on this construction site, alert management immediately of any children entering the site, do not physically remove them, STOP all work in the area immediately until site management can have them removed.

Preliminary Health & Safety Plan for Nutgrove Avenue, Rathfarnham.	Issue Date: April 2024 Revision No: 1	Issued By: T. Cassells Approved by:
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Appendix (iii) Architectural Risk Assessments

Design Risk Assessment										
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14.			Job No. 24006		Date: 23 rd April 2024		Revision: 1			
Part of project assessed: Apartment Block Development.			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1			Possible = 2 Serious = 2 Probable = 3 Severe/Fatal = 3			Risk Rating: Low = 1 Medium = 2-4 High = 6-9	
Design Stage: Tender Design Stage	No.	Activity:	Significant Potential Hazards (non-exhaustive):	Type of Population at Risk:	Risk Classification: Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site (non-exhaustive):	Action by:	Reduced Risk:	Future Action:
	01.	Excavations, shafts, airworks, underground works, and tunnels.	<ul style="list-style-type: none"> - Collapse. - Hoarding falling into excavation. - Ventilation. - Fire. - Entrapment / Safe egress. - Underground cables/gas pockets. 	- Construction operatives	3	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Adequate shoring of excavation supports to be fitted as necessary. - Fencing to be erected at edge of excavations. - Where applicable excavation to be covered. - Adequate signage and warnings to be provided adjacent to works. 	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Shoring and struts etc. to be regularly inspected and reported by Main Contractor. - Where such barriers or coverings are not yet in place, the relevant contractor shall ensure that all appropriate measures are taken to prevent injury to persons.
	02.	Cofferdams and caissons.	<ul style="list-style-type: none"> - Entrapment / Safe egress pockets. - Underground cables/gas pockets. - Heavy noxious gases within structure. 	- Construction operatives	3	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Ensure items are of good construction, of suitable and sound material, free from defects and of adequate strength and property maintained. - Adequate operative training to be provided. - Safe system of work to be adopted. - Adequate ventilation to be provided. - Adequate signage to be employed as necessary. 	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Regular inspections (recorded) and examinations of structures and components of work and inspection of material.
	03.	Operating Compressed air	- Air supply - Physical compression/de-compression	- Construction operatives	3	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Ensure work in compressed air is carried out by persons who have been medically examined and found fit for the work. - Ensure work is carried out only when a competent person is present. - Provide adequate training and supervision of persons on site. - Appoint one competent person as Supervisor. - Adequate operative training to be provided. 	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Appropriate precautions, arrangements, and procedures to be adopted and maintained. - Work to be planned and undertaken only under the supervision of a competent person.
	04.	Operating Explosives	<ul style="list-style-type: none"> - Impact injury - Flying shrapnel - Noise 	<ul style="list-style-type: none"> - Construction operatives - General public affected by construction activities 	3	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Provide adequate training and supervision of persons on site. - Appoint one competent person as Supervisor. - Adequate operative training to be provided. 	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Appropriate precautions, arrangements, and procedures to be adopted and maintained. - Work to be planned and undertaken only under the supervision of a competent person.
	05.	General health hazards	<ul style="list-style-type: none"> - Chemical - Physical - Biological - Vibration - Overheating - Electromagnetic Fields - Ionising / Non-ionising radiation - Atmospheric influences - Radiation - Temperature extremes 	<ul style="list-style-type: none"> - Construction Operatives - General Public 	3	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Wherever possible, the replacement of a hazardous substance by a harmless or less hazardous substance. - If not, use of PPE and protective clothing to be worn when necessary. 	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Appropriate precautions, arrangements, and procedures to be adopted and maintained.
	06.	General safety provisions	<ul style="list-style-type: none"> - Falls - Inadequate signage - Inadequate signage at Work (Construction) - Regulations 2013 - Part 4 - General Safety Provisions 	<ul style="list-style-type: none"> - Construction Operatives - General Public 	3	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Follow procedures as set out in Safety, Health and Welfare at Work (Construction) Regulations 2013 - Part 4 - General Safety Provisions 	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Appropriate precautions, arrangements, and procedures to be adopted and maintained.

Preliminary Health & Safety Plan for Nutgrove Avenue, Rathfarnham.	Issue Date: April 2024 Revision No: 1	Issued By: T. Cassells Approved by:
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Design Risk Assessment										
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14			Job No. 24008		Date: 23rd April 2024			Revision: 1		
Part of project assessed: Apartment Block Development.			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1		Possible = 2 Serious = 2			Probable = 3 Severe/Fatal = 3		
Design Stage: Tender Design Stage			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1		Possible = 2 Serious = 2			Probable = 3 Severe/Fatal = 3		
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Type of Population at Risk:	Likelihood	Severity	Risk Classification: Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (Non-exhaustive):	Reduced Risk:	Future Action:
07.	Construction work on or adjacent to water	- Risk of drowning - Wet/disease - Flooding	- Construction operatives - General Public	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Adequate operative training to be provided as described adjacent to risk as necessary	2 x 3 = 6	- Appropriate precautions, arrangements, and procedures to be adopted and maintained
08.	Transport, earthmoving and materials-handling Machinery.	- Risk of collision between vehicles and people / built / natural structures - Vehicle at edge of excavation - Lack of clearance of vehicles in relation to any locomotives used - Falling from vehicles while in use - Tipping/Rolling over of vehicles	- Construction operatives - General public - Third parties affected by construction activities	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Adequate operative training to be provided - A supervisor at work on a construction site shall not require or permit another person to ride on the machinery without the presence of any person in any secure position on any item of plant - All relevant EC Directives to be followed	2 x 3 = 6	- Appropriate precautions, arrangements, and procedures to be adopted and maintained
09.	Works on roads, footpaths and cycle tracks	- Tripping on uneven or broken surfaces	- Construction operatives - General public - Third parties affected by construction activities	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Access to site to be controlled during works - Works to be supervised at all times by a competent person who holds a valid construction skills registration card	2 x 3 = 6	- Appropriate precautions, arrangements, and procedures to be adopted and maintained
10.	Construction site welfare facilities	- Failure to respond to basic human requirements	- Construction operatives	3	2	6	(please refer to 'Action to be taken on site to reduce risk')	- All provisions to be made in accordance with 'Safety, Health and Welfare at Work (Construction) Regulations 2013'	2 x 2 = 4	- Appropriate precautions, arrangements, and procedures to be adopted and maintained
11.	General construction work practices.	Non-exhaustive List of Work Involving Particular Risks to the Safety, Health and Welfare of Persons at Work	- Construction operatives - General public - Third parties affected by construction activities	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Follow procedures as set out in 'Safety, Health and Welfare at Work (Construction) Regulations 2013'	2 x 3 = 6	- Appropriate precautions, arrangements, and procedures to be adopted and maintained
12.	Traffic Movement	- Possibility of being struck by plant on site and within site - Access onto and out of the site - Collision between traffic and construction vehicles - Operatives struck by construction vehicles - Pedestrians struck by construction vehicles	- Construction operatives - General public - Third parties affected by construction activities	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Banksmen to be appointed - Plan for entry and exit from site - Adequate signage and warnings to be provided - Hoarding to be erected to control pedestrian access to site - Adequate operative training to be provided	2 x 3 = 6	- Regular inspection of procedures to be carried out

Design Risk Assessment									
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14			Job No. 24008		Date: 23rd April 2024			Revision: 1	
Part of project assessed: Apartment Block Development.			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1		Possible = 2 Serious = 2			Probable = 3 Severe/Fatal = 3	
Design Stage: Tender Design Stage			Risk Classification: Type of Population at Risk:		Design Action taken to reduce risk:			Action to be taken on site to reduce Risk (Non-exhaustive):	
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Likelihood	Severity	Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (Non-exhaustive):	Reduced Risk:	Future Action:
13.	Site Restrictions – Layout	- Trespassing unattended site - Visitors to site - Unauthorised access during working hours - Restricted access to neighbouring buildings still in use	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Site security and fencing etc. to be adequately arranged to control site access at all times - Main contractor to ensure that only personnel who have undertaken the safety training course are permitted to site. - Main Contractor to put in place provisions to prevent unauthorised access to the site. - Site access to be from the north side of the site.	2 x 3 = 6	- Main Contractor to continually monitor and assess security measures adopted. - Site security to be employed.
14.	Site Restrictions – Access / Egress	- Access and egress to Edmonstown Road - Risk of traffic conflict with occupants of existing neighbouring buildings	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Restrict the number of access points to roadways - Site system proposed by Contractor to be assessed and signed off by PSCS. - Traffic management plan to be put in place and adequate signage and warnings to be provided in accordance with the Safety Health and Welfare at Work (Construction) Regulations 2013.	2 x 3 = 6	- Main Contractor to continually monitor and assess traffic calming measures adopted
15.	Site Restrictions – Possession	- Risk of conflict with occupants of existing neighbouring buildings	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Plant operatives and workings must be confined solely to designated area for protection and convenience of public and adjacent occupiers - Provide safe compound for all plant - Enclose construction area with fencing	2 x 3 = 6	- Main Contractor to continually monitor and assess site safety measures adopted

Preliminary Health & Safety Plan for Nutgrove Avenue, Rathfarnham.	Issue Date: April 2024 Revision No: 1	Issued By: T. Cassells Approved by:
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Design Risk Assessment											
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14			Job No. 24008		Date: 23rd April 2024			Revision: \			
Part of project assessed: Apartment Block Development.			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1		Possible = 2 Serious = 2			Probable = 3 Severe/Fatal = 3			
Design Stage: Tender Design Stage			Risk Classification: Likelihood = 1 Severity = 1		Possible = 2 Serious = 2			Probable = 3 Severe/Fatal = 3			
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Type of Population at Risk:	Likelihood	Severity	Risk Classification: Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (Non-exhaustive):	Action by:	Reduced Risk:	Future Action:
16.	Surrounding Environment – Roads	- Risk of conflict between non site personnel and plant/equipment - Risk of disturbance when transporting or working with materials near existing road networks.	- Construction operatives - General public - Third parties affected by construction activities	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Adequate signage and warnings to be provided adjacent to works - Operatives to wear high visibility clothing - Existing pedestrian routes to be maintained where possible. - Special deliveries / plant to be planned in advance. - Standard practice to be employed when working near existing road networks.	- Main Contractor	2 x 3 = 6	- Main Contractor to continually monitor and assess site safety measures adopted
17.	Wells disease	- Exposure to contaminated water and soil which is potentially fatal	- Construction operatives	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Welfare facilities to be provided - Personnel to be adequately informed of the dangers. - Erect relevant warning signs.	- Main Contractor - PSCP - Sub-Contractors	2 x 3 = 6	- Welfare facilities to be maintained to be adequately informed of the dangers on an ongoing basis - Maintain relevant warning signs
18.	Drainage system installation	- Presence of deep manholes - Fall during lifting / lowering of pre-cast concrete units for construction of manholes or pipes - Pipe trench collapse	- Construction operatives - General public - Third parties affected by construction activities	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Limit the trench depth where possible - Install trench boxes - Provide fencing / tape. - Remove operatives from trenches during lowering. - Use of shoring (if applicable or similar) around excavation.	- Main Contractor - PSCP - Sub-Contractors	2 x 3 = 6	- Main Contractor to take adequate preventative measures prior to and during period of works - Personnel to be adequately informed of the dangers on an ongoing basis
19.	Excavation and levelling of site	- Burial - Landslide - Collapse - Flying debris - Falling from height - Contamination - Possible high-water table	- Construction operatives - General public	3	3	9		- Ground works contractor to ensure adequate support of excavations - Obtain service drawings - Trial holes to be bored to determine conditions / water table etc. - Hoarding to be erected - Safe system of work to be designed by contractor - Arrange procedure for identification and disposal of unexpected material encountered during works	- Main Contractor - PSCP - Sub-Contractors	2 x 3 = 6	- Information to be supplied by contractor on type of supports for approval by Civil Engineer - Assess information on drawings - Assess information from trial holes - System proposed to be assessed by Civil Engineer

Design Risk Assessment											
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Part of project assessed: Apartment Block Development.			Risk Classification: Likelihood: Remote = 1 Possible = 2 Probable = 3 Severity: Minor = 1 Serious = 2 Severe/Fatal = 3			Risk Rating: Low = 1 Medium = 2 - 4 High = 6 - 9					
Design Stage: Tender Design Stage			Likelihood x Severity = Risk Rating			Action to be taken on site to reduce Risk (Non-exhaustive):					
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Type of Population at Risk:	Construction Operatives	General public	Third parties affected by construction activities	Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (Non-exhaustive):	Action by:	Reduced Risk:	Future Action:
20.	Demolition	- Collapse - Flying debris - Contamination - Dust generation	- Construction operatives - General public	3	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor - Engineer - PSCP - Sub-Contractors	2 x 3 = 6	- System of work to be approved by Civil Engineer. - Civil Engineer to continuously monitor progress on site - Safe system proposed by Contractor to be assessed and signed off by PSCS.
21.	Removal of excavated and contaminated material from site.	- Collapse - Flying debris - Falling from height - Drowning - Contamination	- Construction operatives - General public	3	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor - PSCP - Sub-Contractors	2 x 3 = 6	- Any relevant consent documentation to be retained by Main Contractor for submission to PSCP for inclusion in the Health and Safety File
22.	Retaining wall construction	- Burial of materials - Landslide - Flying debris - Collapse - Falling from height - Possible high water table - Drowning	- Construction operatives	3	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor - PSCP - Engineer	2 x 3 = 6	- Information to be supplied by contractor to PSCP supports the design of retaining structure - System proposed to be assessed by Civil Engineer - Safe system proposed by Contractor to be assessed and signed off by PSCS - Drawings and calculations to be signed off by PSCS - Work to be inspected on an ongoing basis to ensure they comply with drawings and calculations
23.	Existing Services (underground, overhead)	- Striking electricity cables, water mains, gas pipes, sewers, telecommunications cables etc.	- Construction Operatives - General public & third parties affected by construction activities.	3	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor - Contractor - M&E Engineer - PSCP - Sub-Contractors	2 x 3 = 6	- Main Contractor to take adequate preventative measures prior to and during construction - Safe system proposed by Contractor to be assessed and signed off by PSCS.
24.	Levelling and compacting hardcore	- Dust generation - Risk of pollutants from previous land uses - Working at sub ground level	- Construction operatives	3	2	6	6	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor - Contractor - PSCP - Sub-Contractors	2 x 2 = 4	- System of work to be approved by Civil Engineer - Adequate segregation to be set up - Civil Engineer to continuously monitor progress on site - Safe system proposed by Contractor to be assessed and signed off by PSCS.

Design Risk Assessment									
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14		Job No. 24008	Date: 23rd April 2024						
Part of project assessed: Apartment Block Development.		Revision: 1							
Design Stage: Tender Design Stage		Risk Rating: Low = 1 Medium = 2 - 4 High = 6 - 9							
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Type of Population at Risk:	Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1 Possible = 2 Serious = 2 Probable = 3 Severe/Fatal = 3	Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (Non-exhaustive):	Action by:	Reduced Risk:	Future Action:

25.	Risks associated with Hot Works.	<ul style="list-style-type: none"> - Application of flammable and toxic substances - Working at heights 	- Construction operatives	3	3	9	<ul style="list-style-type: none"> - Adequate operative training to be provided by contractor - Contractor to produce Material Safety Data Sheets for all Hazardous Chemicals or products to be used on site. - The PSCS will take account of these issues and put preventative procedures in place. - Good PPE and hygiene procedures to be adopted for use of all hazardous products and operatives notified at induction. 	- Main Contractor - PSCP - Sub-Contractors	2 x 3 = 6	<ul style="list-style-type: none"> - Safe system proposed by contractor to be assessed and signed off by PSCS.
26.	Masonry	<ul style="list-style-type: none"> - Manual handling - Heavy components - Mixed and skeletal injury - Plant operation - Dust 	- Construction operatives	3	3	9	<ul style="list-style-type: none"> - Adequate operative training to be provided - Proper scaffolding by qualified erectors - Work sequence to be assessed - Proper facilities and equipment to be provided 	- Main Contractor - PSCP - Sub-Contractors	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess site safety - Safe system proposed by Contractor to be assessed and signed off by PSCS.
27.	Concrete formwork	<ul style="list-style-type: none"> - Manual handling - Mixed and skeletal injury - Heavy components - Working at heights - Plant operation - Dust 	- Construction operatives	3	3	9	<ul style="list-style-type: none"> - Adequate operative training to be provided - Work to be designed by contractor - Work sequence to be assessed - Hoarding to be erected - Necessary scaffolding by qualified erectors 	- Main Contractor - PSCP - Sub-Contractors	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess site safety - Safe system proposed by Contractor to be assessed and signed off by PSCS. - Drawings and calculations to be signed off by engineers. - Work to be inspected on an on-going basis to ensure they comply with drawings and calculations.
28.	Prefabricated standing seam cladding.	<ul style="list-style-type: none"> - Transportation - Manual handling - Plant operation - Heavy components - Mixed and skeletal injury - Working at heights - Dropping of panels - Working at heights 	- Construction operatives	3	3	9	<ul style="list-style-type: none"> - Appropriate panel sizing - Specialist contractor to be appointed - Adequate operative training to be provided - Specialist to be appointed - Area under construction to be cordoned off - Erect warning signs - Necessary scaffolding by qualified erectors 	- Architects - Engineer - Main Contractor - Specialist - Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Drawings and calculations to be approved by Structural Engineer - Work to be inspected adequately to ensure compliance with information provided

Design Risk Assessment										
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14			Job No. 24008		Date: 23rd April 2024			Revision: 1		
Part of project assessed: Apartment Block Development.			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1			Possible = 2 Serious = 2			Probable = 3 Severe/Fatal = 3	
Design Stage: Tender Design Stage			Type of Population at Risk:			Risk Classification: Likelihood x Severity = Risk Rating			Action to be taken on site to reduce risk (Non-exhaustive):	
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Risk Classification: Likelihood x Severity = Risk Rating			Design Action taken to reduce risk:	Action to be taken on site to reduce risk (Non-exhaustive):	Action by:	Reduced Risk:	Future Action:
29.	Window installation	<ul style="list-style-type: none"> - Manual handling - Transportation - Working at heights - Heavy components - Dropping of window units - Plant operation 	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	<ul style="list-style-type: none"> - Specialist contractor to be appointed - Adequate operative training to be provided - Banksman to be appointed - Area under construction to be cordoned off - Erect warning signs - Necessary scaffolding by qualified erectors 	<ul style="list-style-type: none"> - Architects - Engineer - Main Contractor - Specialist Sub-Contractor 	2 x 3 = 6	<ul style="list-style-type: none"> - Drawings and calculations to be approved by Structural Engineer - Main Contractor to continually monitor and assess safety measures adopted
30.	Roofing	<ul style="list-style-type: none"> - Working at heights - Dropping of construction material - Plant operation including danger from use of Mobile Elevated Work Platform (MEWP) 	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	<ul style="list-style-type: none"> - Adequate edge protection to be fitted - Adequate operative training; working at height and use of safety equipment - Roofing materials to be stored safely - Permanent fall arrest system to be installed for safe roof access 	<ul style="list-style-type: none"> - Main Contractor - Specialist Sub-Contractor 	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess safety measures adopted - Safe system proposed by Contractor to be assessed and signed off by PSCS.
31.	Works involving assemble or dismantling of heavy prefabricated components including steel formwork, roof plant etc.	<ul style="list-style-type: none"> - Manual handling - Transportation - Working at heights - Dropping of heavy components - Heavy components - Plant operation including danger from use of Mobile Elevated Work Platform (MEWP) 	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	<ul style="list-style-type: none"> - Adequate operative training to be provided - Banksman to be appointed - Area under construction to be cordoned off - Erect warning signs - Necessary scaffolding by qualified erectors 	<ul style="list-style-type: none"> - Engineer - Main Contractor 	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess safety measures adopted - Drawings and calculations to be signed off by engineers. - Work to be inspected on an on-going basis to insure they comply with drawings and calculations. - Safe system proposed by Contractor to be assessed and signed off by PSCS.

Design Risk Assessment										
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14			Job No. 24008		Date: 23rd April 2024			Revision: \		
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Design Stage: Tender Design Stage			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1		Possible = 2 Serious = 2			Probable = 3 Severe/Fatal = 3		
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Type of Population at Risk:	Risk Classification: Likelihood x Severity = Risk Rating		Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (Non-exhaustive):	Action by:	Reduced Risk:	Future Action:
32	Frescoes – painting and decorating	- Harmful and toxic substances - Working at heights - Plant operation including danger from use of Mobile Elevated Work Platform (MEMP)	- Painting sub-operators - Construction operators - General public - Third parties affected by construction activities	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Architects - Main Contractor - Specialist Sub-Contractor	2 x 3 = 6	- Control measures requested by MSDS to be maintained - Main Contractor to continually monitor and assess measures adopted - Contractor to ensure products fitted in the building do not contain substances regulated by the Dangerous Substances Directive 2004/42/EC.
33	Landscaping	- Manual handling - Laceration and skeletal injury - Plant operation - Dust - Working near a lake - Heavy components	- Construction operators - General public - Third parties affected by construction activities	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Specialist contractor to be appointed - Adequate operative training to be provided - Banksman to be appointed - Area under construction to be cordoned off - Erect warning signs	2 x 3 = 6	- Main Contractor to continually monitor and assess measures adopted - Safe system proposed by Contractor to be assessed and signed off by PSCS.
34	Window Cleaning	- Risks from abseiling - Falling from height - Danger from use of Mobile Elevated Work Platform (MEMP)	- Specialist contractor - Construction operators	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Adequate operative training to be provided - Plant operators to be competent - Maintain adequate task lighting - Operatives to wear high visibility clothing - Maintained modern plant only - Special deliveries / plant to be planned in advance	2 x 3 = 6	- Method statement to be provided by window cleaning contractor - Safe system proposed by Contractor to be assessed and signed off by PSCS.
35	Volatile organic compounds	- Toxic fumes - Asphyxiation	- Site Operatives - Building occupants	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Adequate operative training to be provided - Contractor to ensure products fitted in the building do not contain substances regulated by the Dangerous Substances Directive 2004/42/EC.	2 x 3 = 6	- Adequate operative training to be provided - Contractor to ensure products fitted in the building do not contain substances regulated by the Dangerous Substances Directive 2004/42/EC.

Design Risk Assessment										
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14			Job No. 24008		Date: 23rd April 2024			Revision: 1		
Part of project assessed: Apartment Block Development.										
Design Stage: Tender Design Stage										
Risk Classification: Likelihood: Remote = 1 Possible = 2 Probable = 3 Severity: Minor = 1 Serious = 2 Severe/Fatal = 3										
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Risk Classification: Likelihood x Severity = Risk Rating			Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (Non-exhaustive):	Action by:	Reduced Risk:	Future Action:
			Type of Population at Risk:	Likelihood	Severity					
36.	Plastering and plaster boarding	<ul style="list-style-type: none"> - Manual handling - Working at heights - Plant operation including danger from use of Mobile Elevated Work Platform (MEWP) 	Construction Operatives - Plasterers	3	3	9	<ul style="list-style-type: none"> - Specialist contractor to be provided - Adequate operative training to be given for all aspects of this type of work. - Erect warning signs 	<ul style="list-style-type: none"> - Main Contractor to continually monitor site safety measures adopted - PSCP & PSCS to review method statement to be provided by Sub-contractor 	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess measures adopted - Safe system proposed by Contractor to be assessed and signed off by PSCS.
37.	General plant operation	<ul style="list-style-type: none"> - Injury from plant contact - Toxic exhaust fumes from engines - Personal injury through use of manual and power tools - Risk of conflict between pedestrians and vehicles/mobile crane/forry etc. - Risk of plant striking overhead structure - Risk of obstruction of existing pedestrian / vehicular routes adjacent to site perimeter 	Construction Operatives - Third parties affected by construction activities	3	3	9	<ul style="list-style-type: none"> - Adequate operative training to be provided - Operators to be competent - Maintain adequate task lighting - Operatives to wear high visibility clothing - All relevant areas to be well ventilated (ventilation/ extract to be used) - Maintained modern plant only to be used - Special deliveries / plant to be planned in advance 	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess measures adopted - Safe system proposed by Contractor to be assessed and signed off by PSCS. 	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess measures adopted - Safe system proposed by Contractor to be assessed and signed off by PSCS.
38.	Lift installation	<ul style="list-style-type: none"> - Injury from plant contact - Personal injury through use of manual and power tools - Manual handling - Working at heights 	Construction Operatives - Specialist contractor	3	3	9	<ul style="list-style-type: none"> - Adequate operative training to be provided - Plant operators to be competent - Maintain adequate task lighting - Operatives to wear high visibility clothing - All relevant areas to be well ventilated (ventilation/ extract if necessary) 	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess measures adopted - Safe system proposed by Contractor to be assessed and signed off by PSCS. 	2 x 3 = 6	<ul style="list-style-type: none"> - Method statement to be provided by specialist lift contractor - Main Contractor to continually monitor and assess measures adopted. - Safe system proposed by Contractor to be assessed and signed off by PSCS.
39.	Installation of Roof Plant within restricted area	<ul style="list-style-type: none"> - Injury from plant contact - Heavy components - Toxic exhaust fumes from engines and fuel - Risk of plant striking overhead structure - Personal injury through danger from use of Mobile Elevated Work Platform (MEWP) 	Construction Operatives	3	3	9	<ul style="list-style-type: none"> - Safe system of work to be designed by contractor - Obtain copies of all service drawings - Plant operators to be competent 	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess measures adopted - Safe system proposed by Contractor to be assessed and signed off by PSCS. 	2 x 3 = 6	<ul style="list-style-type: none"> - Method statement to be provided by installer. - Safe system proposed by Contractor to be assessed and signed off by PSCS.

Preliminary Health & Safety Plan for Nutgrove Avenue, Rathfarnham.

Issue Date: April 2024
Revision No: 1

Issued By: T. Cassells
Approved by:

Design Risk Assessment											
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14			Job No. 24008		Date: 23rd April 2024			Revision: 1			
Part of project assessed: Apartment Block Development.											
Design Stage: Tender Design Stage											
Risk Classification: Likelihood: Remote = 1 Possible = 2 Probable = 3 Severity: Minor = 1 Serious = 2 Severe/Fatal = 3											
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Type of Population at Risk:		Risk Classification: Likelihood x Severity = Risk Rating		Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (Non-exhaustive):	Reduced Risk:	Future Action:	
			Construction Operatives	General Public	3	3					9
40.	Asbestos	- Asbestos - Respiratory diseases	Construction Operatives	General Public	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- No work shall be carried out on any susceptible asbestos bearing materials by any person who is not suitably trained. - No testing or analyzing shall be carried out by any person or laboratory that has not gained accreditation or similar approval. - Any Contractor finding what he believes to be an Asbestos bearing material on the site should stop work immediately & bring it to the attention of the Supervising Engineer, who will if deemed necessary suspend all further work until the affected areas are made safe.	2 x 3 = 6 Main Contractor Sub-Contractor	- Contractor to maintain a register of all known locations of Asbestos that exist on the site. - This register must be checked before any work starts on any part of the site. - All contractors to be continuously monitored and assess measures adopted. - Safe system proposed by Contractor to be assessed and signed off by PSCS.
41.	Noise control (risks to site personnel, building users and persons outside the site arising from piling building operations/machinery, vibrator)	- deafness - distraction	Construction Operatives	General Public	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	Planning/Permission noise restrictions to be strictly observed, with dB levels to be continuously monitored by the Contractor, written for access. All dampers, screening mountings and fixings as recommended by equipment suppliers to reach design dB rating.	2 x 3 = 6 Main Contractor	- Method statements to be submitted by Contractor with risk assessment signed off by PSCS. - All contractors to be continuously monitored. - Action refer to Site Rules Drawing and Contract documents.
42.	Demolition works adjacent to retained and/or adjoining building	- Collapse - Working from height - Impact to falling material - Heavy components - Dust	Construction Operatives General Public	General Public	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Safe system of work to be designed by contractor - Check steps of all service drawings - Hoarding to be erected - Determine heights and build-up of elements to be demolished - design adequate shoring and protection to retained building	2 x 3 = 6 Main Contractor Sub-Contractor	- System of work to be approved by C.E. Engineer - C.E. Engineer to continuously monitor progress on site - Safe system proposed by Contractor to be assessed and signed off by PSCS.

Design Risk Assessment									
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14			Job No. 24008		Date: 23rd April 2024			Revision: \	
Part of project assessed: Apartment Block Development.			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1		Possible = 2 Serious = 2			Probable = 3 Severe/Fatal = 3	
Design Stage: Tender Design Stage			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1		Possible = 2 Serious = 2			Probable = 3 Severe/Fatal = 3	
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Type of Population at Risk:	Risk Classification: Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (Non-exhaustive):	Action by:	Reduced Risk:	Future Action:
43.	Anti-social behavior by local youths, i.e. access to site, vandalism, property damage	- Injury due to falling material - Collapse - Flying debris - Contamination	- Construction Operatives - General public - Third parties affected by construction activities	3 3 3 3 6	(please refer to 'Action to be taken on site to reduce risk')	Adequate separation and hoarding to be kept away from public access to site must be strictly controlled by the Main Contractor to ensure that only personnel who have undertaken the safety training course are permitted to site. Contractors must place provisions to prevent unauthorised access to the site. Contractor to consider 24/7 site security.	- Main Contractor - Specialist Sub-Contractor	2 x 3 = 6	- Method statements to be submitted by Contractor with risk assessment signed off by PSCS
44.	Deliveries and storage of building materials.	- Explosion - Injury due to falling material - Contamination	- Construction Operatives - General public - Third parties affected by construction activities	2 2 2 2 6	(please refer to 'Action to be taken on site to reduce risk')	- Adequate separation and hoarding, with site traffic to be kept away from public access using designated service routes. - Local restrictions on roadside deliveries and access routes to building as notified in the Planning Permission Conditions. Contractor to ensure that all vehicles to site are notified in advance to ensure Conditions are met and delivery times agreed. - Contractor to provide necessary security arrangements around perimeter of site to restrict access to site area to authorised occupants.	- Main Contractor	1 x 2 = 3	- Method statements how deliveries and storage is to be managed to be submitted by Main Contractor with risk assessment signed off by PSCS

Appendix (iv) Engineering Risk Assessments

Design Risk Assessment									
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14		Job No. 24208		Date: 23 rd April 2024		Revision: 1			
Part of project being assessed: Apartment Block Development.		Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1		Possible = 2 Probable = 3 Serious/Fatal = 3		Risk Rating: Low = 1 Medium = 2-4 High = 6-9			
Design Stage: Tender/Design Stage		Type of Population at Risk:		Risk Classification: Likelihood x Severity = Risk Rating		Action to be taken on site to reduce Risk (non-exhaustive):			
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Likelihood	Severity	Risk Rating	Design Action taken to reduce risk:	Action by:	Reduced Risk:	Future Action:
I.	Operating Compressed air	<ul style="list-style-type: none"> - Compressed air - Pressurised cylinder - Pressurised hoses 	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Appropriate precautions, arrangements, and procedures to be adopted and maintained - Work is to be planned and undertaken only under the supervision of a competent person
II.	General health hazards	<ul style="list-style-type: none"> - Chemical Hazards - Biological - Noise - Vibration - Optical radiation - Electromagnetic Fields - Ionising / Non-ionising radiation - Atmospheric influences - Ventilation / Temperature 	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Appropriate precautions, arrangements, and procedures to be adopted and maintained
III.	General safety provisions	<ul style="list-style-type: none"> - Follow procedures as set out in 'Safety, Health and Welfare at Work (Construction) Regulations 2013' - Part 4 General Safety Provisions 	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Appropriate precautions, arrangements, and procedures to be adopted and maintained
IV.	Transport, earthmoving and materials-handling machinery.	<ul style="list-style-type: none"> - Risk of collision between vehicles and people / built / natural structures - Vehicle stability - Lack of clearance between vehicles on site - Falling from vehicles while in use - Toppling/Rolling over of vehicles - Cranes & lifting operations on site. - Use of MEWPs 	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Appropriate precautions, arrangements, and procedures to be adopted and maintained - An overall traffic management plan to be developed for the project.
V.	Work on roads, footpaths, and cycle tracks	<ul style="list-style-type: none"> - Tripping on uneven or broken surfaces - Third parties affected by construction activities 	3	3	9	(please refer to 'Action to be taken on site to reduce risk')	- Main Contractor	2 x 3 = 6	<ul style="list-style-type: none"> - Appropriate precautions, arrangements, and procedures to be adopted and maintained



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Design Risk Assessment									
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14			Job No. 24008			Date: 23 rd April 2024			
Part of project being assessed: Apartment Block Development Design Stage: Tender Design Stage			Risk Classification: Likelihood: Remote = 1 Possible = 2 Probable = 3 Severity: Minor = 1 Serious = 2 Severe/Fatal = 3			Revision: A			
Risk Rating: Low = 1 Medium = 2-4 High = 6-9			Risk Classification: Likelihood: Remote = 1 Possible = 2 Probable = 3 Severity: Minor = 1 Serious = 2 Severe/Fatal = 3			Risk Rating: Low = 1 Medium = 2-4 High = 6-9			
No.	Activity:	Significant Potential Hazards (non-exhaustive) :	Type of Population at Risk:	Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (non-exhaustive):	Action by:	Reduced Risk:	Future Action:
vi.	Construction site welfare facilities	- Failure to provide or respond to appropriate welfare facilities e.g. canteen, toilet, washing facilities.	- Construction operatives	3 3 9	(please refer to Action to be taken on site to reduce risk)	- All provisions to be made in Safety, Health and Welfare at Work (Construction) Regulations 2013 Part 14	- Main Contractor	2 x 3 = 6	- Appropriate precautions, arrangements, and procedures to be adopted and maintained
vii.	General construction work practices.	Non-exhaustive List of Work Involving Higher Risks to Safety, Health and Welfare of Persons at Work	- Construction Operatives - General Public - Third parties affected by construction activities	3 3 9	(please refer to Action to be taken on site to reduce risk)	- Follow procedures as set in Safety, Health and Welfare at Work (Construction) Regulations 2013 Schedules 1 – 7	- Main Contractor	2 x 3 = 6	- Appropriate precautions, arrangements, and procedures to be adopted and maintained
viii.	Construction work on or adjacent to water	- Risk of drowning - Well's disease - Flooding	- Construction Operatives - General Public	3 3 9	(please refer to Action to be taken on site to reduce risk)	- Adequate operative training to be provided - Fencing to be erected adjacent to risk as necessary	- Main Contractor	2 x 3 = 6	- Appropriate precautions, arrangements, and procedures to be adopted and maintained



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Revision: A									
Risk Rating: Low = 1 Medium = 2-4 High = 6-9									
Part of project being assessed: Apartment Block Development									
Design Stage: Tender Design Stage									
Risk Classification: Likelihood: Remote = 1 Possible = 2 Probable = 3 Severity: Minor = 1 Serious = 2 Severe/Fatal = 3									
No.	Activity:	Significant Potential Hazards (non-exhaustive) :	Type of Population at Risk:	Risk Classification: Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce risk (non-exhaustive):	Action by:	Reduced Risk:	Future Action:
1.	Traffic Movement	<ul style="list-style-type: none"> - Possibility of being struck by passing traffic on site and within restricted areas - Access onto and out of the site - Collision between traffic and construction vehicles - Operatives struck by construction vehicles - Pedestrians struck by construction vehicles 	<ul style="list-style-type: none"> - Construction operatives - General public - Third parties affected by construction activities 	3 3 3 3 9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Traffic Management Plan implemented on site. - Banksman to be appointed - Plan for entry/exit to site to be drawn - Adequate warning signage to be provided - Pedestrian crossing to be marked - Control site access - Operative safety induction training to be provided 	Main Contractor	2 x 3 = 6	- Regular inspection of procedures to be carried out
2.	Site Restrictions – Layout	<ul style="list-style-type: none"> - Trespassing unattended site - Visitors to site - Unauthorised access during working hours - Restricted access to neighbouring buildings still in use 	<ul style="list-style-type: none"> - Construction operatives - General public - Third parties affected by construction activities 	3 3 3 3 9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Site security and fencing etc to be adequately arranged to control site access - Main contractor to ensure only personnel who have undertaken the site safety induction training and hold current Safe Pass cards are permitted on site. - Contractors to put in place provisions to prevent unauthorised access to the site. 	Main Contractor	2 x 3 = 6	- Main Contractor to continually monitor and assess security measures adopted - Site security to be employed.
3.	Site Restrictions – Access / Egress	<ul style="list-style-type: none"> - Access and egress on Edmonstown Road - Risk of construction traffic conflict with occupants of existing and neighbouring buildings 	<ul style="list-style-type: none"> - Construction operatives - General public - Third parties affected by construction activities 	3 3 3 3 9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Safe systems of work proposed by Contractor to be assessed and signed off by PSCS - Traffic management plan to be put in place and adequate warning signage to be provided in accordance with the Safety Health and Welfare at Work (General Application) Regulations 2007 - Plant, operatives, and workings must be confined solely to designated area for protection and convenience of public and adjacent occupiers - No safe compound for all plant. - Enclose construction area with fencing 	Main Contractor	2 x 3 = 6	- Main Contractor to continually monitor and assess traffic management and caining measures adopted
4.	Site Restrictions – Possession	<ul style="list-style-type: none"> - Risk of conflict with occupants of existing and neighbouring buildings where works are to be undertaken 	<ul style="list-style-type: none"> - Construction operatives - General public - Third parties affected by construction activities 	3 3 3 3 9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Plant, operatives, and workings must be confined solely to designated area for protection and convenience of public and adjacent occupiers - No safe compound for all plant. - Enclose construction area with fencing 	Main Contractor	2 x 3 = 6	- Main Contractor to continually monitor and assess site safety measures adopted



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Part of project being assessed: Apartment Block Development		Risk Classification: Likelihood: Remote = 1 Possible = 2 Probable = 3 Severity: Minor = 1 Serious = 2 Severe/Fatal = 3		Risk Rating: Low = 1 Medium = 2-4 High = 6-9					
No.	Activity:	Significant Potential Hazards (non-exhaustive) :	Type of Population at Risk:	Risk Classification: Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (non-exhaustive):	Action by:	Reduced Risk:	Future Action:
5.	Surrounding Environment - Roads	- Risk of conflict between non-adjacent and plant/equipment - Risk of disturbance when transporting or working with materials near existing road networks.	- Construction operatives - General public - Third parties affected by construction activities	3 3 3 9	(please refer to Action to be taken on site to reduce risk)	- Adequate warning provided adjacent to works - Operatives to wear high visibility clothing - Excess pedestrian routes to be maintained where possible - Special deliveries / plant to be delivered to site - Standard practice to be employed when working near existing road networks	- Main Contractor	2 x 3 = 6	- Main Contractor to continually monitor and update safety measures adopted
6.	Demolition	- Collapse - Flying debris - Contamination - Dust generation	- Construction operatives - General public - Third parties affected by construction activities	3 3 3 9	(please refer to Action to be taken on site to reduce risk)	- Safe system of work to be designed by contractor - All drawings, including service drawings - Hoarding to be erected - Determine heights and build-up of elements to be demolished	- Main Contractor - Engineer - PSCP - Sub-Contractors	2 x 3 = 6	- System of work to be approved by Civil Engineer - Civil Engineer to continuously monitor and update safety measures proposed by Contractor to be assessed and signed off by PSCS.
7.	Retaining wall construction	- Burial - Landslide - Flying debris - Collapse - Falling from height - Possible high-water table - Drowning	- Construction operatives	3 3 3 9	(please refer to Action to be taken on site to reduce risk)	- Ground works contractor to be designed by PSCP - Hoarding to be erected - Safe system of work to be designed by contractor - Minimal operative presence within excavation area where possible	- Main Contractor - PSCP - Engineer	2 x 3 = 6	- Information to be supplied by contractor for approval by Civil Engineer - System proposed to be assessed by Civil Engineer - Safe system proposed by Contractor to be assessed and signed off by PSCS - Drawings and calculations to be prepared by contractor - Work to be inspected on an on-going basis to insure they comply with drawings and calculations.
8.	Existing Services (underground, overhead)	- Striking electricity cables, water mains, gas pipes, telecommunications cables etc	- Construction Operatives - General Public & Third parties affected by construction activities.	3 3 3 9	(please refer to Action to be taken on site to reduce risk)	- Obtain service drawings - Conduct electro location of all services - Liaise with utility companies; representative to be present on site if necessary - Hand digging - Erect goal posts	- Main Contractor - PSCP - Engineer - Sub-Contractors	2 x 3 = 6	- Main Contractor to take adequate preventative measures before and during period of works - Safe system proposed by Contractor to be assessed and signed off by PSCS - Comply with the 'Code of Practice for Avoiding Danger from Underground Services'.



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9	Masonry	<ul style="list-style-type: none"> - Manual handling - Heavy components - Muscular and skeletal injury - Plant operation - Dust 	-Construction operatives	3	3	9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Adequate operative training to be provided - Necessary scaffolding by qualified erectors - Work sequence to be assessed - Proper facilities and equipment to be provided 	<ul style="list-style-type: none"> - Main Contractor - PSCP - Sub-Contractors 	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess site safety measures adopted. - Safe system proposed by Contractor to be assessed and signed off by PSCS - Contractors shall comply with the "Code of Practice for the Design and Installation of Anchors and Working Scaffolds to be followed"
10	Concrete formwork	<ul style="list-style-type: none"> - Manual handling - Access/Egress - Muscular and skeletal injury - Collapse of formwork - Heavy components - Working at heights - Plant operation - Dust 	-Construction operatives	3	3	9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Adequate operative training to be provided - Safe system of work to be designed by contractor - Work sequence to be assessed - Hoarding to be erected - Necessary scaffolding by qualified erectors. - Contractors shall comply with the "Code of Practice for the Design and Installation of Anchors" 	<ul style="list-style-type: none"> - Main Contractor - PSCP - Sub-Contractors 	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess site safety measures adopted. - Safe system proposed by Contractor to be assessed and signed off by PSCS - Drawings and calculations to be signed off by engineers. - Work to be inspected on an ongoing basis to insure they comply with drawings and calculations. - Code of Practice for Access and Working Scaffolds to be followed.
11	Prelatz standing seam cladding assessment and installation.	<ul style="list-style-type: none"> - Transportation - Manual handling - Plant operation - Heavy components - Muscular and skeletal injury - Lifting - Working at heights - Working at heights 	-Construction operatives	3	3	9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Appropriate panel sizing - Specialist contractor to be appointed - Adequate operative training to be provided - Barricade to be erected - Areas under construction to be cordoned off - Erect warning signs - Necessary scaffolding by qualified erectors. - Contractors shall comply with the "Code of Practice for the Design and Installation of Anchors" 	<ul style="list-style-type: none"> - Architects - Engineer - Main Contractor - Specialist Sub-Contractor 	2 x 3 = 6	<ul style="list-style-type: none"> - Drawings and calculations provided by Structural Engineer - Work to be inspected adequately to ensure compliance with information provided. - Code of Practice for Access and Working Scaffolds to be followed. - Main Contractor to continually monitor and assess safety measures adopted



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12.	Window system additional brackets installation	<ul style="list-style-type: none"> - Manual handling - Working at heights - Heavy components - Dropping of window units - Plant operation 	<ul style="list-style-type: none"> - Glazing sub-contractor - Construction operatives - General public - Third parties affected by construction activities 	3	3	9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Specialist contractor to be appointed - Adequate operative training to be provided - Banksman to be appointed - Area under construction to be cordoned off - Erect warning signs - Erect barriers to restrict access to the site - Contractors shall comply with the "Code of Practice for the Design and Installation of Anchors" 	<ul style="list-style-type: none"> - Architects - Main Contractor - Specialist Sub-Contractor 	2 x 3 = 6	<ul style="list-style-type: none"> - Drawings and calculations to be checked by Engineer - Work to be inspected adequately to ensure compliance with information provided - Main Contractor to continually monitor and assess safety measures adopted - Code of Practice for Access and Working Scaffolds to be followed.
13.	Roofing	<ul style="list-style-type: none"> - Working at heights - Access/Egress - Dropping material - Plant operation danger from use of Mobile Elevated Work Platform (MEWP) 	<ul style="list-style-type: none"> - Roofing sub-contractor - Construction operatives - General public - Third parties affected by construction activities 	3	3	9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Adequate edge protection to be provided - Adequate operative training, working at height and use of safety equipment - Relevant CSCS training, assessed for suitability - Use of MEWPs - Permanent fall arrest system to be installed for safe roof access. - Contractors shall comply with the "Code of Practice for the Design and Installation of Anchors" 	<ul style="list-style-type: none"> - Main Contractor - Specialist Sub-Contractor 	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess safety measures adopted - Safe system proposed by Contractor to be assessed and signed off by PSCS - Code of Practice for Access and Working Scaffolds to be followed.
14.	Works involving assemble or dismantling of heavy prefabricated components including Pre-cast elements, steel formwork, roof plant etc.	<ul style="list-style-type: none"> - Manual handling - Access/Egress - Transportation - Working at heights - Dropping of units - Heavy components - Plant operation including cranes and jibs using Mobile Elevated Work Platform (MEWP) 	<ul style="list-style-type: none"> - Construction operatives - General public - Third parties affected by construction activities 	3	3	9	(please refer to Action to be taken on site to reduce risk)	<ul style="list-style-type: none"> - Adequate operative training to be provided - Banksman to be appointed - Area under construction to be cordoned off - Erect warning signs - Erect barriers to restrict access to the site - Contractors shall comply with the "Code of Practice for the Design and Installation of Anchors" 	<ul style="list-style-type: none"> - Engineer - Main Contractor 	2 x 3 = 6	<ul style="list-style-type: none"> - Main Contractor to continually monitor and assess safety measures adopted - Drawings and calculations to be signed off by engineers. - Work to be inspected on an ongoing basis to insure they comply with drawings and calculations - Safe system of work proposed by Contractor to be assessed and signed off by PSCS. - Code of Practice for Access and Working Scaffolds to be followed.



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Part of project being assessed: Apartment Block Development Design Stage: Tender Design Stage			Risk Classification: Likelihood: Remote = 1 Severity: Minor = 1			Possible = 2 Probable = 3 Serious = 2 Severe/Fatal = 3			
No.	Activity	Significant Potential Hazards (non-exhaustive) :	Type of Population at Risk:	Risk Classification: Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce risk (non-exhaustive):	Action by:	Reduced Risk:	Future Action:
15.	Finishes – painting and decorating	- Harmful and toxic substances - Mobile equipment - Plant operation including danger from use of Mobile Elevated Work Platform (MEWP)	- Painting sub- operatives - Construction - General public - Third parties affected by construction activities	3 3 9	(please refer to Action to be taken on site to reduce risk)	- Material Safety Data Sheet (MSDS) to be obtained - Operatives to be made aware of potentially hazardous nature of relevant substances - Adequate PPE to be provided - Edge protection to be fitted - Adequate operative training, working at height and use of safety equipment	- Architect - Main Contractor - Specialist Sub-Contractor	2 x 3 = 6	- Control measures stipulated by MSDS to be adopted - Main Contractor to continually monitor and assess measures adopted - Contractor to ensure products fitted in the building do not contain substances regulated by the Dangerous Substances Directive 2004/42/EC.
16.	Volatile organic compounds	- Toxic fumes - Asphyxiation	- Site Operatives - Building occupants	3 3 9	(please refer to Action to be taken on site to reduce risk)	- Adequate operative training to be provided - Contractor to ensure products fitted in the building do not contain substances regulated by the Dangerous Substances Directive 2004/42/EC.	- Main Contractor - Architect	2 x 3 = 6	- Adequate operative training to be provided - Contractor to ensure products fitted in the building do not contain substances regulated by the Dangerous Substances Directive 2004/42/EC.
17.	General plant operation	- Injury from plant contact - Toxic exhaust fumes from engines - Personal injury through use of manual and power tools - Risk of conflict between pedestrians and vehicles - Risk of plant striking overhead power lines - Risk of obstruction of existing pedestrian / vehicular routes adjacent to site perimeter	- Construction operatives - General public - Third parties affected by construction activities	3 3 6	(please refer to Action to be taken on site to reduce risk)	- Maintain adequate task lighting - Operatives to wear high visibility clothing - All relevant areas to be well ventilated (ventilation / extract if necessary) - Maintained modern plant only to be used - Plant operation / plant to be planned in advance	- Main Contractor - Specialist Sub-Contractor	2 x 3 = 6	- Main Contractor to continually monitor and assess measures adopted - Safe system proposed by Contractor to be assessed and signed off by PGCS



Preliminary Health & Safety Plan for Nutgrove Avenue, Rathfarnham.	Issue Date: April 2024 Revision No: 1	Issued By: T. Cassells Approved by:
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Design Risk Assessment									
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14		Job No. 24008		Date: 23 rd April 2024		Revision: A			
Part of project being assessed: Apartment Block Development									
Design Stage: Tender Design Stage									
Risk Classification: Likelihood: Remote = 1 Possible = 2 Probable = 3 Severity: Minor = 1 Serious = 2 Severe/Fatal = 3									
No.	Activity:	Significant Potential Hazards (non-exhaustive):	Type of Population at Risk:	Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce risk (non-exhaustive):	Action by:	Reduced Risk:	Future Action:
18.	Asbestos	- Asbestos - Respiratory diseases	- Construction Operatives	3 3 9	(please refer to Action to be taken on site to reduce risk)	- No work shall be carried out until the asbestos has been removed - Asbestos bearing materials by any person who is not suitably trained shall be carried out by any person or laboratory that has not gained H.A.R.S. - Any Contractor finding what he believes to be an Asbestos bearing material on the site should stop work immediately & bring it to the attention of the Supervising Officer or the Project Manager. If deemed necessary, suspend all further work until the affected areas are made safe	- Main Contractor - Specialist Sub-Contractor	2 x 3 = 6	Contractor to maintain a register of Asbestos that exist on the site - This register must be checked before any work starts on any part of the site. - Main Contractor to continually monitor and assess measures - Safe system proposed by Contractor to be assessed and signed off by PSCS
19.	Noise control (risks to site personnel, building users and nearby residents from noisy and vibrating building operations/machinery, vibration)	- deafness - distraction	- Construction Operatives	3 3 9	(please refer to Action to be taken on site to reduce risk)	Planning Permission noise restrictions to be strictly adhered to - All noise recordings to be regularly recorded by the Contractor in writing for access. All dampers, screening, mounings and fittings as recommended by equipment suppliers to be used - Main Contractor	2 x 3 = 6	Submitted contractor/method statements with risk assessment to be approved by the PSCS, Contractor/PSCS action, refer to Site Rules and Contract documents	
20.	Anti-social behavior by local youths, i.e. arson, unauthorised access to site, vandalism, property damage	Injury due to: - falling material - Collapse - Flying debris - Contamination	- Construction Operatives - General public - Third parties affected by construction activities	3 3 9	(please refer to Action to be taken on site to reduce risk)	Adequate separation and hoarding. Site traffic to be kept separate from public access. Access to site must be strictly controlled by the Main Contractor to ensure that only personnel who have undertaken the safety training course are permitted to site. Main Contractor to put in place provisions to prevent unauthorised access to the site - contractor to provide 24/7 site security.	- Main Contractor - Specialist Sub-Contractor	2 x 3 = 6	Method statements to be submitted to the PSCS by Contractor with risk assessments these must be signed off by PSCS.




Design Risk Assessment						
Project Location: Nutgrove Avenue, Rathfarnham, Dublin14.		Job No. 24008		Date: 23 rd April 2024		
Revision: A						
Part of project being assessed: Apartment Block Development						
Design Stage: Tender Design Stage						
Risk Classification: Likelihood: Remote = 1 Possible = 2 Probable = 3 Severity: Minor = 1 Serious = 2 Severe/Fatal = 3						
Risk Rating: Low = 1 Medium = 2 - 4 High = 6 - 9						
No.	Activity:	Significant Potential Hazards (non-exhaustive) :	Type of Population at Risk:	Risk Classification: Likelihood x Severity = Risk Rating	Design Action taken to reduce risk:	Action to be taken on site to reduce Risk (non-exhaustive):
21.	Deliveries and storage of building materials.	- Explosion - Injury due to falling material - Contamination	- Construction - General public - Third parties affected by construction activities	3 3 9	(please refer to Action to be taken on site to reduce risk)	Adequate separation and signage to be used to ensure public access using designated service routes - Local restrictions on roadside deliveries and access routes to building - Local Planning Permission - Contractor to carefully plan delivery regime to ensure Conditions are met and delivery times agreed - Contractor to provide necessary security arrangements around deliveries and restrict access to site area to authorised occupants
						Method statements now prepared to be submitted by Main Contractor with risk assessment signed off by PSCS
						Reduced Risk: 2 x 3 = 6 Action by: - Main Contractor



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Appendix (v) Drawing Registers

		DRAWING ISSUE SHEET		DATE OF ISSUE	
Project		Job No.		10-Apr-24	
STONEPARK HALL, NUTGROVE AVENUE,		24008		No & size	e-mail
CLIENT: GOLDEN PORT DEVELOPMENTS LIMITED					
PROJECT MANAGER:					
QUANTITY SURVEYOR:					
MECHANICAL ENGINEERS:					
PSDP:					
FIRE CONSULTANT:					
PLANNING CONSULTANT:					
MAIN CONTRACTOR:					
SITE					
PILING ENGINEER:					
PILING CONTRACTOR:					
DUBLIN COUNTY COUNCIL					
ESB					
BORD GAIS					
SAFETY FILE					
Drawing Number	Description	Scale	Latest revision	Issued revision on this date	
ARCHITECTURAL: DRAWINGS					
		A3- U.N.O			
CN-A-100	SITE & GROUND FLOOR PLAN	1:200	/	/	
CN-A-101	1ST FLOOR PLAN	1:200	/	/	
CN-A-102	2ND FLOOR PLAN	1:200	/	/	
CN-A-103	3RD FLOOR PLAN	1:200	/	/	
CN-A-104	ROOF FLOOR PLAN	1:200	/	/	
CN-A-200	SITE SECTIONS	1:200	/	/	
CN-A-300	ELEVATIONS SHEET 1 FRONT & EAST	1:200	/	/	
CN-A-301	ELEVATIONS SHEET 2 REAR & WEST	1:200	/	/	
CN-A-501	TYPICAL FOOTING AT ELEVATION	1:10	/	/	
CN-A-503	TYPICAL WINDOW DETAIL AT HEAD AND CILL	1:10	/	/	
CN-A-504	TYPICAL 3RD FLOOR PARAPET AT TERRACE	1:10	/	/	
CN-A-505	TYPICAL 3RD FLOOR THRESHOLD AT TERRACE	1:10	/	/	
CN-A-506	TYPICAL JUNCTION AT THIRD FLOOR WINDOW HEAD	1:10	/	/	
CN-A-507	TYPICAL PARAPET AT FRONT ELEVATION	1:10	/	/	
STRUCTURAL: DRAWINGS					
CN-S-01	TYPICAL STRUCTURAL SECTIONS	1:20 @ A1	/	/	

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