
PRELIMINARY SAFETY & HEALTH PLAN

for:

**REFURBISHMENT WORKS TO BUILDING AND ALL ASSOCIATED SITE WORKS
AT ST ENDA`S VOLUNTEER HUB, SLEATY STREET, GRAIGUECULLEN, CARLOW
TOWN R93NH96**

on behalf of:

**CARLOW COUNTY COUNCIL,
COUNTY BUILDINGS,
ATHY ROAD,
CARLOW.**

Mr Niall Barrett
Senior Executive Engineer
Housing, Recreation & Amenity Department

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1.00 NATURE OF THE PROJECT**1.01 Names of the Client and Project Team****1.01.1 The Client:**

Carlow County Council
County Buildings,
Athy Road,
Carlow
t: 05991 70300

1.01.2 The Designer:

Carlow County Council,
County Buildings,
Athy Road,
Carlow
t: 05991 70300

1.01.3 The Project Supervisor (Design Process):

Carlow County Council,
County Buildings,
Athy Road,
Carlow
t: 05991 70300

1.01.4 The Project Supervisor (Construction Stage):

The Contractor

1.02 Project Description:

Refurbishment works to building and all associated site works at St Enda`s Volunteer Hub, Sleaty Street, Graiguecullen, Carlow Town R93NH96. For full list of works see drawings no. 100 to 106 along with Tender Documents, Fire Certification Application Documents, DAC Application Documents and Structural Engineer Report and Drawing.



1.03

Site Location:

- St Enda`s Volunteer Hub, Sleaty Street, Graiguecullen, Carlow Town R93NH96 – Refer to Site Location Map

1.04

Drawings/Specification:

- The following set of documentation is provided for the project:

Schedule of Works

X Form of Tender

X Specification on Drawings

X Contract Drawings

1.05

Timescale for Completion of the Works

- Intended Contract Commencement Date: **to be agreed**
- Intended Contract Completion Date: **3 months after commencement date**
- Reviewing the information made available to us, we would consider the timescale reasonable given that the Contractor allocates adequate resources.
- The Project Supervisor Construction Stage is required to assess whether the intended programme and initial dates stated in the Tender documentation are achievable in view of the safety and health issues and any phasing of the works.
- If the scope of the works is changed then the adequacy or otherwise of the time for completing the works should be reviewed by the Client, Designer and Project Supervisor Design Process in consultation with the Project Supervisor Construction Stage (see 'Continuing Liaison' below)

1.06

Safety, Health and Welfare Objectives

- The safety, health and welfare objectives are to carry out the works within the proposed contract timescales to the design and specification set out in the tender documents with due regard to the welfare of staff and without putting at significant risk their health and safety and that of others who may be affected by the project, particularly the public.

1.07

Notification of Project to Health and Safety Authority

- Notification of the project is to be undertaken by the Project Supervisor (Construction Stage) using Form AF2 (c.f. Appendix 1), and confirmed to the Project Supervisor (Design Process).
- The Health & Safety Authority must be notified prior to the commencement of work on the construction site.



- The address for notification:
Health and Safety Authority,
The Metropolitan Building,
James Joyce Street, Dublin 1.

2.00 EXISTING ENVIRONMENT

2.01 Site Restrictions

- Night-time works must be agreed and sanctioned by Carlow County Council. The Contractor shall take all possible measures to reduce noise emissions during night-time works.
- Delivery times shall take account of all local considerations. Works by Carlow County Council are for the betterment of all the citizens of the county and the Contractor shall endeavour not to damage public opinion.
- Entrances to residential premises shall be maintained by agreement between the Contractor and persons affected by such works.
- The Contractor shall ensure access at all times for emergency vehicles. This may require keeping road plates available for use at all times.
- The Contractor shall ensure that parking of site plant and vehicles shall not interfere with sight lines of exiting vehicles; if sight lines are impeded and motorists cannot safely enter onto the public road, or from an adjoining road, the Contractor shall ensure the safety of such persons by providing flagmen.
- Parking of site plant and vehicles shall not obstruct any entrances overnight.
- Plant and vehicles shall not be permitted to remain on the public road outside of work hours without prior agreement with the County Engineer.

2.02 Access to site

2.03

- Procedures must be established in relation to Safe Pass and other certification methods.
- Contractor's personnel shall carry appropriate (and visible) identification at all times on site.
- Contractor shall implement a site-specific Health and Safety induction procedure.
- Vehicular and personnel routes shall be clearly separated on site where possible, especially near access to site.

2.04 Relevant Adjoining Land Uses:

Surrounding areas are of brown field site, with proposed housing development due to start on site shortly.



Existing Services

2.04.1 Overhead

- There are no overhead power lines over the site

2.04.2 Underground

Generally: The PSCS shall ensure that the contractor shall take due care in the vicinity of existing services on site, and carry out surface tests to establish the exact position of these services. The PSCS shall ensure that the contractor shall liaise with the design team and client to establish the exact route and position of all underground cables prior to work commencing on site.

Foul sewer is located running across the site.

2.05 Existing Traffic Systems and Restrictions

- The Contractor will be required to keep the existing roads clean and free from dirt and mud at all times.
- The Contractor shall agree designated parking areas for personnel so that no private cars are parked in such a way as to impede traffic or cause a hazard to passing traffic or the general public.

2.06 Ground Conditions

- Good

2.07 Restrictions on Working Hours

- Normal Working Hours : 7am - 5pm Monday – Friday and 8am - 4pm Saturday.
- Working outside of normal working hours will be by agreement with Carlow County Council.

2.08 Other Contracts which may affect work

The following other activities, not related to or included within the scope of the contract, will be carried out on the site during the construction phase.

- Site service works to run concurrently with construction of proposed building.
- All services to building to be serviced as outlined in drawings and specification.



3.00 PARTICULAR RISKS

- The following is the non exhaustive list of particular risks to the safety and health of persons as set out in Schedule 1 of S.I. 504 of 2006, together with the opinion of the Project Supervisor for Design Process on what elements of the works may fall within each risk category. It should be noted that many of the risks on the project may arise out of working methods which are at the discretion of the Contractor and as such cannot be determined by the Project Supervisor for Design Process.
- The Contractor shall consider the risks and propose solutions in the developed Health and Safety Plan.

3.01 **Work which puts persons at work at risk of burial under earthfalls, engulfment in swampland or falling from a height, 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 site.**

3.01.1 Burial Under Earthfalls, for example: deep foundations, deep cuttings, work in excavation which are in or adjacent to unstable ground, hazardous underground services or where there is a risk of undermining existing foundations.

- Normal risks associated with foundation and pipe trench excavation. Normal risks associated with construction of single storey masonry buildings including roof construction

3.01.2 Engulfment in Swampland, for example: unstable ground, work adjacent to lakes and ponds or reclaimed ground:

- Not applicable.

3.01.3 Falling from a height for work over 2m where conventional scaffolding cannot be erected.

- Not applicable.



- 3.01.4 Work on or adjacent to fragile roofing Materials
- Applicable.
- 3.01.5 Installation of scaffolding: If scaffolding is necessary, a site-specific method statement, which will include how the scaffolding will be managed, planned, installed, checked and removed, will be required. The use, purpose and maximum loading shall be clearly communicated to the designers, the installers and the users of scaffolding. Scaffolding shall only be erected/dismantled by trained and competent Scaffolders as set out in Part 2 of the Safety Health & Welfare at Work (work at height) Regulations, S. I. no. 381 of 2006. The Health and Safety Plan shall be updated during the project to reflect the status of the scaffolding including CR8 "Scaffolder's report of inspection".
- Standard scaffolding
- 3.01.6 Operation where the nature of the work or other restrictions make it impracticable to provide standard scaffolding or other suitable and sufficient means of support.
- Not applicable
- 3.01.7 Works on or near site boundaries or existing structures which will require excavation
- Section of existing boundary wall to be removed along with existing shed that boundaries the public road.



3.02 Work which puts persons at risk from chemical or biological substances constituting a particular danger to the safety and health of such persons or involving a legal requirements for health monitoring.

3.02.1 Where certain materials or substances are to be used, or materials in existing buildings are to be modified, a particular risk in relation to chemical or biological substances may exist.

- Not applicable

3.02.2 Any work, which involves the renovation of buildings, which were initially constructed prior to the late 1980's, should have an asbestos survey carried out by a specialist competent person. The competent person should have training in asbestos surveying and identification.

- Not applicable

3.02.3 The circumstances of the use of certain materials or Substances may give rise to particular risks based on their toxicological or physio-chemical properties, for Example: The presence or potential presence of Explosive atmospheres (including potential for dust explosion), Work in confined spaces (i.e. areas where there is a possibility of a Deficiency of oxygen or the presence of dangerous gases or vapours)

- Not applicable

3.02.4 There may be a specific legal requirement of health monitoring where a work activity puts a persons health at risk from hazardous substances or preparations. Where such a requirement exists the activity must be regarded as involving a particular risk.

1. Examples of activities requiring health Monitoring and therefore involving Particular risks include: The stripping of lagging which contains Or is likely to contain asbestos or the Breaking and removal of insulating Boards and tiles likely to contain asbestos Where the "action level" as defined in the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 is likely to be Reached or exceeded.
2. Where Friable Asbestos is identified and Remains in place the Project Supervisor For Construction Stage is required to Develop a method statement to remove Asbestos at the earliest possible time Where the risk exists that asbestos will Be disturbed during the course of the Project
3. Demolition involving the flame cutting or shot blasting of painted steel where the paint is likely to contain lead and where an assessment reveals any conditions referred to in Regulation 4(7) of the European Communities (Protection of Workers) (Exposure to Lead) Regulations S.I. no. 219 of 1988
4. Work involving the use of substances which must be labelled with the risk phrases R45 'may cause cancer' or R49 'may cause cancer with inhalation' and where a risk assessment in accordance with Regulation 4(b) of the Safety, Health and Welfare at work (Carcinogens) Regulations S.I. no. 78 of 2001 reveals a risk to safety or health.

- Cutting of MDF to be Completed offsite as much as possible, otherwise



suitable personal protective equipment to be used by all personnel.

- The Project Supervisor (Design Process) has been notified by the Design team or Client of any materials that may present an exceptional hazard or risk. No R45/R49 substances specified.
- Fire-stopping and cavity barriers executed in mineral fibre quilts and batts to be non-shed variety and where cut, suitable masks to be used and gloves and other site personnel to be provided with suitable protection where works involve putting up of batts and quilts.

3.02.5 Work involving the use of substances or preparations which must be labelled with the risk phrase R42 "may cause sensitisation by inhalation" and where a risk assessment in accordance with Regulations 4, 5 & 6 of the Safety, Health and Welfare at Work (Chemical Agents) Regulations S.I. no. 619 of 2001 reveals a risk to health.

- Not applicable -

3.02.6 Any other work activities involving the use of any chemical or biological agents where a risk assessment in accordance with Regulations 3(2) and 3(8) of the above mentioned 1994 Chemical Agents Regulations or Regulations 4 and 10 Safety, Health and Welfare at Work (Biological Agents) Regulations 1994 reveal a risk to safety or health.

- Not applicable

All hazardous substances and preparations must be labelled with appropriate hazard symbols and the suppliers must provide a safety data sheet when requested by any person. The labels and safety data sheets must include risk phrases, which indicate the specific risk associated with the substances. The requirements are set out in the European Communities (Classification, Packaging and Labelling of Dangerous Substances) Regulations 1994 and 2000 and the European Communities (Classification, Packaging and Labelling of Dangerous Substances) Regulations 1995 and 1998.

3.02.7 Works involving a risk of contracting Leptospirosis or similar diseases.

- Contractor to ensure that all site operatives are aware of the risks of contracting diseases from foul wastes, in particular Leptospirosis (Weils Disease)
- Contractor to provide adequate vermin control procedures, including the requirement to provide information, training on the risks involved to site operatives and providing adequate PPE.



- 3.03 **Work with ionising radiation requiring the designation of controlled or supervised areas as defined in Article 20 of Directive 80/836/Eurotom such as: radioactive lighting conductors, radioactive smoke detectors, other disused radioactive materials or radioactive materials or plant, radioactive installations, work near x/ray machines, in hospital radiotherapy or nuclear Medicine Departments”**
- None known.
- 3.04 **Work near high voltage power lines.**
- The category includes all high voltage Power lines, including overhead and buried lines. It also includes high voltage cables supplying fixed plan where a significant risk of breaching Cable insulation exists. The HAS/ESB Code of Practice for avoiding danger from overhead electricity lines (2008) denotes that high voltage means any any alternating current where the voltage is greater than 1000 volts (1 Kv).
- Not applicable
- 3.05 **Work exposing persons at work to the risk of drowning.**
- Not applicable.
- 3.06 **Work on wells, underground earthworks and tunnels.**
- Not applicable.
- 3.07 **Work carried out by divers at work having a system of air supply.**
- None known.
- 3.08 **Work carried out in a caisson with a compressed air atmosphere.**
- None known.
- 3.09 **Work involving the use of explosives.**
- None known.
- 3.10 **Work involving the assembly or dismantling of heavy prefabricated components for example: heavy steel structural frame elements, heavy precast concrete frame elements or heavy prefabricated plant items.**
- All heavy prefabricated components are to be installed to all safety standards and to meet all current regulations.



OTHER IDENTIFIED RISKS

The following is a list of risks other than those set out in Schedule 1 of S.I. 504 of 2006 which may affect the safety and health of persons. The Contractor shall, in the developed Safety Plan, outline specific control measures to deal with the following risks.

- 3.02 **Work on or adjacent to public roads where there is a risk of road traffic accidents.**
- Care to be taken to ensure that contractor's vehicles are parked safely. Site adjoins public roadway and pedestrian footpath. Contractor's vehicles not to block/hinder either.
- 3.03 **Works within 4.5 linear metres of live petrol lines or vent pipes at the adjacent garage.**
- Not applicable
- 3.04 **Gas Main**
- Not applicable.
- 3.05 **Kerbs.**
- Not applicable.
- 3.06 **Overhead works nearby by others.**
- Where adjacent overhead works take place by others, the Contractor shall liaise with such persons to ensure a safe system of work for his operatives and the general public.
- 3.07 **Vibration close to financial houses.**
- Not applicable.
- 3.08 **Works taking place underneath the slewing arc of a crane on a site adjacent to the works.**
- Not applicable



3.09 **Works adjacent to railroads.**

- Not applicable

3.10 **Storage of materials.**

- On site

3.11 **Night-works.**

- Where night-works are agreed the requirements regarding lighting must be listed in the safety plan and agreed with the County Engineer.

3.12 **Works that may interfere with existing underground services**

- The Contractor shall check with all the relevant the utility companies to determine exact locations of existing underground services and mark overground.
- The Contractor shall check with the Local Authority to determine the exact locations of exiting watermains, foul/storm sewers and gas mains and mark overground.
- The Contractor shall employ safe digging practices.



4.00 CONTINUING LIAISON

- 4.01 Implications for health and safety may arise where design decisions remain to be made, where design changes occur on site, or where the project timeframe is altered. The following procedures shall be put in place with respect to considering any such implications.
- 4.02 For the purpose of this section, the design decisions, design changes and timeframe changes referred to above are only those which may be reasonably foreseen to impact upon the health and safety of persons involved in or affected by this project.
- 4.03 Designers are to notify promptly both the Project Supervisor Design Process and Project Supervisor Construction Stage of design decisions and provide them with sufficient information, i.e. copies of documentation, etc., in order for them to carry out the necessary assessments before the revised work is carried out and to give directions regarding same when the assessment has been completed.
- 4.04 The Project Supervisor Construction Stage is to promptly bring to the attention of the Project Supervisor Design Process any on-site design changes that he is aware of.
- 4.05 The Project Supervisor Design Process and the Project Supervisor Construction Stage shall meet as necessary to co-ordinate information received in relation to all relevant design changes. The frequency of such meetings is a matter to be addressed by the Project Supervisor Construction Stage in the developed Health and Safety Plan. Health and safety must be headed-up as an item to be addressed at all project site meetings, including the Contractor's meetings with sub-contractors, suppliers, employees, etc.
- 4.06 Where unforeseen eventualities arise during project execution resulting in substantial design changes or affecting the time period for the project, the Project Supervisor Construction Stage shall promptly notify the Project Supervisor Design Process and provide him with relevant information.
- 4.07 Details of procedures for ongoing communications should be included in the developed Health and Safety Plan.



5.00 SAFETY DOCUMENTATION

5.01 Copies of the following documentation shall be produced by the Contractor to the satisfaction of Carlow County Council prior to commencement on site:

- Safety Statement;
- Construction Stage Safety Plan; and
- Any Method Statements which have been called up earlier in this document.

5.02 The Contractor shall keep copies of the following documentation on site, available at all times for inspection:

- Safety Statement;
- Construction Stage Safety Plan;
- Any Method Statements which have been called up earlier in this document;
- Preliminary Safety Plan;
- Safe Pass and Construction Skills Certification Scheme (CSCS) Cards

and, where appropriate:

- Lifting Certificates for machines engaged in lifting operations;
- Form GA2 – Weekly Inspection of Plant by operator; and
- Form AF3 – Inspection of Excavation.



6.00 DISCLAIMER

- 6.01 The Preliminary Safety and Health Plan has been prepared, as required under Regulation 12(1)(a) (b) of S.I. 504 of 2006, to identify exceptional features of design and construction affecting safety and health from information provided by the designers, client and by reference to the contract documentation. It is not the intention to identify normal construction activities that a competent Contractor would anticipate in a project of this nature.
- 6.02 The information contained in this Preliminary Health and Safety Plan has been prepared prior to the commencement of the work on site. It does not take account of any matters or information which may come to light after that time.
- 6.03 A limited inspection has been undertaken of the site. The Contractor and Project Supervisor (Construction) are advised that commencement of excavation or other openings up of works may reveal changes requiring reassessment of the construction/design risks.
- 6.04 Absence of mention of items must not be deemed to be an endorsement by us that such are safe. It is recommended that the Contractor always undertake risk assessments pre-construction to enable him develop safe systems of work and build safely. The Contractor shall be appointed to the role of Project Supervisor Construction Stage.

Prepared by:

Francis Murphy

for and on behalf of
Housing Department
Carlow County Council
Project Supervisor Design Process

Dated: 30th May 2026



APPENDIX 1**GUIDANCE NOTE ON SAFE DIGGING NEAR BURIED SERVICES**

1. Contact utility companies before digging: give notice as early as possible.
2. Establish contact persons and procedures in relation to utilities.
3. Wait for utility companies to locate and mark their buried utilities with color-coded paint, flags or stakes.
4. Protect the marks during excavation.
5. Dig safely using extreme caution when digging within 1m of the locate marks.

SAFE DIGGING PRACTICES

Anyone who works near underground services should be properly trained in safe procedures. Information issued to employees can usefully supplement this training and act as a reminder of the main points. A suggested text is given below. It could be usefully adapted to meet the needs of individual organisations by adding supervisors' names, contact points, etc. It could be reproduced as a pocket card or leaflet, or in some other appropriate form.

ADVICE TO SITE PERSONNEL WHEN WORKING NEAR UNDERGROUND SERVICES

Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

Damage can result from excavation or penetration of the ground, e.g. by a road pin. Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as LIVE.

Accidents have happened because people have mistaken one service for another, e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. On some building sites yellow plastic gas pipes or blue plastic water pipes may sometimes have been wrongly used to carry electricity cables.

Check before you act.

Before starting work:

- always use a cable and pipe locator to trace electricity cables and metal pipes. You should have been trained how to do this. If in doubt, or if you have any difficulty, ask your supervisor for advice;
- make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. Remember that service connection cables and pipes from the main to a building or street light may not be shown;
- mark the positions of the cables and pipes using paint or other waterproof marking on the ground;
- look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a street light;
- hand dig trial holes (as many as necessary) to confirm the position of services in the area of your work. This is particularly important if there are plastic pipes, which cannot be found using a locator.



When you start work:

- do not use a mechanical excavator within 1 m of a gas pipe. If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging;
- wherever possible, hand dig near buried services. Spades and shovels are safer than picks, pins or forks;
- do not use hand-held power tools within 1 m of the marked position of an electricity cable (unless the number of services present makes it impossible or surface obstructions reduce the space available);
- do not use hand-held power tools directly over the marked line of a cable unless (a) you have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300 mm) below the bottom of the surface to be broken; or (b) physical means have been used to prevent the tool striking it;
- using the locator, watch out for signs of services as the work continues. Excavate alongside the indicated line of a service, then expose it by digging into the side of the trench;
- check that any cable which is embedded in concrete and has to be broken out has been made dead before work starts, or that another safe way of working has been agreed with the electricity cable owner;
- do not use exposed services as a convenient step or hand-hold;
- do not handle or attempt to alter the position of an exposed service;
- do not install plant close to an existing service. Ask your supervisor to tell you what the separation should be;
- do not build existing services into a manhole or other structure or encase them in concrete;
- report any damage to a cable pipe or pipe coating. Even if there is no immediate danger, damage could lead to danger at a later date;
- backfill around services with a fine material. DO NOT use flints, bricks, mass concrete or similar material;

If you suspect a gas leak:

- remove everyone from the immediate area of the escape. Remember that if a service connection to a building has been damaged it may cause a leak in the building. Warn the occupants of the building and adjoining buildings to leave;
- telephone Bord Gáis immediately;
- ban smoking and naked flames within 10 m of the leak;
- assist Bord Gáis personnel, Gardai or Fire Services as requested;

REMEMBER - IF IN DOUBT, ASK

NOTIFY CARLOW COUNTY COUNCIL IMMEDIATELY IF YOU STRIKE ANY UNDERGROUND UTILITIES



APPENDIX 2

AF1 FORM



Approved Form (AF 1)

Regulation 10

Particulars to be notified by the Client to the Health and Safety Authority
before the design process begins

NOTE:

This form is to be used to notify of any project covered by the Safety, Health and Welfare (Construction) Regulations 2013, which will last longer than 30 days or 500 person days. It can also be used to provide changes in appointments since initial notification of projects.

Any day on which construction work is carried out (including holidays and weekends) should be counted, even if the work on that day is of short duration. A person day is one individual, including supervisors and specialists, carrying out construction work for one normal working shift.

This Notification is to be made by Registered Post to HSA, Metropolitan Building, James Joyce Street, Dublin 1; or as may be directed by the Authority.

- 1 Client:** Provide name, full address, telephone number and e-mail address for the Client. If more than one Client, please attach details of all Clients on a separate sheet.

Name: CARLOW COUNTY COUNCIL
Address: COUNTY BUILDINGS,
ATHY ROAD,
CARLOW
Telephone: 059 91 70300 E-Mail: secretar@carlowcoco.ie

- 2 Project Supervisor Design Process and Health & Safety Coordinator:** Provide name, full address, telephone number and e-mail address for the PSDP and Health & Safety Coordinator for the Design Process.

PSDP Name: CARLOW COUNTY COUNCIL H&S C. Name: NIAL BARRETT
Address: CARLOW COUNTY COUNCIL,
COUNTY BUILDINGS,
ATHY ROAD, CARLOW. Address: TULLOW CIVIC OFFICES,
INNER RELIEF ROAD,
TULLOW.
CO. CARLOW.
Telephone: 059 91 70300 Telephone: 059 91 72418
E-Mail: secretar@carlowcoco.ie E-Mail: nbarrett@carlowcoco.ie

- 3 Project Supervisor Construction Stage and Health & Safety Coordinator, if known:** Provide name, full address, telephone number and e-mail address for the PSCS and Health & Safety Coordinator for the Construction Stage.

PSCS Name: NOT KNOWN H&S C. Name: NOT KNOWN
Address: Address:
Telephone: Telephone:
E-Mail: E-Mail:

- 4 Information on Construction Work:** Please provide your details of the following.

Description of Project: REFURBISHMENT WORKS TO BUILDING AT ST. ENDA'S,
SLEATY STREET, GRAIGUECULLEN,
CARLOW TOWN, R93 NH96.

Exact Address of Construction Site: ST. ENDA'S, SLEATY STREET,
GRAIGUECULLEN, CARLOW
R93 NH96.

Signed: Ruais Muih. by or on behalf of the Client

Position: EXECUTIVE TECHNICIAN Date: 14 - 01 - 2026.

APPENDIX 3 RISK ASSESSMENT



Risk Assessments

Section:

Housing

Project Nr.: 100

Project:

Refurbishment of St Enda's, Graiguecullen, Carlow Town

Assessor:

Technician

Date:

30/04/2026

Identified Hazards	Associated Risks	Population Exposed	Likelihood	Severity	Risk Rating	Control Measures	Person Responsible	Residual Risk
Cleaning Activities, General	Use of harmful materials which may cause Irritation, sensitivity etc.	☒ Contractor ☐ End-User ☐ Maintenance ☐ Public ☐ specify here	3	3	9	Non-hazardous materials to be used where possible. Appropriate PPE to be used at all times	PSCS, Contractor	4
Concrete, working with	Contact with skin Irritation, sensitivity etc.	☒ Contractor ☐ End-User ☐ Maintenance ☐ Public ☐ specify here	3	4	12	All operatives to be issued with adequate PPE. Operatives to be informed of risks of exposing skin to concrete	PSCS, Contractor	4
Drainage services (existing foul and surface water)	Water borne diseases, e.g... Leptospirosis	☒ Contractor ☐ End-User ☐ Maintenance ☐ Public ☐ specify here	3	5	15	Ensure site operatives are aware of the risk of contracting Leptospirosis (Weils disease). Adequate vermin control to be in place	PSCS, Contractor	10
Existing Services	Hitting of underground or overground services which may result in gas leak, electrocution, disruption to service. Electrocution when providing supply to house	☒ Contractor ☐ End-User ☐ Maintenance ☒ Public ☐ specify here	3	5	15	Consultation with utilities companies to establish location of services. All work to be carried out by fully qualified electrician/RGI	PSCS, PSDP	10
Excavation of trenching/ foundations	Working at depth in foundation. Danger of flooding/drowning Danger of trench collapse Danger of falling into excavation	☒ Contractor ☐ End-User ☐ Maintenance ☐ Public ☐ specify here	3	4	12	Safe systems of work to be in place for excavations deeper than 1.25m. Slopes to be cut back at safe and appropriate angle. Adequate safety barriers around excavations. Temporary shoring/propping to all excavations. Contractor to fill in excavations as soon as feasible, following completion of operation.	PSDP, PDCS, Contractor	6

Risk Assessments

Section:

Housing

Project Nr.: 100

Project:

Refurbishment of St Enda's, Graiguecullen, Carlow Town

Page 2 of 5

Assessor:

Technician

Date:

30/04/2026

Identified Hazards	Associated Risks	Population Exposed	Likelihood	Severity	Risk Rating	Control Measures	Person Responsible	Residual Risk
Hotworks	Fire, explosion	☒ Contractor ☐ End-User ☐ Maintenance ☒ Public ☐ specify here	3	4	12	Preliminary Safety plan to specify that 'hot works permits' and/or 'Permits to work' will be required for all hotworks on site.	PSDP, PDCS, Contractor	6
Falls from heights	Severe injury, death (the most common cause of fatal injuries on construction sites are falls from heights of between 2 & 4 metres).	☒ Contractor ☐ End-User ☐ Maintenance ☐ Public ☐ specify here	3	5	15	Restraints, harnesses and scaffolding to be used as necessary. Contractor to provide adequate edge protection for operatives working on roofs.	PSCS, Contractor	10
Site vehicles	Persons struck by vehicles. Children playing in street area.	☒ Contractor ☐ End-User ☐ Maintenance ☒ Public ☐ specify here	3	5	15	Vehicular traffic management plan to be prepared and implemented on site for the duration of the project. Separate construction site access route required. Fencing and signage to make public aware of dangers	PSDP, PSCS, Contractor	8

Risk Assessments

Section:

Housing

Project Nr.: 100

Project:

Refurbishment of St Enda's, Graiguecullen, Carlow Town

Assessor:

Technician

Date: 30/04/2026

Identified Hazards	Associated Risks	Population Exposed	Likelihood	Severity	Risk Rating	Control Measures	Person Responsible	Residual Risk
Hazardous Substances Labelled with Risk Phrase R42	Work involving the use of substances or preparations which must be labelled with the risk phrases R42 'May cause sensitisation by inhalation' and where a risk assessment in accordance with Regulation 3(2) and 3(8) of the Safety Health and Welfare at Work (Chemical Agents) Regulations 1994 reveals a risk to health. These are a component of many coatings, sealants, and foams, particularly of 'two pack' coatings or urethanes.	☒ Contractor ☐ End-User ☐ Maintenance ☐ Public ☐ specify here	4	4	16	Site operatives involved must be fully trained in use of any hazardous materials which may be used	PSDP, PSCS, Contractor	8
Labelled with Risk Phrase R45	Work involving the use of substances which must be labelled with the risk phrases R45 'May cause cancer' or R49 'May cause cancer with inhalation' and where a risk assessment in accordance with Regulation 4 (b) of the Safety Health and Welfare at Work (Carcinogens) Regulations 1993 reveals a risk to safety or health. Substances classifies as carcinogens include zinc chromate, and certain classes of bituminous substances, which area used in caulking or sealant.					PSCS to inform PSDP should the contractor become e aware of such risk phrases on products specified. Preliminary Health & Safety plan to advise where fire-stopping and cavity barriers executed in mineral fibre quilts and batts to be non-shed variety suitable PPE to be provided to installers.		

Risk Assessments

Section:

Housing

Project Nr.: 100

Project:

Refurbishment of St Enda's, Graiguecullen, Carlow Town

Assessor:

Technician

Date: 30/04/2026

Identified Hazards	Associated Risks	Population Exposed	Likelihood	Severity	Risk Rating	Control Measures	Person Responsible	Residual Risk
Waste	Windblown material. Rodents/vermin Trips/falls Rodent and Bird Droppings	☒ Contractor ☐ End-User ☐ Maintenance ☒ Public ☐ specify here	3	4	12	All waste from the works is to be disposed of in requirements with the Waste Management Act 1996. Dwellings to be fully cleaned by Suitably Qualified Cleaning Company Prior to Construction Works. Waste skips, and other waste storage areas are to be covered to avoid the risk of windblown materials emanating from the site. Main Contractor is responsible for controlling rodent/vermin infestation for full duration of the works. Preliminary Health & Safety Plan to highlights the risks of contracting Leptospirosis, and the requirement to provide training, information and PPE to site operatives.	PSDP, PSCS, Contractor	6
Public close to the working area	Trips/falls Persons struck by site vehicles Material falling from height onto persons	☐ Contractor ☐ End-User ☐ Maintenance ☒ Public ☐ specify here	3	5	15	Fencing and signage to make public aware of dangers. Construction area to be secured when contractor is off site.	PSDP, PSCS, Contractor	6



Risk Assessments

Section:

Housing

Project Nr.: 100

Project:

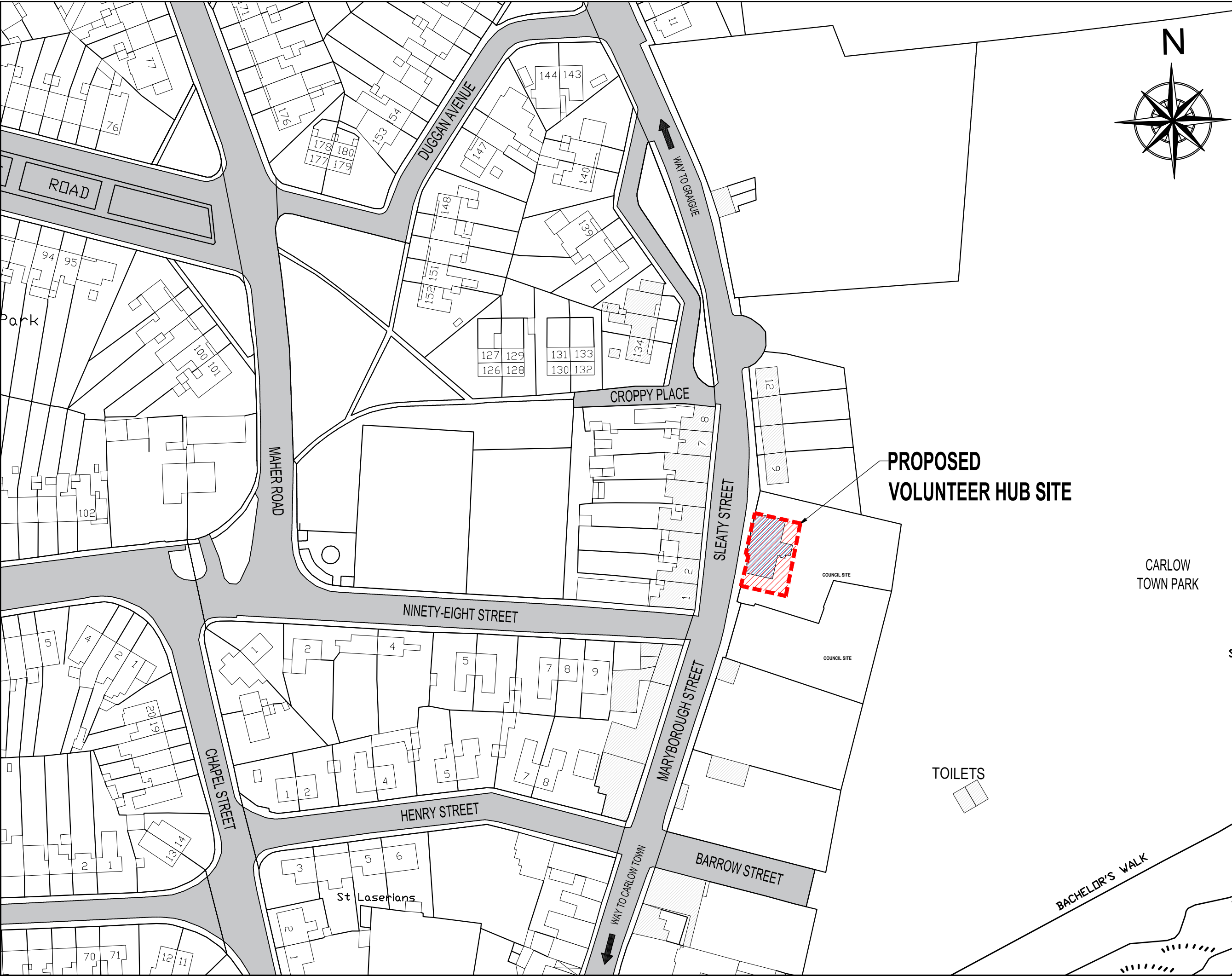
Refurbishment of St Enda's, Graiguecullen, Carlow Town

Legend:

Likelihood:	1 = highly unlikely;	2 = remote;	3 = possible;	4 = probable;	5 = highly likely
Severity:	1 = negligible;	2 = minor injury;	3 = major injury;	4 = severe injury;	5 = fatalities
Risk Rating:	 1 to 4 = low risk: - Communicate  5 to 14 = medium risk: - Reduce - Communicate  15 to 25 = high risk: - Eliminate from the workplace - Communicate (also applies to residual risk)				
Contractor:	includes employees of the contractor and any sub-contractor engaged by the client for the construction or maintenance of the project;				
End-User:	includes the client, their employees and the facilities operator for the completed structure;				
Maintenance:	includes persons undertaking maintenance activities during the operation of the facility;				
Public:	includes any member of the public or visitor who could be exposed to hazards during the construction; use or maintenance of the facility.				
Other:	you can specify a specific population, which are exposed to hazards. Please specify the identity of the persons exposed (overtyping "specify here")				

APPENDIX 4 SITE DRAWINGS





NOTES

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No.	Date	+	Amendment / Issue		App.



CARLOW COUNTY COUNCIL
HOUSING DEPARTMENT

A/Director Of Services: Fiona O'Neill,
Tullow Civic Offices, Inner Relief Road, Tullow, Co. Carlow
Phone: (059)9136296 Fax: (059)9152156
Email: secretar@carlowcoco.ie

 **Carlow Local Authorities, A CPD Accredited Company**

Project:

**REFURBISHMENT WORKS
TO BUILDING AT ST. ENDA'S,
GRAIGUECULLEN, CARLOW**

Title:

SITE LOCATION MAP

Drawn by:	FM	Job No:	
Checked by:	NB.	Drw Loc:	
Approved by:	NB.	Drw No:	
Scale:	1/1000		
Date:	27/01/2026		

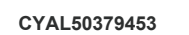
101

Rev:



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Compliance Survey Results 2015				
A	xx/xx/xxxx		xxxxxxxxxxxxxxxxxxxx	
No.	Date	SSN	Amendment / Issue	App.



CARLOW COUNTY COUNCIL
HOUSING DEPARTMENT

Director Of Services: Claire Hantley,
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Phone: (059)9136296 Fax: (059)9152156
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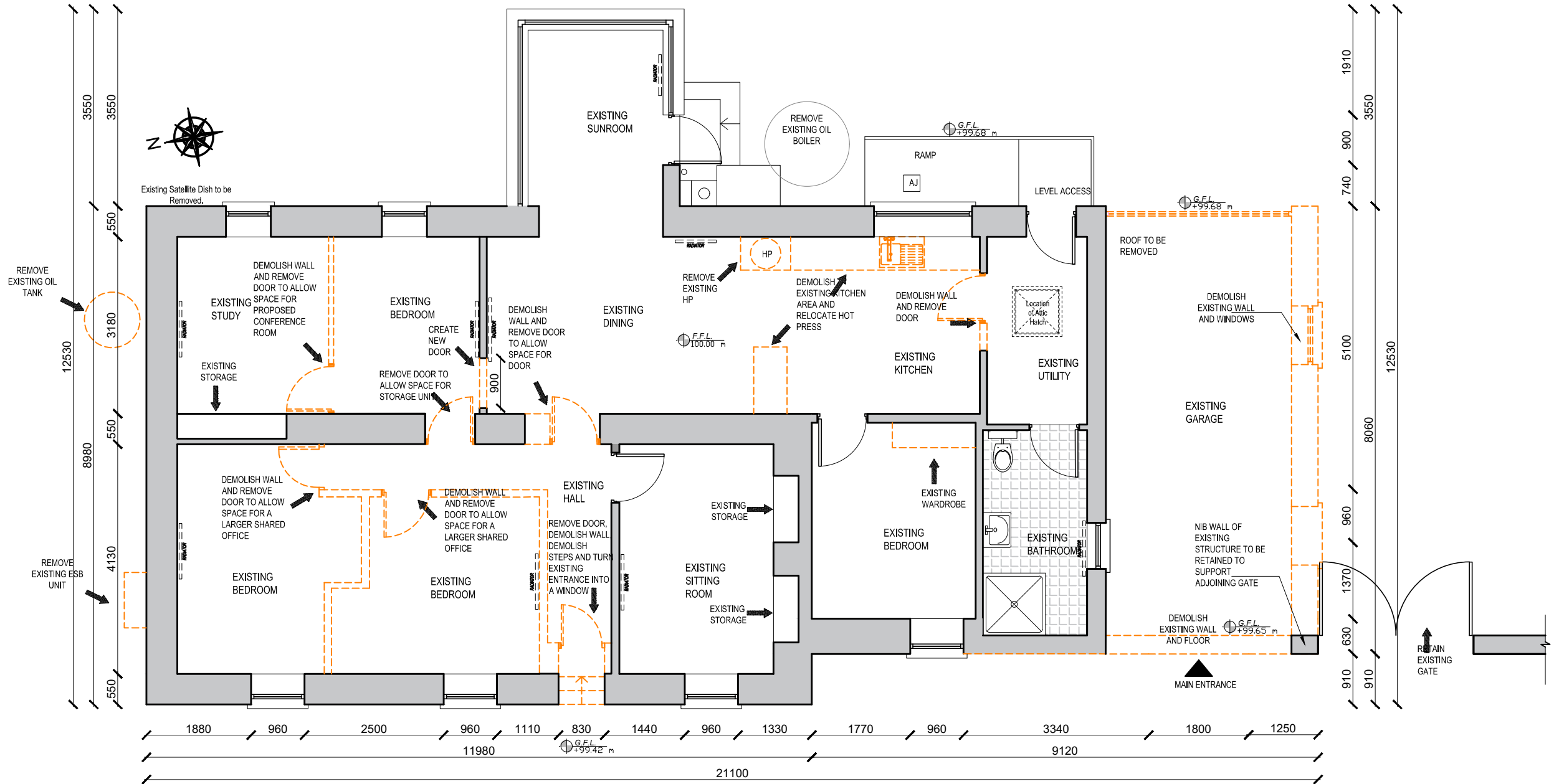
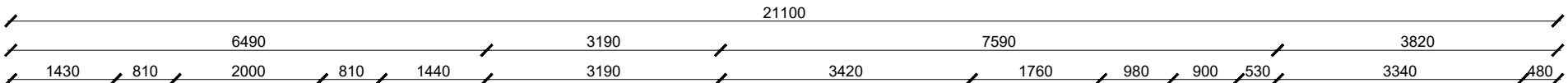
Project:

REFURBISHMENT WORKS
TO BUILDING AT ST. ENDA'S,
GRAIGUECULLEN, CARLOW

Title:

EXISTING BUILDING LAYOUT - ELEVATIONS & CROSS SECTION

Drawn by:	FM	Job No:	
Checked by:	NB.	Drw Loc:	
Approved by:	NB.	Drg. No:	Rev:
Scale:	1/100	102	
Date:	30/04/2026		



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No.	Date	Amendment / Issue	App.
A	xx/xx/xx	xxxxxxxxxxxxxxxxxxxx	

CARLOW COUNTY COUNCIL
HOUSING DEPARTMENT
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Email: secretar@carlowcoco.ie
 Engineers Ireland
Carlow Local Authorities, A CPD Accredited Company

Project:

**REFURBISHMENT WORKS
TO BUILDING AT ST. ENDA'S,
GRAIGUECULLEN, CARLOW**

Title:

**EXISTING BUILDING
& LAYOUT -
DEMOLITION FLOOR PLAN**

Drawn by:	FM	Job No:	
Checked by:	NB.	Drw Loc:	
Approved by:	NB.	Drw. No:	
Scale:	1/100	103	Rev:
Date:	30/04/2026		



- CONTRACTOR IS TO PROVIDE EXISTING BER CERTIFICATE PRIOR TO ALL WORKS ON SITE STARTING.
- CONTRACTOR TO PROVIDE PRELIMINARY BER OF BUILDING USING THE SPECIFICATION PROVIDED
- CONTRACTOR IS TO PROVIDE BER CERTIFICATE ON COMPLETION OF



Drawn by:	FM	Job No:	
Checked by:	NB.	Drw Loc:	
Approved by:	NB.	Drg. No:	Rev:
Scale:	1/50	105	
Date:	30/04/2026		

