



**Comhairle Contae
Dhún na nGall**
Donegal County Council

Preliminary Safety and Health Plan

JULY 2026

Project

**Installation of Biomass
at Aura Leisure, Letterkenny, Co. Donegal.**

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1. Introduction

This Preliminary Safety & Health Plan (PSHP) has been prepared in accordance with Statutory Instrument No. 504 or the Safety, Health & Welfare at Work (Construction) Regulations 2006. It should be read in conjunction with the written risk assessments issued by all designers working on the project and any other relevant information. It is to input into the Safety and Health Plan Construction Stage and ultimately will be included in the Safety File for the project.

This Preliminary Safety & Health Plan is produced by the Project Supervisor Design Process (PSDP) for the project who has been appointed by the Client. Persons using this Plan are advised to familiarise themselves with the purposes of the Plan and their obligations by reference to the "Guidelines on the Procurement, Design and Management Requirements of the Safety, Health and Welfare at Work (Construction) Regulations 2006" published by the Health and Safety Authority of Ireland.

Design Risk Assessments (DRAs) should be provided to the PSDP by all Designers working on the project prior to the preparation of this document.

The project duration and dates for commencement and completion are provisional and are subject to confirmation from the Project Supervisor appointed for the Construction Stage that they are practicable.

2. Contact Details and Appointments

Client:

Donegal County Council

Project Supervisor Design Process:

Donegal County Council

3. Project Information

3.1. Project Description

The project consists of the provision of a new biomass boiler including demolitions, renovations and extensions to the existing boiler house. Alternatively a stand alone installation may also be submitted. The preferred solution will be decided by DCC following completion of the tender process.

3.2. Site Location

- The sites are located at Aura Leisure Centre, Letterkenny, Co Donegal. For further details of the site boundary / access or adjoining areas, please refer to Tender drawings.

3.3. Access to Site

- Access only granted to authorised persons
- Safety signage to be erected at the main site entrance
- Access to the sites will be via the main access gate to grounds and via access road to rear of stand.
- The Contractor must maintain a clear, safe and protected fire access at all times for the existing occupants during the course of the works.
- Deliveries must be made promptly and quickly, as loading bays are used by many people.

3.4. Existing Roads and Sightlines

- Traffic access to existing building must be maintained at all times •
Pedestrian control is required at the site entrance

3.5. Site Restrictions

- The construction site must be fully secured from unauthorized access.
- Access and roadway to be kept clean and free of construction dirt.
- Dust, noise and vibration controls to be implemented by main contractor.
- The Contractor should note that the Building will be in continuous occupation during the course of the building works. All existing services and systems shall be carefully examined prior to renovation work and the Contractor shall maintain uninterrupted use to the occupants and adjoining tenants during the course of the work
- Any requests by the client to temporarily stop noisy works or drilling must be complied with immediately by the Contractor.
- All waste materials must be removed from the site without causing undue disturbance or mess to the general grounds or neighbouring properties.

Noise to be kept to a minimum. Area to be kept clean, no storing of waste.

3.6. Traffic System and Access Restrictions

- Traffic and pedestrian management system to be implemented before work commences.
- Access for emergency services must be maintained at all times
- The Project Supervisor for Construction Stage shall deal with segregation of site traffic and pedestrians (school children, users and visitors) so as to ensure safe access around the site by organising and controlling traffic and pedestrian routes. The PSCS must ensure safe passage through the site by organising and controlling traffic and pedestrians routes and where appropriate develop a specific Temporary Traffic Management Plan. The PSCS shall co-ordinate the implementation of the developed traffic management plan during construction works.
- Any area in the general grounds occupied by the Contractor's personnel while carrying out works must be clearly isolated from the rest of the school campus by means of a physical barrier or hoarding.

3.7. Restriction of Working Hours

- Normal working hours are envisaged but separate arrangements may be made directly with each school to suit programme requirements.
- The Contractor shall comply with any restrictions imposed by the Planning Permission or the Law.
- Deliveries should be agreed with school management.
- Any requests by the school to temporarily stop noisy works or drilling must be complied with immediately by the Contractor.

3.8. Relevant Adjoining Land Uses

- The area of the works is fully within the leisure centre grounds, which will operate continually throughout the works. The project is located beside a main public, which is trafficked by leisure centre users/visitors and public vehicles. The Contractor is advised that the works are being carried out in a busy, active, sports site and a higher level of care is therefore necessary.

3.9. Contaminated Land

- None

3.10. Drawings/Specifications/ Location of connection for welfare facilities

- *CONFIRM - The Contractor must provide their own welfare and sanitary facilities on site.*

3.11. Existing Safety File for the Project

- The Safety File is available for viewing and copying at any reasonable time from the centre.

3.12. Intended Contract Commencement Date

- As outlined in tender request.

3.13. Intended Contract Completion Date

- As outlined in tender request.

3.14. Phasing of Works

- Works to be undertaken in one single phase.

4. Other Work Activities

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

4.1. Existing Building Activities

- The Contractor should note that the Buildings and grounds will be in continuous occupation during the course of the building work
- All existing services and systems shall be carefully examined by the Contractor prior to renovation work and the Contractor shall maintain uninterrupted use to the occupants and adjoining tenants during the course of the works

4.2. Installation of services, (eg Data Cable etc)

- As outlined on project drawings and specifications.

4.3. Installation of furniture/equipment

- None

4.4. External works such as Land Drainage, Landscaping

- As outlined on project drawings and specifications.

4.5. Public Utility Services, Work by Local Authority

- None

4.6. Other

- None

5. Known Existing Services

- Note: work near high voltage power lines is dealt with in Section 6.4. The following information is checked as far as possible by the Project Supervisor Design Process with the Client and the Consultants during site visits & consultations, and records what can be reasonably established.
- Prior to commencing works on site the Contractor/PSCS must satisfy himself that all services on site have been identified, disconnected, and diverted as required by the stage of the works. Information on known existing services can be obtained from utilities drawings. The maintenance staff of the centre must be contacted prior to works on site.
- Smoke heads and detection points can only be covered or isolated by agreement with school. Existing smoke heads must be covered during dusty demolition works but **MUST** be removed prior to leaving site in the evenings
- On commencement of the project, the appointed contractors are required to inspect all existing services on site.

6. Particular Risks

The following is the non exhaustive list of particular risks to the safety and health of persons (as set out in Schedule1, of SI 504 of 2006) together with the opinion of the Project Supervisor Design Process 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 Design Process.

Note that in relation to the following;

- a) **Items 1 and 2 of the Schedule 1** only those risks which would both be evident and reasonably deductible from drawings or other support documentation to a competent Project Supervisor Construction Stage are listed.
- b) **Items 3 to 10 of Schedule 1** only those risks which are reasonably foreseeable by the Project Supervisor Design Process are **listed**.
- c) **Other works which may involve risks** only those which would not be evident and reasonably deductible from drawings or other supporting documentation to a competent Project Supervisor Construction Stage are listed.

6.1 Risk of Falling from a Height, Burial Under Earth Falls or Engulfment in Swampland

Falling from a height:

- The PSCS must ensure the SHWW, General Applications Regulations 2007, SI No. 299, Part 4, Work at Height & other statutory requirements are complied with whilst working at height.
- A specific Risk Assessment and/ or Method Statement must be produced by the PSCS prior to work at height taking place. To comply with legal requirements to ensure safety of all employees working at height.
- The Contractor shall minimise the risk of injury or death by falling from a height by using properly installed handrails, guide rails and fall arrest systems. The designers believe that all work at height can be accessed by scaffolding or MEWPs (Mobile elevating work platforms). Method Statements will be required in respect of all working at height activities not carried out on scaffolding.
- Adequate scaffold or mobile scaffold where applicable should be used in accordance with the recognised Code of Practice to facilitate a safe working area and platform with suitable provisions and locations, and must be implemented by the PSCS to facilitate the works.
- A risk assessment must be carried out to determine the use of ladders on site. Ladders should be used for short duration purposes only.

Earth Falls:

See Designer information to Project Supervisor Design Process.
Sheet attached.

Engulfment in Swampland:

Not envisaged.

6.2 Contact with Chemical or Biological Substances

- Not envisaged.
- In the event that asbestos is identified and is to be interfered with, notification must be made to the H.S.A. and a specialist contractor employed to remove the content specific to a plan of work outlined under the Regulations. The Client and PSDP must also be informed of this.
- A risk of infection from biological material is presented when stripping out and demolishing existing structure and fitments and in particular when working on sanitary accommodation

and sewers. The contractor shall disinfect all surfaces and installations prior to commencement of works and shall utilise appropriate PPE. **Chemicals**

- All materials containing chemicals such as cement, bitumen, paints, solvents to be stored as per Material Safety Data sheet.

6.3 Work with Ionising Radiation

Not envisaged.

6.4 Work Near High Voltage Lines

Not envisaged. Prior to commencing works on site the Contractor/PSCS must satisfy himself that all services on site have been identified, isolated, and diverted as required if affected by the works

6.5 Works Exposing Persons at Work to the Risk of Drowning Not envisaged.

6.6 Work Involving Wells, Underground Earthworks and Tunnels Not envisaged.

6.7 Work carried out by divers at work having a system of air supply. Not envisaged.

6.8 Work carried out in a caisson with a compressed-air atmosphere. Not envisaged.

6.9 Work involving the use of explosives.

Not envisaged.

6.10 Work involving the assembly or dismantling of heavy prefabricated components.

The works will require the installation of shuttering panels or precast concrete elements and structural steelwork components and involve craneage. Refer to Designer Information to Project Supervisor Design Process

6.11 Operational building / Dust

Dust reduction and limit of dust infiltration into areas control measures to be adopted on site during construction works.

7. Conclusions

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.

- 7.1 The works have been assessed taking into account of the Principles of Prevention. The design team and PSDP undertook design risk assessments.
- 7.2 The construction work involved in this project is relatively straight forward under normal circumstances. However these works are made more complicated by the location within a live sports complex site.
- 7.3 Contractor to confirm that works can be undertaken safely within the contract period
- 7.4 Existing site services- additional scanning on site and footpath are required in advance of any construction related activities

- 7.5 Site to be fully secured and controlled against unauthorized entry
- 7.6 Site to be set out to provide sufficient working and storage space
- 7.7 PSCS/Contractor to appoint a competent Temporary Work Co-ordinator to oversee and coordinate all procedures in relation to temporary works.
- 7.8 Contractor to implement traffic management plan to include for safe interface between construction plant and pedestrians (on and off site)
- 7.9 Collective protective measures to be implemented in preference to personal measures.
- 7.10 Manual handling to be avoided as far as is reasonably practicable. Lightweight materials to be used/specified, and mechanical means of lifting to be deployed as far as is reasonably practicable.
- 7.11 Contractor to prepare and implement site-specific emergency plans for the site and works
- 7.12 The Contractor to include for all procedures in relation to the control of dirt, dust, vibration and noise. Complex property and public roadway to be swept and cleaned on a daily basis relative to the nature of the construction programme.
- 7.13 Contractor to implement good housekeeping procedures on site and to ensure for the control of rodents.

8. Continuing Liason

8.1. Procedures for dealing with co-ordination of Designers, Procedures for organising co-operation between designers, Procedures for dealing with changes or late changes to design.

The Design Team should promptly bring to the attention of the PSDP, any significant safety implications or issues arising in the construction phase as a result of design/specification changes.

8.2. Procedures for considering health and safety aspects of the design elements by the Project Supervisor Construction Stage who must then inform Project Supervisor Design Process/Engineer in charge.

The PSCS should bring to the attention of the PSDP, any significant safety implications or issues arising in the construction phase as a result of design, specification, process changes and/or from any input from specialist suppliers and/or designers.

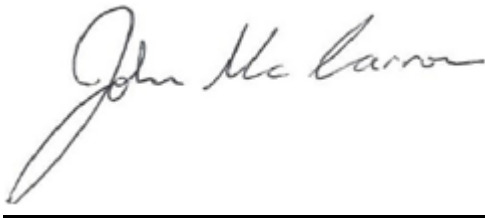
Supplementary to this, notify the PSDP promptly of;

- Any accident/incident /near miss
- Any visits by the Health & Safety Authority
- Any liaison between the temporary and permanent works designers and any Health & safety implications arising from such
- Any implications the construction phase may have whether unforeseen or not which affect the 'Particular Risk' elements as listed in this document.

- Any delays to the construction phase programme resulting from any Health & Safety issue(s).
- Any liaison between the client, design team and PSCS.

Design team/PSCS/PSDP Co-ordination meetings frequency to be determined.

The information contained in this preliminary Safety and Design Plan has been prepared on a preliminary basis prior to the commencement of the work on site. It does not take into account of any matters of information, which may come to light after that time.



Signed: _____

Date: 13th July 2026

Appendix A Existing Health & Safety File

Available for inspection from centre by request.

Appendix B Safety and Health Plan

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

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

The Preliminary Safety and Health Plan

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 others as appropriate.
2. Client's Considerations and Management Requirements
 - structure and organisation;
 - 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 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.
 -
3. Environmental Restrictions and Existing On-site Risks
 - a) Safety hazards, including:
 - boundaries and access, including temporary access;
 - adjacent land uses;
 - existing storage of hazardous materials;
 - location of existing services – water, electricity, gas, etc;
 - ground conditions;
 - existing structures – stability, or fragile materials;
 - b) Health hazards, including:
 - asbestos, including results of surveys;
 - existing storage of hazardous materials;
 - contaminated land, including results of surveys;
 - existing structures hazardous materials;
 - health risks arising from client's activities.
4. The Safety and Health Plan for the construction stage.

a) 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.

b) 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 the 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);

c) Site Rules

d) Fire and emergency procedures

5. Arrangements for Controlling Significant Site Risks

b) 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.

b) Health risks:

- removal of asbestos;
- dealing with contaminated land;
- manual handling;
- use of hazardous substances;
- reducing noise and vibration; and
- other significant health risks.

Appendix C Safety File

There is a requirement to have 2 No. hard copy and 2 No. soft copy Safety Files made available for this contract.

The Project Supervisor Construction Stage shall supply all necessary safety file information to the PSDP, which shall include the following items (list not exhaustive).

The Project Supervisor Construction Stage in co-operation with the Main Contractor shall ensure that the Safety File to be produced at the end of the project shall incorporate all issues identified in the Main Contractor's Method and Safety statement.

The Project Supervisor Construction Stage shall standardise the format of each Sub-Contractor's information for the Safety File with the Client for ease of access of information and standard information to be submitted by all Sub-contractors.

The Project Supervisor Construction Stage shall identify relevant information to be issued by The Project Supervisor Design Process and issue a request in time. This will allow the Project Supervisor Design Process to instruct the Design Team and Client to issue the necessary information to be included in the File

The Safety File shall also include the following items (list not exhaustive):

1. The Design Team drawings, specifications and bills of quantities used for the purpose of construction
2. Certification that all safety glazing is installed as required. Location and type of safety glazing used shall be described
3. Fire Certificate Application Report, Last Fire Certification drawings used for Construction and Copy of Fire certificate. (for all relevant Fire Certificates for the project)
4. Drawings, details and certification of the system including relevant pull out tests and other loading tests for access safety systems such as hooks, safety lines, barriers, etc
5. Certification of all Fire Safety/Emergency related work must be included in the Safety File and should include;
 - Drawings by specialist sub-contractors which include location of firestopping and cavity barriers including associated test certificates
 - Confirmation that the works are completed as per drawings and test certificates
 - Fire test certificates for doors and confirmation that the doors are installed in compliance with the test certificates by specialist sub-contractors.
 - Drawings which indicate the location of fire rated enclosures and the relevant test certificates
 - Confirmation that the works are completed as per drawings and test certificates
6. Confirmation that services and emergency services in particular are fully commissioned and Services Consultants acceptance of same.

7. Details including names, type of training and dates of training of Client representatives for Emergency and Safety Systems
8. Correspondence PSDP and PSCS with Client,
9. Operation and maintenance manuals and recommended/required maintenance regime
10. Maintenance requirements set out on an element by element basis

Appendix D Site Specific Rules (Guidelines)

These are generic rules for the general guidance of the Main Contractor and must be developed by the Main Contractor to become Site Specific Rules for the project in hand:

1. All site visitors, personnel and contractors should be required to comply with the Main Contractor's Health & Safety Policy and the specific Construction Stage and Health Plans.
2. All other Sub-Contractors should be required to provide evidence of their Health & Safety Policy and procedures to the main Contractor prior to start of work. This information should be incorporated in the Health and Safety Plan by the Protect Supervisor Construction Stage. A 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 Safety and Health Plan and in the Safety, Health and Welfare at Work (Construction) Regulations 2006 are to be individually identified and addressed by the Main Contractor.
4. Method statements and Safety statements are to be reviewed and revised as necessary on an ongoing basis to take into account any new issues, which arise during the course of any revision. Revisions, which could afflict SHW matters, are to be raised at site meetings.
5. All site personnel and Safety and Health personnel should be advised on an ongoing basis of any revisions to the Safety Plan by the PSCS.
6. Standard and proof of adequate training to personnel on site is to include in the Safety and Health Plan prepared by the PSCS
7. Smoking is not permitted within designated working areas.
8. Eating and drinking should not be allowed in the designated working areas.
9. Main 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 at that day to ensure that the workplace is left in a safe condition.
10. Collective protective measures such as nets and mobile elevated platforms must be considered by the Main Contractor during the erection of the roofwork.
11. The Main 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 Main Contractor should ensure that all excavations are supported in accordance with the requirements for the 2006 Construction Regulations.

13. The Main Contractor is to ensure that all relevant Safety and Health Regulations are adhered to at all times.
14. Personnel or subcontractors with an unsatisfactory safety record, procedures shall not be allowed on the 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 Main Contractor shall ensure that all cables, loose wires etc and other 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 PSCS should issue a method statement for distribution of Health & Safety related information and revisions to Health & Safety plan to Sub-Contractors and any other parties whose health and safety may be affected.
19. The PSCS shall advise all parties, whose health and safety might be affected of the emergency arrangements for dealing with and minimizing 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
22. The access point to the works area must remain secure at all times during the works.
23. A site access works permit must be issued at the start of each week.
24. It is intended that all hospital facilities will remain completely operational throughout the contract period and the contractor shall consult with the Projects Engineer regarding the programming of deliveries, method of work, etc.
25. The isolation of the existing fire alarm can be done only by the hospital provider. Existing smoke heads must be covered during dusty demolition works but MUST be removed prior to leaving site in the evenings. Technical Services must agree to all works.
26. Sticky mats must be used and changed regularly as per Aspergillus and infection control.

Appendix E Attachments

The following documentation has been issued under separate cover and forms part of this Preliminary Safety and Health Plan

- Tender Drawings, Project Specification and Pricing Schedule for Works

If any documentation has not been received, please advise the Project Supervisor Design Process.

Appendix F Design Risk Assessments

See Separate attachment.

Designer's assessment of safety and health hazards/risks

(to be read in conjunction with ACEI / EI / RIAI Designing for Safety in Construction)

Notes re providing information

All items to be drawn to the attention of Tenderers / contractors and included in Preliminary Health & Safety Plan.

Other parties please take note: These are designer's risk evaluations of design options carried out in-house for the purpose of our complying with designers' duties under the Safety, Health and Welfare at Work (Construction) Regulations 2006. The evaluations relate only to those aspects/elements of the project which we are responsible for designing under the terms of our appointment by our client. Other parties should not rely on these evaluations for their own purposes; in particular, contractors, who must deal with and control all risks arising during construction, must carry out their own definitive risk assessments *ab initio* for that purpose.

Designer's assessment of safety and health hazards/risks