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CONSULTING ENGINEERS

Energy Pathfinder Meath

8.7 St Olivers Post Primary

Preliminary Safety and Health Plan

Date: April 2026

Ref.: 3232/KC/DMcD

ISO 9001
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1 INTRODUCTION

This Preliminary Safety and Health Plan has been prepared in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013. It has been prepared for the purpose of providing information to the Project Supervisor for Construction Stage to provide them with the required information to manage Safety & Health on site.

The Preliminary Safety & Health Plan has been prepared to provide Health and Safety information to the Tenderers for the Contract. This plan will then be maintained as a live document throughout the Contract and all updates to it will be forwarded to the P.S.C.S. and any other relevant parties.

It is the intention of the P.S.D.P., that the project be constructed in such a way that risks to the Health and Safety of all persons engaged in its construction, use and maintenance are eliminated or reduced to an acceptable level under current safety and health legislation.

The Contractor's attention is drawn to the provisions for continuing liaison during the construction stage of the project to deal with unforeseen eventualities as set out in Section 7 of this document.

2 GENERAL DESCRIPTION OF PROJECT

2.1 CLIENT

Louth Meath Education and Training Board (LMETB)

Contact: Keith Wickham KWickham@lmetb.ie

2.2 DESIGNER

Semple & McKillop Ltd, Monaghan Road, Castleblayney, Co. Monaghan

Contact: Kris Cartmill (042 9749570)

2.3 PROJECT SUPERVISOR FOR DESIGN PROCESS

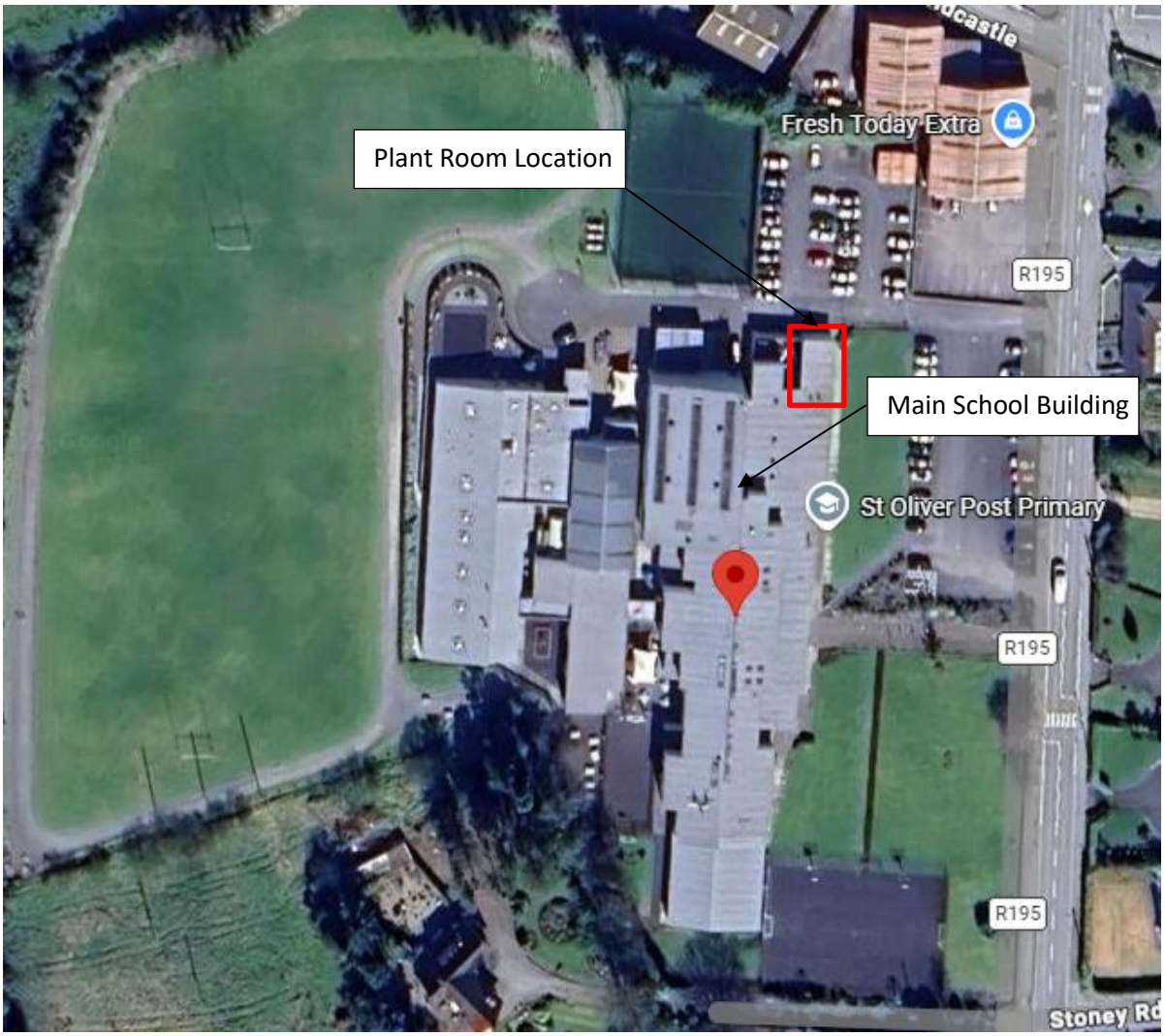
Síle O'Connor, Semple & McKillop Ltd. (042 9749570)

2.4 PROJECT DESCRIPTION

Mechanical plant room upgrade including removal of existing heating distribution pipework. Installation of new plant room equipment comprising external air source heat pumps, buffer tank, and backup gas-fired boiler with all associated pipework, controls, wiring, and BMS system modifications. Works include associated builder's works, electrical connections, and full system commissioning.

2.5 SITE LOCATION

St Olivers Post Primary, OldCastle, Co. Meath



2.6 CONTAMINATED LAND

N/A

2.7 DRAWINGS/SPECIFICATIONS/LOCATION FOR WELFARE FACILITIES

N/A

2.8 RELEVANT ADJOINING LAND USES

Agricultural & Residential.

2.9 RESTRICTIONS OF WORKING HOURS

Monday – Friday, 8.00 – 6.00 unless pre-agreed with School.

2.10 SITE RESTRICTIONS

Access and electrical shutdowns should be carried in agreement with the School Authority from both schools.

2.11 TRAFFIC SYSTEM AND ACCESS RESTRICTIONS

The Contractor may use the main entrance from the Park Road off the main Clones Road. Parking maybe available to the rear of the school during the summer holiday period. Parking is very restricted in general during term time and agreement should be reached with the school as to suitable facilities. The Contractor should note that there is only one road entrance which becomes very congested in the morning and at the end of the school day. Agreement should be reached with the school regarding deliveries and access during these specific times for works carried out in term time.

2.12 GENERAL SITE RULES

See Appendix A for general site rules. These are for the general guidance of the PSCS and must be developed by the PSCS to become site specific rules for the project in hand.

2.13 MANAGEMENT OF HEALTH & SAFETY

The stated aim of the project is that the works will be conducted without risk or accident to both the workers involved and any others who may be affected by the works including students, employees, general public etc.

- The PSCS shall ensure that suitable Health & Safety arrangements are made, including meeting all his obligations as detailed in the Safety, Health & Welfare (Construction) Regulations, 2013.
- The PSCS shall ensure that suitable Health & Safety arrangements are made including all procedures are detailed and inductions are carried out as per the Construction Industry Federation publication, The Construction Sector C-19 Standard Operating Procedures.
- The PSCS shall ensure that Method Statements and Risk Assessments are prepared, submitted and communicated to all necessary persons prior to the commencement of the operations on site.
- The PSCS shall ensure that sub-contractors prepare and submit Method Statements and Risk Assessments relating to their activity prior to on site commencement of those activities. The PSCS must ensure that a system for checking and approving submitted documentation is established.
- The PSCS shall prepare and maintain Emergency Evacuation Plans for the works and temporary site accommodation buildings. Evacuation Plans must incorporate suitable emergency warning and escape procedures. Adequate fire-fighting equipment which can be operated by trained personnel shall also be provided by the Contractor.

- Evacuation plans should be reviewed on a continuous basis and revised as necessary as the works progress.
- The PSCS should advise as to how emergency procedures information is disseminated to site personnel, visitors and all other necessary personnel.
- The PSCS should advise as to the First Aid arrangements for the works including the proposed location of first aid facilities and the number of first aid trained personnel.
- The PSCS should advise as to the Fire Fighting arrangements for the works including the proposed location of fire-fighting facilities and the number of personnel trained in their proper and effective use.
- The PSCS shall ensure that any risk assessments or method statement is reviewed if there is any reason to suspect that it is no longer valid or if there is significant change in the matters to which it relates.
- The PSCS shall ensure that all incidents/accidents are reported immediately to the School Authority and the Contract Administrator/Project Supervisor (Design Process).

2.14 INTENDED CONTRACT COMMENCEMENT DATE

15th June 2026

2.15 INTENDED CONTRACT COMPLETION DATE

15th September 2026

2.16 PHASING OF WORKS

No phasing requirements are foreseen.

3 OTHER WORK ACTIVITIES

3.1 EXISTING BUILDING ACTIVITIES

Depending on programme, students and staff may be present within the school grounds.

3.2 INSTALLATION OF SERVICES

3.3 N/A

3.4 INSTALLATION OF FURNITURE, EQUIPMENT

N/A

3.5 EXTERNAL WORKS SUCH AS LAND DRAINAGE, LANDSCAPING, PUBLIC UTILITIES SERVICES

School caretaker will be on site to maintain grounds throughout the period of the works.

3.5.1 Other

N/A

4 KNOWN EXISTING SERVICES

4.1 UNDERGROUND SERVICES

For all required excavation works, the PSCS must ensure that a full survey of all existing services is carried out and that the guidelines for avoiding dangers from underground services are complied with. These existing services should be identified prior to any digging taking in to account any exiting service drawings/registers.

A person with a CSCS qualification for location of underground services is required onsite to survey all ground before any digs. Due care and attention shall be taken during excavation work, utilising not only CAT Scanning, but drawings/registers, hand-digging and other means of locating services. All detected services must be recorded on as-built drawings and submitted as part of the Safety File.

4.1.1 Water Mains

The mains water is teed off from the road (exact location unknown) and enters the building via the Plant Room. See also Section 4.1.

4.1.2 Electrical & Telephone Cables

Incoming ESB supply is routed underground from the pole-mounted transformer at the rear of the site to the Electrical Switchroom at the front of the school. Eir telecommunications cables are also routed underground from the existing manhole to the Communications Room

4.1.3 Gas Mains

Existing Natural Gas runs through the site and enters the existing plant room.

4.1.4 Other Liquids / Gases under Pressure

N/A

4.2 OVERHEAD SERVICES

No existing overhead services entering the site.

5 PARTICULAR RISKS

The following is the non-exhaustive list of particular risks to the safety and health of persons as set out in Schedule 2 of S.I. No. 138/1995 together with the opinion of the Project Supervisor for Design Stage on what elements of the works may fall within each particular 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 Stage. The unforeseen hazards are to be addressed by the P.S.C.S. and the individual Contractor.

Work involving certain risks, which would be appropriate to specify in the preliminary Safety and Health Plan would include:

- Items 1 & 2 of the Second Schedule where the existence of a particular risk would not be evident and reasonably deducible from drawings or other support documentation to a competent project supervisor for construction.
- Items 3 to 10 of the second schedule where such risks are reasonably foreseeable to the project supervisor for design. Other work which may involve risks which would not be evident and reasonably deducible from drawings or other supporting documentation to a competent Project Supervisor Construction state are listed.

5.1 SAFETY RISKS (SCHEDULE 2, S.I. NO. 138/1995 – ITEM 1)

Works 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 process used or by the environment at the place of work or site.

5.1.1 Burial under earth falls

Minor trenching for underground heating pipework from Heat Pumps provides a risk of burial under earth falls. These activities should be assessed for risk and addressed in the Site Specific Safety Plan.

5.1.2 Falling from a height

Works are to be carried out at high level externally to route a heating pipework from Heat Pumps. These activities should be assessed for risk and addressed in Site Specific Safety Plan.

5.1.3 Works on or near site boundaries or existing structures which will require excavation.

N/A

5.1.4 Engulfment in swampland (e.g. unstable ground, work adjacent to lakes, ponds or reclaimed ground).

N/A

5.1.5 Works in Enclosed Areas

The contract includes works in a roof spaces with only one point of access / escape providing a risk of entrapment. These activities should be assessed for risk and addressed in the Site Specific Safety Plan.

5.1.6 Works on or adjacent to fragile roofing materials.

The contract includes works in ceiling voids with suspended ceiling tiles. These activities should be assessed for risk and addressed in the Site Specific Safety Plan

5.1.7 Installation of scaffolding.

If scaffolding is necessary as detailed in site specific method statement in order to transfer tank components to roofspace areas, method statement should include how the scaffolding is managed, planned, installed, checked and removed. The use, purpose and maximum loading shall be clearly communicated to the designers, the installers and the users of the scaffolding. The site specific Safety & Health Plan shall be updated during the project to reflect the status of the scaffolding including CR9 – Scaffolders' Report of Inspection of Scaffold.

5.1.8 Operations where the nature of the work or other restrictions make it impractical to provide standard scaffolding or suitable and sufficient means of support.

N/A

5.1.9 Manual Handling

The PSCS shall address within the site specific Health & Safety Plan how bulky, long or heavy items will be handled, both at low level and in transfer to high level. Mechanical lifting equipment should be used wherever and whenever practicable.

5.2 HEALTH RISKS (SCHEDULE 2, S.I. NO. 138/1995 – ITEM 2)

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 requirement for health monitoring

5.2.1 Particular risk in relation to chemical or biological substances

An asbestos survey was carried out in October 2025. The report is attached, See Appendix C. The areas identified have been removed by the appropriate specialist contractor. The Contractor should continue to act with due diligence as to the presence of undetected asbestos.

5.2.2 Explosive substances

Works are located in a boilerhouse with works in the vicinity of LPG/NG. The contractor should take cognisance of this as part of the Site Specific Health & Safety Plan.

5.3 OTHER SPECIFIC RISKS

5.3.1 Noise

Noise monitoring must be undertaken for excessively noisy activities and noise levels should be controlled strictly in accordance with BS 5228.

5.3.2 Dust & Dirt

Dust and dirt on site must be kept to a minimum within the school and on adjacent roadways. The containment of this should be specifically addressed in the Site Specific Health & Safety Plan.

5.3.3 Restricted Working Spaces

See Section 5.1.5.

5.3.4 Working in Vicinity of Children or Vulnerable Adults

It is envisaged that the works programme may run into termtime providing an additional risk of unauthorised access to works area and unsupervised interface with construction workers and underage students. This issue should be specifically addressed in the Site Specific Health & Safety Plan. The Contractor should provide a Company Child Protection Policy at the outset of the contract.

5.3.5 Working in or Adjacent to General Public

It is envisaged that the works will take place in a live area where contact and interaction with users, staff or general public is possible. This issue should be specifically addressed in the Site Specific Health & Safety Plan.

5.3.6 Working in Proximity to Live & Critical Services

It is envisaged that the works will take place in proximity to existing live services which could harm workers or where the continuity of the service is critical to the operation of the facility. This issue should be specifically addressed in the Site Specific Health & Safety Plan.

5.3.7 Contractor's Operatives

All operatives must be holders of a Safe Pass safety training card or a recognized equivalent. Operative must wear suitable PPE at all times.

5.3.8 Sub-contractors

It is the responsibility of the PSCS to ensure that all subcontractor activities must be carefully coordinated so that the proper protective measures are in place at all times. This duty should be specifically addressed in the Safety Plan for the Works.

The competency of the subcontractors in respect of Health & Safety shall be assessed by and remain the responsibility of the Contractor.

6 SITE SPECIFIC SAFETY & HEALTH PLAN

Site specific Safety and Health Plan to be implemented by the Project Supervisor Construction Stage.

The following items (list not exhaustive) should be addressed in the Safety and Health Plan:

6.1 THE PRELIMINARY SITE SPECIFIC SAFETY AND HEALTH PLAN

6.1.1 Description of Project:

- Project description and programme details
- Details of client, designers, Project Supervisor Design Process and other consultants
- Extent and location of existing records and plans
- Arrangements for communicating with Designers, PSCS and other as appropriate

6.2 CLIENTS CONSIDERATIONS AND MANAGEMENT REQUIREMENTS

- Structure and organisation
- Contact details for designated Site Liaison personnel and Safety Officer
- Safety Objectives for the project and the arrangements for monitoring and review
- Permits and authorisation requirements
- Emergency procedures
- Site rules and other restrictions on contractors, suppliers and the others, e.g. access arrangements to those parts of the site which continue to be used by the client
- Activities on or adjacent to the site during the works
- Arrangements for liaison between parties
- Security arrangements

6.3 ENVIRONMENTAL RESTRICTIONS AND EXISTING

6.3.1 Safety hazard and risk assessments including:

- Boundaries and access, including temporary access
- Adjacent land uses
- Existing storage of hazardous materials
- Location of existing services as applicable
- Ground conditions
- Existing structures – stability, or fragile materials
- Fall from height
- Minimisation of dust

6.3.2 Health hazards, including:

- Asbestos, including results of surveys
- Existing storage of hazardous materials
- Contaminated land, including results of surveys
- Existing structures hazards materials
- Health risks arising from client's activities

6.4 THE SAFETY & HEALTH PLAN FOR THE CONSTRUCTION STAGE

6.4.1 Description of Project

- Project description and programme details
- Details of client, Project Supervisor Design Process and Project Supervisor Construction Stage, designers, main contractor and other consultants
- Extent and location of existing records and plans
- Arrangements for communicating with Contractors, PSDP and others as appropriate

6.4.2 Communication and Management of the Work

- Management structure and responsibilities
- Safety and health goals for the project and arrangements for monitoring and review of safety and health performance
- Arrangements for:
    - Regular liaison between parties on site
    - Consultation with workforce
    - The exchange of design information between the Client, Designers, Project Supervisor for the Design Process, Project Supervisor Construction Stage and Contractors on site
    - Handling design changes during the project
    - The selection and control of contractors
    - The exchange of safety and health information between contractors
    - Security, site induction, and on-site training
    - Welfare facilities and first aid
    - The production and approval of risk assessments and method statements
    - The reporting and investigation of accidents and other incidents (including near misses)

6.4.3 Site Rules

6.4.4 Fire and Emergency Procedures

6.4.5 Arrangements for Controlling Significant Site Risks

6.4.5.1 Safety Risks

- Services, including temporary electrical installations
- Preventing falls
- Work with or near fragile materials
- Control of lifting operations;
- Dealing with services (water, electricity and gas)
- The maintenance of plant and equipment
- Poor ground conditions
- Traffic routes and segregation of vehicles and pedestrians
- Storage of hazardous materials
- Dealing with existing unstable structures
- Accommodating adjacent land use
- Other significant safety risks

6.4.5.2 Health risks:

- Manual handling
- Reduce noise and vibration
- Removal of asbestos
- Dealing with contaminated land
- Use of hazardous substances
- Other significant health risks

6.4.5.3 Specific Method Statements required:

- Working in vicinity of children
- Access control to works areas during termtime.

7 CONTINUING LIAISON BETWEEN THE CONTRACTOR, DESIGNERS AND THE P.S.D.P.

7.1 HEALTH & SAFETY IMPLICATIONS OF CONTRACTOR'S DESIGNERS

Submit details of the hazards, and associated risk assessments, to the Project Supervisor Design Process for consideration in due time before the execution of the works.

Details of hazards and risk assessments arising from the use of temporary works will be required well in advance of the execution of the works.

7.2 PROCEDURES FOR DEALING WITH DESIGN CHANGES

In the course of the works, there may be additional Design work carries out by any of the Designers in the project. It is the responsibility of all the Designers to inform the contract P.S.D.P. of any such Design work, so that the P.S.D.P. can carry out his/her duties in accordance with the 2013 Construction Relations.

Particular attention is hereby drawn to the requirement of the Designers of Temporary Works to co-operate with the P.S.D.P. and provide them with all the information required to allow him to carry out his duties under the Regulations.

A Temporary Works Design Certificate, taken from the HSA "*Guidelines on the Procurement, Design and Management Requirements of the Safety, Health and Welfare at Work (Construction) Regulations 2013"*. document is to be used by the Designers of all Temporary Works to present details of their design work to both:

- The Designer of the Permanent Works
- The P.S.D.P. for the contract

The above parties will examine the information provided by the Temporary Works Designers and will sign off the Certificates in the appropriate boxes, before the commencement of the particular works in question.

No works should be commenced on site (including temporary works), the Design of which has not been co-ordinated by the P.S.D.P. in accordance with the above procedures.

7.3 PROCEDURES FOR DEALING WITH UNFORESEEN EVENTUALITIES

As soon as an unforeseen eventuality arises, the Contractor is to inform the Project Supervisor Design Process and the Design Team. Details of the hazards, together with risk assessments, arising from the eventualities are to be submitted to the project Supervisor Design Process as soon as possible after the occurrence.

8 HANDOVER SAFETY FILE

The Contractor shall prepare a Safety File for handover to the client on completion of the project. See specification for details required. The Safety File shall be reviewed by the PSDP prior to hand over to the Client. The PSCS shall note that they will be required to provide all necessary information in a timely and professional manner. If necessary, the P.S.D.P. will issue a Direction to the PSCS to ensure compliance with this requirement.

The safety file shall also include the following items (list is not exhaustive);

- The Design Team drawings, specifications and bills of quantities used for the purpose of construction.
- Drawings, details and certification of the system
- Material specification and list of suppliers and contact details.
- Certification of all Fire Safety / Emergency related work must be included in the Safety file and should include confirmation that the works are completed as per drawings and test certificates.
- Confirmation that services and emergency services in particular are fully commissioned and Services Consultant's acceptance of same.
- Clearance and Disposal Certification for removal of any ACMs.
- Details including names, type of training and dates of training of client representatives for Emergency and Safety Systems.
- Correspondence PSDP and PSCS with client.
- Operation and maintenance manuals and recommended / required maintenance regime.
- Maintenance requirements set out on an element by element basis.

9 CONCLUSION

Conclusions by the Designers and the Project Supervisor for the Design Process as regards the taking account of the general principles of prevention and any relevant safety and health plan or safety file

Designing for Safety in Construction as published by ACEI/EI/RIAI includes a methodology for Designers in taking account of the General Principles of Prevention as indicated in Appendix B, but this advice is not prescriptive as Designers may have their own methods of dealing with the matter.

Designer Assessments received from the following:

Architect	N/A
Fire safety consultant	N/A
Mechanical and Electrical Consultant	Semple & McKillop
Quantity surveyor	N/A
Structural Engineer	N/A
Temporary Work Designer	N/A
Other consultants	N/A

The information contained in this preliminary Safety and Health Plan has been prepared on a preliminary basis 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.

Signed:  Date: 21st April 2026

Síle O'Connor

Project Supervisor Design Process

APPENDIX A – SITE RULES

THESE ARE GENERIC RULES FOR THE GENERAL GUIDANCE OF THE PSCS AND MUST BE DEVELOPED BY THE PSCS TO BECOME SITE SPECIFIC RULES FOR THE PROJECT IN HAND:

1. All site visitors, personnel and contractors should be required to comply with the Contractor's Health and Safety Policy and the specific Construction Stage Safety and Health Plan.
2. All other Sub-contractors should be required to provide evidence of their Health and Safety policy and procedures to the Contractor prior to start of work. The Project Supervisor Construction Stage should incorporate this information in the Health and Safety Plan. A monthly report will be submitted as to the status of each sub-contractor's submissions and adherence to procedures.
3. All risks identified in the Preliminary Health and Safety Plan and in the Safety, Health and Welfare at Work (Construction) Regulations 2013 are to be individually identified and addressed by the Contractor.
4. Method Statements and Safety Statements are to be reviewed as necessary on an on-going basis to take into account any new issues, which arise during the course of the revision. Revisions, which could affect SHW matters, are, to be raised at the site meetings.
5. All site personnel and the Safety and Health Personnel should be advised on an ongoing basis of any revisions to the Safety Plan by the P.S.C.S.
6. Standard and proof of adequate training of personnel on site is to be included in the Safety, and Health Plan prepared by the P.S.C.S.
7. Smoking is not permitted within designated working areas.
8. Eating and drinking should not be allowed in the designated working areas.
9. Contractor should ensure that a suitable person is appointed to attend all hot work operations and be supplied with a suitable fire-extinguishing appliance. Hot work must finish at least one hour before completion of work on site for that day to ensure that the workplace is left in a safe condition.
10. The main contractor must consider collective protective measures such as nets and mobile elevated platforms during the erection of the roof.
11. The Contractor will take sufficient adequate steps to control dust during the construction stage and this is to be noted in the Safety and Health Plan and to be reviewed at the site meetings.
12. The Contractor should ensure that all excavations are supported in accordance with the requirements of the 2013 Construction Regulations.
13. The Contractor is to ensure that all relevant Safety and Health Regulations are adhered to at all times.
14. Personnel or sub-contractors with an unsatisfactory safety record shall not be allowed on site unless evidence of improvement and training to achieve same is obtained.
15. The Contractor shall observe all legislation with regard to littering.
16. The Contractor shall ensure that all cables, loose wires etc. and trip hazards are avoided and set up procedures to prevent same.
17. Work must not commence until the Safety and Health Plan (Construction) is in place for each of the Sub-contractors.
18. The P.S.C.S. should issue a method statement for distribution of Health and Safety related information and revisions to Health and Safety Plan to Sub-contractors and any other parties whose health and safety may be affected.
19. The P.S.C.S. shall advise all parties, whose health and safety may be affected of the emergency arrangements for dealing with and minimising the effects of injuries, fire and other dangerous occurrences.

20. The Main Contractor shall minimise noise and vibration as far as is reasonably practicable.
21. For any statement, reference, report, legislation, the more onerous conditions will apply.

APPENDIX B - GENERAL PRINCIPLES OF PROTECTION

The general principles of prevention are contained in Schedule 1 of the Safety, Health and Welfare Act 2005. This document outlines the hierarchy in relation to the prevention of accidents and ill-health. In the context of the Construction Regulations 2006, the general principles of prevention apply to construction work and its associated preparation. The general principles of prevention are set out in order to preference below:

1. Avoidance of risk.
2. Evaluation of unavoidable risk.
3. Combating of risks at source. If risks cannot be avoided, they should be combated at source so far as reasonably practicable.
4. Adaption of work to the individual, especially as regards the design of places of work, the choice of work equipment and the choice of systems of work.
5. Adaption of the place of work to technical progress.
6. Replacement of dangerous articles/systems with safer ones.
7. Use of an adequate prevention policy (use of new technology, social and human factors, organisation of work etc.)
8. Favouring collective measures over individual protection.
9. Providing appropriate training and instructions to employees.

Non-exhaustive list of Matters to be considered in particular as regards the Application of the General Principles of Prevention to Construction Work under the 2006 Regulations.

1. Keeping the construction site in good order and in a satisfactory state of cleanliness.
2. Choosing the location of workstations/ plant machinery/cranes etc. bearing in mind how access to them is obtained, and determining routes or areas for the passage and movement of equipment.
3. The conditions under which various materials are handled.
4. Technical maintenance, pre-commissioning checks and regular checks on installations and equipment with a view to correcting any faults which might affect the safety, health and welfare or persons at work.
5. The demarcation and laying-out of areas for the storage of various materials, in particular where dangerous materials or substances are concerned.
6. The storage and disposal or removal of waste and debris.
7. The adaption, based on progress made on the construction site, of the actual time to be allocated for the various types of work or work stages.
8. Co-operation between employers and self-employed persons.
9. Interaction with industrial activities at the place within which or in the vicinity of which the construction site is located.

APPENDIX C – ASBESTOS SURVEY REPORT

MDK Analytical

Asbestos & Environmental Services

Carrigtwohill Business Centre, Carrigtwohill, Co. Cork

Tel: Pearse: 086 8535035 Niall :085 1228444 Email: MDK1@asbestosconsultancy.ie Web: www.asbestosconsultancy.ie

SURVEY, SAMPLING AND ASSESSMENT FOR ASBESTOS CONTAINING MATERIALS

At

St Olivers Post Primary

2 Cavan Street

Kells

Co. Meath

A82N9X2

On behalf of

LMETB

Report Date: October 2025



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1.0 Introduction

MDK Analytical Ltd were instructed by LMETB to undertake a Refurbishment and Demolition survey of the school building.

1.1 Scope of Survey

- To undertake a Refurbishment and Demolition survey.
- To sample any materials suspected of containing asbestos and to analyse these for Asbestos type.
- To provide a written report detailing the locations of any asbestos found during the survey, its condition and any recommendations for further action.
- To include within the report representative photographs of asbestos containing materials.

1.2 Survey Aim

The purpose of the survey is to identify asbestos containing materials in the building where works are planned. The identification of the asbestos materials is to assist the designers and project supervisor design process to take account of the materials. The design team must eliminate the risk or prevent exposure during the construction phase. Asbestos is a "particular risk" as defined in the Safety, Health and welfare at Work (Construction) Regulations and must be accounted for in the design risk assessments accompanying the Preliminary Safety and Health Plan.

1.3 Glossary of Terms

Glossary of Terms and/or abbreviations that may appear in this report	
MDK	MDK Analytical Ltd
HSG264	Asbestos: The Survey Guide
HSG248	Asbestos: The analysts guide for sampling, analysis and clearance procedures.
ACM's/presumed ACM's	Asbestos containing materials/presumed asbestos containing materials. Materials are allowed to be presumed to contain asbestos under the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations.
Manage	Where asbestos materials are in good condition and pose minimal risk to building occupants (or those who may carry out maintenance work) and are to be left in-situ, should be monitored on a regular basis to determine their condition for actioning.

Encapsulation	Asbestos containing materials that are damaged but are to remain in-situ should be repaired by a competent trained asbestos contractor with a suitable protective coating and labelled as to the presence of asbestos.
Labelling	Fixing of 'a' labels to identified asbestos.
Register	A register of details including nature/ location/ extent/ condition of material which should be brought to the attention of all persons who might plan or undertake works in the building/site.

1.4 1.5 The following lists the 6 commercial asbestos types

Serpentines	
Chrysotile	White Asbestos
Amphiboles	
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Fibrous Tremolite	
Fibrous Anthophyllite	
Fibrous Actinolite	



2.0 Executive Summary of Findings

No asbestos containing materials discovered.

3.0 Description of site

Site Address:	St Olivers Post Primary, 2 Cavan Street, Kells, Co. Meath A82N9X2
Client:	LMETB
Lead Surveyor:	Niall Keating
Type of Survey:	Refurbishment and Demolition survey.

3.1 General Building Description

Two storey masonry structure with a timber pitched roof

4.0 Extent of Survey and Survey Limitations

4.1 Extent of Survey

- School building.

4.2 Physical Scope and Limitation of the Survey

All accessible areas within the scope of works areas were visually examined for asbestos in accordance with the brief for this investigation. There was no intrusive opening up carried out as the building is still functional.Whilst great care has been taken to ensure that all asbestos materials have been identified and located, no survey can guarantee that all asbestos materials within the scope of works areas have been discovered. if any suspect materials are discovered during works, the work should cease until the material has been assessed for asbestos fibres. Electrical/mechanical equipment were not accessed as part of the survey. No subfloor covering investigation took place. No access to wall, floor or ceiling cavities. No access to offices. No access beneath floor coverings. Occupied rooms were not accessed.

5.0 Sampling & Analytical Methodology

5.1 Sampling

Sampling was carried out in accordance with UK Guidance documents HSG 264 & 248 procedures.

The areas within the scope of the survey were visually assessed for the presence of suspect materials that could potentially contain asbestos fibres.

Representative samples of suspect materials identified were taken and returned to our laboratory for analysis by the Polarised Light and Dispersion Staining Technique method as detailed in Appendix 2 of the Health & Safety Executive's guidance document HSG 248.

5.2 Surveyor(s) equipment

Surveyors were equipped with standard domestic tools, e.g. torches, screwdrivers, chisels, etc.

No provision was made for the supply of specialist access or lifting equipment etc.

5.3 Health and Safety

Surveys were carried out in a safe and unobtrusive manner.

All necessary personal protective equipment (PPE) and respiratory protective equipment (RPE) was supplied and used appropriately by the surveyor(s) in execution of the survey.

5.4 Laboratory analysis

Samples of suspect materials were analysed using laboratory analysis techniques, based on stereo microscopy, polarised light, dispersion staining techniques and Appendix 2 of HSG 248: 'Asbestos: The Analysts' guide for sampling and clearance procedures.

6.0 Conclusions and Recommendations

No asbestos containing materials discovered.

Client:	LMETB	Date Surveyed: October 2025
Site:	St Olivers Post Primary, 2 Cavan Street, Kells, Co. Meath A82N9X2	Report Date: October 2025 Revision: 0

Appendix 1 - Asbestos Register

Location and Use of Material	Quantity (Approx.)	Asbestos Type	Condition	Material Assessment	Recommended Action	Priority Assessment	Next Assessment
No asbestos containing materials found							

Reference Samples	Analysis	Sample Reference
No asbestos containing materials found		

Glossary	
NAD	No asbestos detected
MMMF	Man-made mineral fibre

*Asbestos fibre type	Commonly known as
Chrysotile	White asbestos
Amosite	Brown asbestos
Crocidolite	Blue asbestos

We wish to state that the analysis of the material(s) is limited to the sample(s) tested or examined. This does not guarantee that the balance of the material(s) from which the sample was taken is of equal proportion or contains the same constituents as those in the sample(s) tested. Analytical technique: Stereo and polarised light microscopy together with dispersion staining techniques based on The Analyst Guide HSG 248.

Appendix 2 - Non-Asbestos Containing Materials Data Sheets

Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor Common areas 001
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary Ground Floor Common areas 001
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary Ground Floor Common areas 001
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Boiler units
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Burner pads
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Glass fibre insulation
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Pipe insulation
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Wilo pump gaskets
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	S001



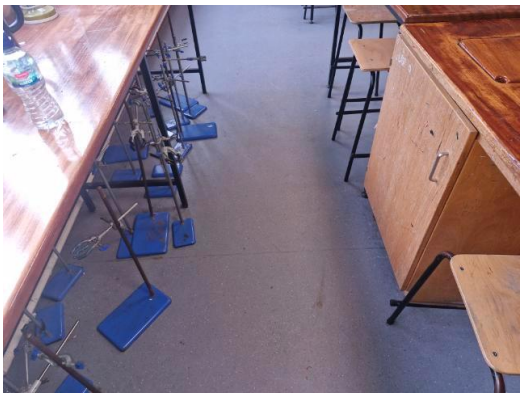
Type	NAD
Material	Water tank gaskets Gaskets (compressed)
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	2 no
Sample No.	S002



Type	NAD
Material	Sink heat pads Bituminous Product
Location	St Olivers Post Primary Ground Floor Science labs 006
Quantity	
Sample No.	S002



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor Science labs 007
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary Ground Floor Science labs 007
Quantity	
Sample No.	No Asbestos Suspected



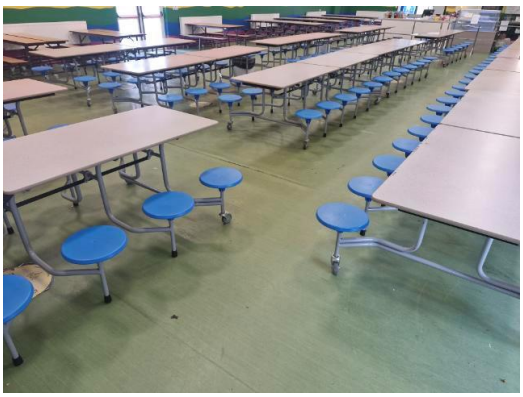
Type	NAD
Material	Mass concrete ceiling
Location	St Olivers Post Primary Ground Floor Ceiling void 008
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary Ground Floor Canteen 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor Canteen 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plasterboard walls
Location	St Olivers Post Primary Ground Floor Canteen 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement plaster walls
Location	St Olivers Post Primary Ground Floor Canteen 009
Quantity	
Sample No.	No Asbestos Suspected



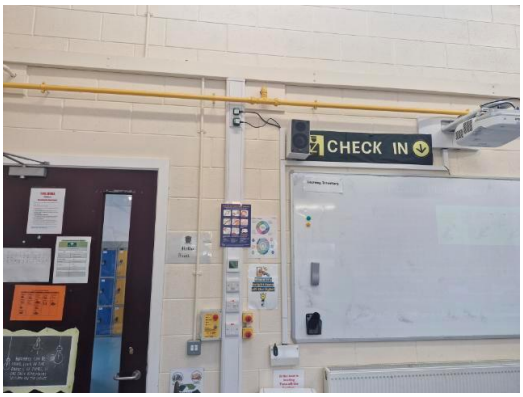
Type	NAD
Material	Plasterboard ceiling
Location	St Olivers Post Primary Ground Floor Classrooms 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor Classrooms 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary Ground Floor Classrooms 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor SEN Area 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plasterboard ceiling
Location	St Olivers Post Primary Ground Floor SEN Area 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plaster on cement block walls
Location	St Olivers Post Primary Ground Floor SEN Area 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Timber flooring
Location	St Olivers Post Primary Ground Floor GP Hall 010
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary Ground Floor GP Hall 010
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor GP Hall stores 011
Quantity	
Sample No.	No Asbestos Suspected



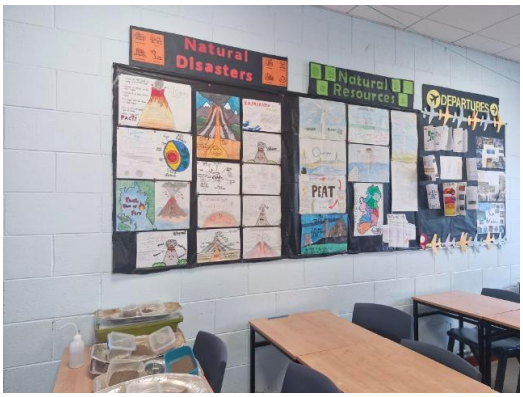
Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary 1st Floor Classrooms 003
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary 1st Floor Classrooms 003
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary 1st Floor Classrooms 003
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Glass fibre insulation
Location	St Olivers Post Primary 1st Floor Classrooms 003
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary 1st Floor Corridors 004
Quantity	
Sample No.	No Asbestos Suspected



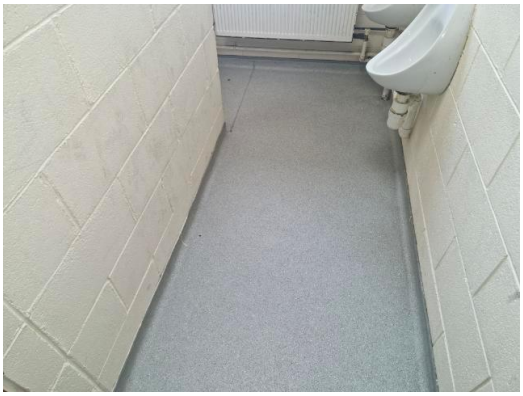
Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary 1st Floor Corridors 004
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plasterboard ceilings
Location	St Olivers Post Primary 1st Floor Corridors 004
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary 1st Floor Toilets 005
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary 1st Floor Toilets 005
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Rubber membrane
Location	St Olivers Post Primary External Roof 012
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD	
Material	Cement dash	
Location	St Olivers Post Primary External Walls 013	
Quantity		
Sample No.	No Asbestos Suspected	

APPENDIX D - DESIGN RISK ASSESSMENT

Project Title	8.7 St Olivers Post Primary	**Project Reference**	3232- 8.7
Electrical Engineer	Daniel McDonnell	**Signature**	Daniel McDonnell
Mechanical Engineer	Kris Cartmill	**Signature**	Kris Cartmill
Date	21/04/2026		

PROBABILITY ASSESSMENT (P)		
Rating	**Description**	**Score**
High	Very likely to occur	3
Med	Likely to occur	2
Low	Unlikely to occur	1

SEVERITY ASSESSMENT (S)		
Rating	**Description**	**Score**
Catastrophic	Fatality	3
Severe	Severe injury or illness	2
Minor	Minor injury or illness	1

RISK LEVEL ASSESSMENT (R = P x S)	
Rating	**Actions**
6-9	Activity not permitted. Alternative solution to be sought
3-4	Contractor to address specifically in Site Safety Plan & Method Statements
1-2	Contractor to address generally in Method Statements

RISK ASSESSMENT

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
1.	Surrounding environment	Interface with Public incl. Traffic	Contractor to be responsible for coordinating site access and egress. Where deliveries of major items of plant and equipment may constitute a major risk to pedestrians, then such deliveries are to be carried out at weekends or after hours.	Access / Egress is required. Minimal design actions can be taken from an M&E perspective.	2	1	2	Contractor to address within general Risk Assessments & Method statements in site safety plan and provide a safe method of access and egress. Signage to be provided. Where large loads or unsighted traffic is

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
								required to move around the site a banksman should be provided. Contractors shall notify all staff when a large item of plant is likely to be blocking a known escape route and advise of alternative arrangements.
2.	Site Investigations	Working with live utilities	Live underground services exist in close proximity. Risks of electrocution or shut-down of services to adjacent buildings.	Allowance provided for investigative and disconnection works for all services.	1	2	2	Contractor to provide their own underground GPR site surveys prior to any excavations.
3.	Site investigations	New incoming supplies	New utility supplies to be installed, connection to existing poses risks. Excavating ground where live services may exist.	A GPR survey and independent M&E survey carried out. Gas to be isolated prior to connection of new supplies to existing to prevent risk of live gas being exposed. Trenching for new ESB connection cable to terminate at existing sub-station in accordance with ESB National code of Practice.	2	1	2	Utility company to be notified and communicated with regarding new utility connections.
4.	Site Services	Working with live utilities	Existing overhead power lines within the site boundary to be diverted underground to new sub-station within school. Risks of electrocution.	Allowance provided for investigative and disconnection works for all services.	1	2	2	Contractor to provide their own site survey and prepare Risk Assessments & Method Statements prior to commencing works.

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
5.	Installation of Electrical Services	Installation of new Sub Mains cables.	Electrocution by coming into contact with live electricity.	Suitable riser and containment system designed to facilitate the installation of cabling and safe areas for termination.	1	3	3	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
6.	Installation of Electrical Services	Installation of new Switchboards	Risk of injury due to manual handling of heavy objects & electrocution by coming into contact with live electricity.	New switchboards with appropriate lifting gear and separation compartments and insulation in Switchboards.	1	3	3	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
7.	Installation of Electrical Services	Installation of containment infrastructure	Risk of injury due to working at height and manual handling of heavy objects	Containment layouts are designed with the potential risk of fall from height controlled to a minimum.	2	2	4	Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
8.	Installation of Electrical Services	Installation of wiring and supply to plant areas	Risk of injury due to working in confined spaces and working at height	Suitable throwback allowed for all boards and equipment laid out accordingly	2	2	4	Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
9.	Installation of Electrical Services	Installation, testing and commissioning of new Solar PV Array on rooftop.	Risk of injury due to working at a height.	Solar PV Array has been designed with a clear space for working around while also allowing a clearance distance between array and roof edge. Fall arrest system provided in the area of proposed PV arrays	1	3	3	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
10.	Installation of Mechanical Services	Installation of general high level plant, equipment, pipework and ductwork etc	Injury due to fall from height or manual handling of heavy equipment.	Plant, equipment, pipework and ductwork were designed to be installed in ceiling voids as standard however high level installations were minimized where this could be achieved. High level ductwork in GP Hall could not be design out.	2	1	2	Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
11.	Installation of Mechanical Services	Installation of corrosion inhibitor in heating pipework and disinfectant in plumbing pipework	Risk of working with chemicals and injury to personnel.	Corrosion proofer and disinfectant is required in the relevant pipework systems as standard.	2	1	2	Contractor to ensure to wear full PPE including eye protection, face masks and gloves. Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
12.	Installation of Mechanical Services	Air Source Heat Pumps contain refrigerant gases.	Working with refrigerant gases can be hazardous	Modern Refrigerant Gases used and works to be carried out by specialist trained personnel	1	1	1	Contractor to ensure to wear full PPE including eye protection, face masks and gloves. Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
13.	Installation of General Building Services	Testing & Commissioning	Risk of injury due to electrocution by coming into contact with live electricity,	Suitable throwback allowed for all boards and equipment. Systems are designed to allow	1	2	2	Contractor should address within general site specific Risk

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
			high temperature fluids or gas	for standard commissioning methods.				Assessments & Method statements in health & safety plan.
14.	Commissioning of mechanical services	Working with Gas (LPG)	Contractor will be working with LPG internally and externally. Injury due to fire / explosion and toxic fumes.	Gas pipework has been designed to be fully welded to prevent any weak point for gas leakage in accordance with IS820 Non-Domestic Gas Installations and IS265 Installation of Gas Service Pipes .Gas Leak Detection systems shall be deployed in plantrooms where gas enters each building with Gas Pressure Proving systems in Specialists Classrooms as required all linked to the Building Fire Alarms to shut own upon activation.	2	2	4	Contractor should address within general site-specific Risk Assessments and Method Statements in health & safety plan prior to carrying out the works. Full PPE to be used throughout including footwear, eye protection, facemasks and ear protection.
15.	Installation of General Building Services	Testing & Commissioning	Risk of injury due to electrocution by coming into contact with live electricity, high temperature fluids or gas	Suitable throwback allowed for all boards and equipment. Systems are designed to allow for standard commissioning methods.	1	2	2	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.

NOTE

The risks highlighted above are those which are considered residual risks over and above what a competent contractor should be aware of and reasonably deductible from the design process. Other risks and hazards may become apparent during the construction phase but at this stage the contractor must

provide site specific risk assessments and method statements in their own safety & health plan and assessed by the PSCS prior to carrying out any works with an associated risk. It remains the responsibility of the Contractor to identify and manage any such additional risks.

APPENDIX E – AF1 FORM

HEALTH AND SAFETY AUTHORITY

Safety, Health and Welfare at Work (Construction) Regulations 2013

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.

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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:	Louth Meath Education and Training Board		
Address:	LMETB Administrative Offices, Chapel Street, Dundalk, Co Louth, A91 C7D8		
Telephone:	042 9334047	E-Mail:	education@lmetb.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:	Semple & McKillop Ltd	H&S C. Name:	N/A
Address:	Monaghan Road Castleblayney Co. Monaghan	Address:	
Telephone:	042 9749570	Telephone:	
E-Mail:	info@semplemckillop.com	E-Mail:	

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:	Mechanical plant room upgrade including removal of existing heating distribution pipework. Installation of new plant room equipment comprising external air source heat pumps, buffer tank, and backup gas-fired boiler with all associated pipework, controls, wiring, and BMS system modifications. Works include associated builder's works, electrical connections, and full system commissioning.
Exact Address of Construction Site:	St Olivers Post Primary, OldCastle, Co. Meath

Signed:  by or on behalf of the Client

Position:	PSDP	Date:	21-Apr-2026