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**PRELIMINARY SAFETY & HEALTH PLAN**

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for:

**EXTENSION TO DWELLING AT 95 RIVERVIEW CLOSE, TULLOW ROAD,  
CARLOW TOWN**

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:**

Extension to existing dwelling at 95 Riverview Close, Tullow Road, Carlow Town R93V298 and all associated site works. For full list of works see drawings no. 100 to 104 along with accompanying tender documents.



- 1.03                    **Site Location:**
- 95 Riverview Close, Tullow Road, Carlow Town, R93V298 – 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 existing housing estate.



### **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 requirement 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*

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

Dated: 03<sup>rd</sup> June 2026

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## 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)

## 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:	NIALL BARRETT
Address:	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

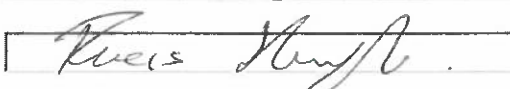
**3 Project Supervisor Construction Stage and Health & Safety Coordinator, if known:** Provide name, full address, telephone number and e-mail address for the PSCS and Health & Safety Coordinator for the Construction Stage.

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:	EXTENSION TO DWELLING AND ALL ASSOCIATED SITE WORKS
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Exact Address of Construction Site:	NO. 95 RIVERVIEW CLOSE, TULLOW ROAD, CARLOW TOWN, R93 V298
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Signed:		by or on behalf of the Client
Position:	SENIOR EXECUTIVE TECHNICIAN	Date: 02-06-2026



## **APPENDIX 3 RISK ASSESSMENT**







# Risk Assessments

Section:

Housing

Project Nr.: 100

Printed at:  
2/6/2026 @ 12:34:22

Project:

Extension to Dwelling at 95 Riverview Close, Tullow Road, Carlow

Page 1 of 5

Assessor:

Technician

Date:

03/06/2026

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.	<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> End-User <input type="checkbox"/> Maintenance <input type="checkbox"/> Public <input type="checkbox"/> Other	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.	<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> End-User <input type="checkbox"/> Maintenance <input type="checkbox"/> Public <input type="checkbox"/> Other	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	<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> End-User <input type="checkbox"/> Maintenance <input type="checkbox"/> Public <input type="checkbox"/> Other	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	<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> End-User <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	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	<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> End-User <input type="checkbox"/> Maintenance <input type="checkbox"/> Public <input type="checkbox"/> Other	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:  Project Nr.:   
 Project:   
 Assessor:  Date:

Identified Hazards	Associated Risks	Population Exposed	Likelihood	Severity	Risk Rating	Control Measures	Person Responsible	Residual Risk
Hotworks	Fire, explosion	<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> End-User <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	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).	<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> End-User <input type="checkbox"/> Maintenance <input type="checkbox"/> Public <input type="checkbox"/> Other	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.	<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> End-User <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	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

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Project:

Extension to Dwelling at 95 Riverview Close, Tullow Road, Carlow

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Assessor:

Technician

Date:

03/06/2026

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.	<input checked="" type="checkbox"/> Contractor <input type="checkbox"/> End-User <input type="checkbox"/> Maintenance <input type="checkbox"/> Public <input type="checkbox"/> Other	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 classified 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:  Project Nr.:   
 Project:   
 Assessor:  Date:

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



# Risk Assessments

Section:

Housing

Project Nr.: 100

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Project:

Extension to Dwelling at 95 Riverview Close, Tullow Road, Carlow

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## Legend:

- Likelihood: 1 = highly unlikely;
- Severity: 1 = negligible;
- 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
  - 3 = possible;
  - 3 = major injury;
  - 4 = probable;
  - 4 = severe injury;
  - 5 = highly likely
  - 5 = fatalities

(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**





















**GENERAL SPECIFICATION**

- FOUNDATIONS**
  - CONCRETE STEEP FOUNDATIONS TO ENGINEERS DETAILS AND SUBJECT TO APPROVAL
  - FOUNDATIONS FOR EXTERNAL WALLS TO BE 100mm (min.) X 150mm (min.) WITH A393 MESH BOTTOM
  - FOUNDATIONS FOR INTERNAL WALLS TO BE 100mm (min.) X 150mm (min.) WITH A393 MESH BOTTOM
  - FOUNDATIONS TO BE MADE ON UNDISTURBED GROUND AND ANY SOFT SPOTS TO BE REMOVED AND MADE GOOD WITH A LEAN MIX CONCRETE TO ENGINEERS APPROVAL
  - ALL CONCRETE FOR FOUNDATIONS TO BE IN ACCORDANCE WITH
  - MIX COVER TO A393 MESH TO BE 50MM
- ISING WALLS**
  - ISING WALL CONSTRUCTION TO BE 125mm SOLID BLOCKWORK. ALLOW 25mm CLEARANCE TO STRAIGHT SERVICE PIPES. FOR LARGE OPENINGS A LINTEL (NOT METAL) SHOULD BE PROVIDED
- FLOORS**
  - 125 (MIN) POWERLOADED CONCRETE SLAB ON 150mm THICK KERSPAN P.L.R. OR EQUIVALENT, INCLUDING 30mm VERTICAL INSULATION AT EDGE OF SLABS
  - SLAB TO SIT ON COMBINED RADON/PA DARRIER TO MANUFACTURERS DETAILS AND TO BE MADE GOOD TO MATCH EXISTING
  - ALL JOINTS AND ALL P.C. JOINTS TO BE MADE GOOD TO MATCH EXISTING AND SEALED AT ALL JOINTS AND AT P.C. JOINTS WITH A WATER STOPPING MEMBRANE TO BE PATCHED WITH THE SAME TYPE OF MEMBRANE, LAPPED AT LEAST 150mm AND SEALED BEYOND THE LIMITS OF THE JUNCTURE
  - CONCRETE TO BE MADE GOOD TO MATCH EXISTING
  - CONCRETE TO BE MADE GOOD TO MATCH EXISTING
  - STONE, 100mm MAX. SIZE
- WALLS**
  - WALLS TO BE CONSTRUCTED OF 100mm SOLID BLOCKS
  - EXTERNAL LEAF 100mm SOLID BLOCKS INTERNAL LEAF WITH A 110mm CAVITY BETWEEN
  - PRE-CAST CONCRETE LINTELS
  - CURTAIN WALLS TO BE CONSTRUCTED WITH 100mm SOLID BLOCKS
  - AUSTINITE STAINLESS STEEL VERTICAL TWIST DOVETAILED WALL TIES WITH CLIPS FOR INSULATION POSITIONED EVERY 750mm (MIN) HORIZONTALLY AND 450mm (MIN) VERTICALLY
  - CONCRETE TO BE MADE GOOD TO MATCH EXISTING
  - CONCRETE GILLS ON PVC DPC TURNED UP AT BACK AND SIDES
  - STONE DASH RENDER FINISH TO EXTERNAL WALLS TO MATCH EXISTING
- ROOF**
  - CONCRETE ROOF TO MATCH EXISTING ON 140mm X 150mm TREATED BATTENS ON TYPIC WEATHER MEMBRANE OR ON
  - CUT ROOF CONSTRUCTION JOISTS AT 400mm CENTRES ON 100X75 TREATED WALL PLATES
  - ALL ROOF JOINTS TO BE PRESSURE TREATED INCL. FASCIA, SOFFIT, INCLUDE FOR ALL NECESSARY PURLINS, BIPS, BEARERS, TILING BILLETS, RIDGE BOARDS ETC.
  - PROVIDE ADEQUATE BRACING TO ROOF
  - SOFFIT FINISH TO MATCH EXISTING
  - 30mm FIREGLASS (OR AN INSULATION
- FASCIA, SOFFIT AND DOWNPIPES**
  - DOWNPIPES TO BE MADE OF UPVC WITH COPPER CAP BETWEEN FASCIA AND SOFFIT
  - DOWNPIPES TO BE MADE OF UPVC WITH COPPER CAP BETWEEN FASCIA AND SOFFIT
  - 12MM SEALLESS ALUMINIUM GUTTERS WITH 70MM X 90MM PVC DOWN PIPES - TO MATCH EXISTING
- INTERNAL DOORS**
  - ALL NEW DOOR FRAMES TO BE DEAL
  - FINISH SIZE TO BE EX 1500MM X 50MM REBATED WITH 70MM X 20MM REBATED SILL AND 70MM X 20MM REBATED THRESHOLD
  - DOORS TO BE MADE OF UPVC WITH COPPER CAP BETWEEN FASCIA AND SOFFIT
  - LOCKS AND HANDLES TO BE BRASS SONNATO B43400L
  - 3 STEEL BUTT HINGES PER DOOR
  - DOOR STOPS TO BE FITTED TO ALL DOORS
- D.P.C.**
  - D.P.C. CAVITY TRAY OVER ALL OPES
  - D.P.C. TO BE USED UNDER WALL PLATE
  - D.P.C. OVER OPES TO BE 150MM X 50MM EXTERNAL
- OPES**
  - ROW OF MASONRY MESH REINFORCEMENT FOR FULL LENGTH OF FRONT & BACK WALL ABOVE LINTELS
- EXTERNAL WINDOWS & DOORS**
  - UPVC DOUBLE GLAZED ARCON FILLED SOFT LOW-E WINDOWS
  - MANUFACTURERS CERTIFICATE FOR WINDOW & DOOR UNITS (MIN. 10 YEAR WARRANTY) TO BE PROVIDED TO COUNCIL ENGINEER
  - GLAZING TO BATHROOM TO BE OBSOLETE
  - TRIPLE VENTS TO BE INSTALLED TO ALL WINDOWS
  - PRE-CAST CONCRETE SILLS WITH DPC TO SIDES, BACK & UNDERNEATH TO BAM BUILDINGS WITH DEAL WINDOW BOARDS PAINTED. DOORS & WINDOWS TO INCLUDE ALL NECESSARY IRONMONGERY
  - SEAL AROUND NEW DOOR AND WINDOWS WITH AIR TIGHTNESS TAPE. DOORS TO HAVE A POINT LOCKING SYSTEM. REDECORATE AND MAKE GOOD TO MATCH EXISTING
  - FIT THERMATEX LOCK TO NEW BACK EXTERNAL DOOR
  - ALL BEDROOM WINDOWS TO HAVE MIN. ONE OF 500x500mm (IN COMPLIANCE WITH CURRENT BUILDING REGS) TO ALLOW ADEQUATE MEANS OF ESCAPE. CHILD SAFETY RESTRICTORS TO BE FITTED TO BEDROOM WINDOWS &/OR LOCKABLE HANDLES TO BE FITTED.

- THERMAL BRIDGING**
  - ALL INTERNAL PLASTER FINISHES OF SAND/CEMENT SCRATCH COAT TO GO DOWN TO FLOOR LEVEL IN ATTIC SPACE TO BE SEALED
  - AFTER FITTING OF WINDOWS & DOORS ALL GAPS TO BE SEALED BEFORE PLASTERING. AIR TIGHTNESS TAPE TO BE PLACED AROUND ALL
  - ALL PIPE AND SERVICE PENETRATIONS OF BUILDING ENVELOPE TO BE SEALED TO MATCH EXISTING
  - THERMAL BRIDGING & A/C DETAILS TO COMPLY WITH 2007 BUILDING REGULATIONS REFER TO THE DOCUMENT 'LIMITING AIR INFILTRATION - ACCEPTABLE CONSTRUCTION DETAILS'
  - PRE-CAST CONCRETE SILLS TO BE USED THROUGHOUT.
- WALL & CEILING FINISHES**
  - 15mm THICK PLASTER FINISH MADE UP OF SCUD COAT, SCRATCH COAT AND SKIM COAT
  - MONITERS RESISTANT PLASTERBOARD TO BE USED IN BATHROOM
  - GLAZING AND CEILING TO BE PAINTED WITH COATS OF SOFT SHEEN EMULSION PAINT
  - 112MM X 20MM BURNED SOFTWOOD SKIRTING THROUGHOUT
  - FLUSH SOLID DOORS PARTIALLY UNDERCOAT AND SATIN WOOD PAINT. TIMBERS TO BE PRIMED BEFORE APPLYING UNDERCOAT AND PAINT
  - STANDARD 60x60 CERAMIC WALLING OR A APPROPRIATE ADDRESS AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS
  - SHOWER TO BE FITTED TO WALL USING CLASS-3 SSAL OR EA FLEXIBLE
  - TWO ROWS OF TILING TO BE PROVIDED ABOVE WASHHAND BASIN IN SHOWER ROOM. WALLS SURROUNDING SHOWER TO BE TILED
  - FROM FLOOR TO CEILING STANDARD 20x20 CERAMIC FLOORING OR EA. APPROPRIATE ADDRESS AND GROUT TO BE USED. INCLUDE FOR ALL NECESSARY CUTTINGS AND TRIMS
  - TO BE APPLIED TO WALLS FROM FLOOR TO CEILING
  - INSTALL MIRROR IN BATHROOM OVER SINK
  - LAY NEW FLOOR TILES TO SHOWER ROOM WITH A SLIP RESISTANT VALUE GREATER THAN 30 (MIN) USING THE PENDULUM T.R.L. TEST IN WET CONDITIONS, OR NOT LESS THAN R11, OVER THE BATHROOM
  - INSTALL NEW 10MM THICK SKIRTING TILES WITH TRIM TO TOP IN SHOWER ROOM
- VENTILATION**
  - MECHANICAL VENTILATION (VORTICE PINTO EXTRACT FAN OR EA) TO BE PROVIDED IN BATHROOM AND NEW KITCHEN. FAN TO HAVE ITS OWN EXTERNAL GRILLS TO MATCH FAN OUTLETS TO BE FLAP TYPE WITH PROTECTIVE WIND HOOD
- KITCHEN**
  - EXISTING KITCHEN TO BE REMOVED. NEW KITCHEN TO BE INSTALLED AS PER PLAN. DESIGN AND FINISH OF NEW KITCHEN TO MATCH EXISTING
  - WALLS TO BE MADE OF UPVC WITH COPPER CAP BETWEEN FASCIA AND SOFFIT
  - WORTH 50MM DOUBLE CARBON CARBON HINGE SEALS DOORS. 30mm WALL MOUNTED OVERHEAD CUPBOARDS
  - DESIGN AND FINISH OF NEW KITCHEN UNIT TO MATCH EXISTING ON SITE
  - STAINLESS STEEL SINK, 275x90 OR DECK MIXER ACCEPTABLE
  - UPVC INTEGRATED COOKER HOODS WITH 150mm DUCTING PIPE TO EXTERNAL. EXHAUSTION RATE TO BE 150m<sup>3</sup> (ABSORBING 9 AIR CHANGES PER HOUR)
  - DECK MIXER TAPS TO BE INSTALLED AT KITCHEN SINK UNIT FITTED WITH WATER STOPPING TAPE
  - STAINLESS STEEL SINK, 275x90 OR DECK MIXER ACCEPTABLE
  - FIT NEW COMBIMATE WATER DISCALCANT UNIT (SOFTNER) UNDER SINK UNIT
  - FIT NEW THERMO ISOLATION VALVE WITH FLEXI CONNECTION TO HOT AND COLD WATER
  - DOWN FOR PLUMBING UNDER SINK AND LEAVE ALL READY FOR DISH WASHER AND WASHING MACHINE
  - ALL NEW SOCKETS, SWITCHES AND LIGHT FITTINGS AS PER DRAWING
  - LAY NEW CERAMIC TILES 150MM BY 150MM FROM KITCHEN UNIT WORKTOP TO UNDERSIDE OF WALL UNITS FOR THE FULL LENGTH OF WORKTOP AND DOWN BEHIND COOKER WITH WHITE CERAMIC TILES ON ALL WALLS
  - SUPPLY FIRE EXTINGUISHER AND FIRE BLANKET TO KITCHEN.
- ELECTRICAL**
  - ENERGY EFFICIENT BULBS TO BE FITTED IN BATHROOM & EXTERNALLY
  - ALL ELECTRICAL WORK TO BE TO CURRENT REG STANDARDS. INCLUDE FOR ALL NECESSARY UPGRADE WORKS TO FACILITATE NEW ELECTRIC SHOWER
  - SHOWER ROOM LIGHT TO HAVE LED 12 WATT COOL WHITE BULBS FITTED
  - ALL ELECTRICAL WORK TO BE TO CURRENT REG STANDARDS
  - INSTALL SHOWERS AS PER SPECIFICATION
  - GROUNDING OF ELECTRICAL SYSTEM REQUIRED UPON COMPLETION
- PLUMBING & HEATING**
  - INSTALL NEW RADIATORS TO ROOMS AS INDICATED ON PROPOSED FLOOR PLAN. NEW RADIATORS TO BE LINKED TO EXISTING HEATING SYSTEM
  - INSTALLED IN THE DWELLING. INCLUDE FOR ALL WORKS AND LEAVE INCLUDE FOR SUPPLY AND INSTALLATION OF ALL NEW SANITARY WARE. TOILET SINKS/TAPS, SHOWER DOORS, LEVEL ACCESS SHOWER, TOILET ROLL HOLDERS ALL TO BE ARMITAGE SHANK
  - ALL SANITARY FITTING & APPLIANCES TO HAVE FLEXIBLE PENNYVALE FITTINGS
  - WATER SOFTENER TO DWELLING
  - WASHING MACHINE WITH SHOWER, BATH, ETC. INDIVIDUAL WASTE PIPES TO DISCHARGE ABOVE FOOTPATH LEVEL INTO WASTEWATER GULLIES
  - ALL 90 DEGREE BENDS ON ALL WASTE PIPES TO HAVE HODDING FACILITY
  - ALL PIPES IN ATTIC TO BE LAGGED WITH 100mm ARMAFLEX INSULATION
  - ALL PIPES, VALVES AND SWITCHES TO BE 'VISIBLE AND CLEARLY IDENTIFIED'

- BUILDING ENERGY RATING (BER) CERTIFICATE**
  - CONTRACTOR TO PROVIDE BEST BER CERTIFICATE FOR THE BER RATING TO BE PROVIDED
  - MPRN TO BE PROVIDED
- DWELLING CLEANING**
  - FULL CLEAN OF PROPERTY REQUIRED UPON COMPLETION
- REPLACEMENT OF EXTERNAL WINDOWS & DOORS TO EXISTING**
  - CONTRACTOR TO PROVIDE SEPARATE PRICE FOR REPLACEMENT OF EXTERNAL WINDOWS & DOORS. THIS SECTION OF WORKS IS SUBJECT TO PLUMBING AND MAY NOT PROCEED
  - NEW WINDOWS TO BE UPVC DOUBLE GLAZED ARCON FILLED SOFT LOW-E
  - NEW FRONT ENTRANCE DOOR TO BE COMPOSITE DOOR WITH MATCHING GLAZING PANELS THERMALLY BROKEN ALUMINIUM WITH A VALUE OF 1.1W/m<sup>2</sup>K

**SHOWER ROOM SPECIFICATIONS:**

- WALL TO FRONT OF BOWL 750mm, NO BOXED IN FITS ETC. WASTE TOILET TO BE 400mm FROM SIDE WALL TO CENTRE OF BOWL
- TOILET BOWL HEIGHT INCLUDING SEAT 430mm
- CEILING TO BE POSITIONED TO ALLOW SHOWER CLEAR TO BE PLACED OVER TOILET
- TOILET BOWL HEIGHT INCLUDING SEAT 430mm FROM CENTRE OF BOWL. TOP OF RAIL 700mm ABOVE FLOOR
- HORIZONTAL GRAB RAIL (465-600mm LONG) ON WALL, 700mm ABOVE FLOOR. THE REAR-FIXING OF THE RAIL SHOULD BE 200mm IN FRONT OF THE FRONT EDGE OF THE BOWL. THE FRONT-FIXING OF THE RAIL SHOULD BE 200mm IN FRONT OF THE FRONT EDGE OF THE TOILET-BOWL AT A HEIGHT OF 720-1200mm, ABOVE FLOOR.

**WASH HAND BASIN (DO NOT USE JDC M-PACK RINSE BASIN):**

- SHOWN TO EXTEND 400mm-450mm OUT FROM THE WALL APPROX. 50mm WIDE
- SPACE FROM FEA WITH OVERALL HEIGHT OF 820-900mm
- NO PEDESTAL, WASTE PIPES RECESSED
- LEVER TAPS
- SIDE OF BASIN 150mm FROM ADJACENT WALL

**SHOWER AREA**

- EASA THE ACCESS TRAY 1000mm X 1000mm
- TRAY SHOULD BE NO LIP, STEP, CHANNEL OR OBSTACLE
- TRAY SHOULD BE SLOPED TO A CORNER DRAINAGE POINT 100mm
- A THERMOSTATICALLY CONTROLLED SHOWER, TRITON SAFEGUARD TAP PUMPED OR EQUIV., ANTISCALD TO AVOID BURNING TO A SAFE TEMPERATURE 45° - SHOWER TO BE FED FROM ALL PLUMBING AND CABLE RUNS TO BE CONCEALED
- TELEPHONE TYPE SHOWER SPRAY WITH LONG HOSE, DETACHABLE FROM WALL TO HEIGHT ADJUSTABLE BAR BETWEEN 900mm-2000mm ABOVE FLOOR, AND 750mm FROM COBNER
- SITTING 300mm - 1100mm ABOVE FLOOR
- BI-FOLD EASA EVOLUTION HALF HEIGHT DOORS IN CHROME FINISH, WITH WEIGHTED SHOWER CURTAIN TO FALL 75mm INSIDE SHOWER AREA
- HORIZONTAL RAIL 700mm ON SAME SIDE AS FLOOR, VERTICAL RAIL 800mm - 1400mm ABOVE FLOOR

NEW DOORS TO HAVE CLEAR OPE OF 810-850mm. NO SADDLES. EASA EVOLUTION DOORS AND THE ACCESS TRAY TO BE SUPPLIED AS SPECIFIED. OTHER PRODUCTS WILL NOT BE ACCEPTED.

**BEDROOM SPECIFICATIONS:**

NEW WARMUP FLOORING TO BE PROVIDED TO BEDROOM. INSTALLED TO MANUFACTURERS SPEC AND DETAILS. ELECTRICAL WALL SOCKETS TO BE BETWEEN 900mm - 1100mm ABOVE FLOOR LEVEL.

**NOTES**

- The integrity of the primary of Carlow County Council is a condition of the contract.
- DO NOT SCALE, use figured dimensions only.



CVALE60441107  
Taithe Eiteam - Surveying

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**CARLOW COUNTY COUNCIL**  
HOUSING DEPARTMENT  
Theodor O'Seaver, Chair  
Phone: 0509 862425 Fax: 0509 862119  
Email: housing@carlowcoco.ie

Carlow Local Authorities, a CDD Accredited Company

**EXTENSION TO 95 RIVERVIEW CLOSE, CARLOW TOWN R93V298**

**PROJECT SPECIFICATION**

Drawn by:	RM	Scale:	1:50
Checked by:	PH	Date:	10/10/20
Approved by:	HS	Drawn No:	104
Scale:	1:50	Date:	20/05/2020

