

PRELIMINARY SAFETY & HEALTH PLAN

Project:

Alterations to
Ballyconnell Community Centre

Prepared By:

Micheal Maguire (Micheal Maguire Architects)
Project Supervisor for Design Process (PSDP)

July 2026

CONTENTS

1.0	GENERAL DESCRIPTION OF PROJECT
2.0	OTHER WORK ACTIVITIES
3.0	PARTICULAR RISKS, SIGNIFICANT RISK, AND OTHER MATTERS TO BE BROUGHT TO THE ATTENTION OF THE CONTRACTORS/PSCS
4.0	PROJECT COMPLETION TIMEFRAME
5.0	CONCLUSIONS WITH REGARD TO THE TAKING ACCOUNT OF THE PRINCIPLES OR PREVENTION
6.0	SERVICES FOR THE PROVISION OF WELFARE FACILITIES
7.0	CONTINUING LIAISON
8.0	SAFETY FILE

PRELIMINARY SAFETY & HEALTH PLAN

This Safety & Health Plan has been prepared on a preliminary basis in accordance with Article 12(1)(a) of S1 504 of 2006, the Safety, Health and Welfare at Work (Construction) Regulations 2006, and is based on project information available of this time.

1.0	General description of project		
1.1	Client	Ballyconnell Community Centre	
1.2	Project Supervisor for Design Process	Micheal Maguire MRIAI On behalf of: Micheal Maguire Architects, The Conall Building, Main Street, Ballyconnell, Co. Cavan.	Phone 0499526899
			Mobile 0874188329
			Email info@maguirearchitects.com
1.3	Project Location	Ballyconnell, co.Cavan	
1.4	Scope of Works	See Architects detailed drawings and Specifications	
1.5	Description of Property	Proposed internal alterations	
1.6	Form of Contract	N/A	
1.7	Restrictions of Working Hours	In accordance with Statutory Requirements	
1.8	Site	Existing building	
1.9	Operative Car Parking	On site traffic management plan to be prepared by PSCS	
1.10	Contract Commencement	August 2026	
1.11	Contract Completion	30 th Sept 2026	
1.12	Access to Site	During construction, access to the work site shall be via new entrance. A plan of the site illustrating the site boundaries will be provided and at no time will operatives be permitted to stray beyond the confines of such. Temporary hoarding/ security fencing will be erected along the front boundary of the site. Signage will be in place to inform people of the site perimeter with additional signage erected at the entry point to inform people of the PPE requirements and the dangers present. The main site signage shall contain reference to the Safety, Health and Welfare at Work Act, 2005 and the CR1 form.	
1.13	Access to site	There is limited space on site for construction vehicles and for delivery/removal of waste. Great care must be taken to ensure the safety of the residents and other road users.	
1.14	Design Team Contacts	Projects Architects: Maguire Architects	Phone: 0499526899 Email: info@maguirearchitects.com
		Project Engineers:	Phone: Email:

2.0	Other work activities	
	The following other activities, not related to or included within the scope of the project, will be carried out on site (Within or around the subject site/ property during the refurbishment works).	
2.1	Adjacent Activities	n/a
3.0	Particular risks, significant risks, and other matter to be brought to the attention of the Contractor/PSCS	
The following is a non exhaustive list of particular risk to the safety and health of persons (as set out in Schedule 1, of S1 504 of 2013) 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 the Design Process. Note that in relation to the following:		
(a)	Only those risks which would be evident and reasonably deducible from drawings or other support documentation to a competent Project Supervisor Design Stage are listed.	
(b)	Only those risks which are reasonably foreseeable by the Project Supervisor Design Process are listed.	
(c)	There is no Safety File available for the site	
3.1	General Safety Provisions	
3.1.1	Duties of Employers	It is the duty of the Contractor engaged in this project to comply in every respect with the relevant Statutory Provisions in relation to his/her duties as employer undertaking Construction activities.
3.1.2	Competence	Note: Under the SHWW Act 2005 a person is deemed to be competent where "having regard to the task he or she is required to perform and taking account of the size of hazards (or both of them) of the undertaking or establishment in which he or she undertakes work the person possesses sufficient training, experience and knowledge appropriate to the nature of the work to be undertaken" It is the duty of the Contractor to ensure that all persons engaged in this project for the purposes of construction are competent.
3.1.3	Systems of Work	It is the duty of the Contractor to provide safe systems of work that are planned organised, performed, maintained and revised as appropriate so as to be, so far as reasonably practicable, safe and without risk to health.
3.1.4	Plant Machinery and equipment	It is the duty of the Contractor to provide and maintain plant, machinery and equipment which are safe without risk to health.
3.1.5	Personal Protective Equipment	It is the duty of the Contractor to provide and maintain suitable protective clothing and equipment as is necessary to ensure, so far as reasonably practicable, for the safety, health and welfare of his/her employees.
3.1.6	Principles of Prevention	When assessing risks it is the duty of the Contractor to take account of the Principles of Prevention. The Contractor must therefore, as a priority, eliminate hazards and reduce risks to an acceptable level. For residual risks the Contractor must as far as reasonably practicable provide for integrated safety systems and collective protective measures in favour of personal protective measures.
3.1.7	Emergency Plans	The Contractor must provide for consultation and co-ordination with the client in relation to Emergency Plans. Emergency Plans must be reviewed and co-ordinated on a regular basis and at any change of circumstances.
3.1.8	Licences	It is the responsibility of the Contractor to apply to the Local Authority for any necessary licences in relation to the erection of cabins, hoardings, placing of skips/ use of mobile cranes and any other possible activities in the public domain.
3.1.9	Sub Contractors	There may be a number of sub-contractors engaged in these works. All subcontractors activities must be carefully co-ordinated to ensure the proper protective measures are in place at all times. It is the function of the PSCS to ensure for the co-ordination of all subcontractors and this duty should be specifically addressed in the Safety Plan for the Works. The competency of sub-contractors, if used, shall be assessed in respect of Health and Safety by the Principal Contractor. Only competent and trained sub contractors and operatives shall be permitted on the site.
3.1.10	Operatives	All operatives must be holders of Safe Pass safety training card or a recognised equivalent. Operatives must wear adequate personal protective equipment at all times.

3.1.11	First Aid	The Contractor must provide adequate first Aid facilities on site.
3.2	Particular Risk- the following, although not listed in Schedule 1 to the Construction Regulations, could be considered as Particular Risks.	
3.2.1	Hazard: Welding, Grinding/ Cutting Risk:	It is not envisaged that welding, grinding and cutting of steelwork will be required, however the Designer should consider the design of elements to keep site welding, grinding and cutting of steelwork to a minimum if necessary to the works. Site-specific Risk Assessments and Method Statements in respect of all works involving welding, grinding and cutting operations shall be provided for such activities. Method Statements shall be submitted to the PSCS, and are subject to approval/review, prior to the commencement of the work activity. Task specific Method Statements shall determine an appropriate exclusion zone around and above any such work activity. A minimum of 10metres shall be provided but the onus is on the Contractor and the P.S.C.S. to determine the safe exclusion zone.
3.2.2	Hazard: Manual Handling Risk:	Designers should consider the design of elements to keep manual handling requirements within legal limits and reduce the overall requirements for manual handling where practicable. Contractors must address manual handling issues as a legal requirement. In addressing the issue of manual handling the contractor's attention is drawn to the requirements of the following which include the requirement for training and risk assessment: - The Safety, Health and Welfare at Work (Construction) Regulations, 2006. - The Safety, Health and Welfare at Work (General Application) Regulations, 1993 (Part VI): Manual Handling of Loads.
3.2.3	Hazard: Cleaning, Treating of building materials Risk:	Designer should consider the design of elements to reduce the requirements for the use of dangerous chemicals and substances to a minimum. Precautions will be required when Contractors come into direct contact with wet cement due to the risk of chemical burns. These issues should be addressed within Contractor Safety Statements.
3.2.4	Hazard: Existing Services including electricity Risk:	The Designers must establish where practicable the location of existing services through the use of geophysical scans, liaison with statutory undertakers and/or site investigations. The site design must consider the location of existing services to reduce the risk posed by services where possible. Contractors working on site must ensure that all electrical work equipment supplied and used on site must meet the statutory safety requirements for such equipment. Contractors must ensure that all electrical equipment installed/used (including that to power the contractor's offices and temporary buildings etc) meets all current statutory requirements. All electrical work is to be done under a permit to work system (both work on dead and live systems). Contractors must have a documented safe system of work when installing, testing and commissioning electrical systems including a lock out/tag out or other effective isolation procedure when working on electrical installations. All electrical work shall comply with, and be carried out in accordance with the National Rules for Electrical Installations, as prepared by the Electro Technical Council of Ireland (ETCI).

		The PSCS should adhere to the ESB guidelines governing working near, under or travelling under live overhead lines. If required the erection of goalposts, barriers and signage should be the last resort adopted by the PSCS The following is a non-exhaustive list of electrical hazards: – Safe provision and use of portable electrical work equipment (110 VAC) – Suitable provision of electrical power for work equipment to be used on site – Requirement for documented safe systems of work for all electrical work – Use of temporary power supplies and transformers The precise nature of this risk will need to be confirmed by the PSCS by conducting site audit. Risk assessments to be conducted to either eliminate any potential hazard or to ensure safe work practices are established and enforced. The following is a non-exhaustive list of precautions and legislation which needs to be complied with: – Safety, Health and Welfare at Work Act, 2005 – Statutory Instruments S.I. No. 299 of 2007 Safety, Health and Welfare at Work (General Application) Regulations 2007 - 2012 – Safety, Health & Welfare (Construction) Regulations, 2006 (Fourth Schedule) – Statutory Instrument S.I. No. 386 of 2006 Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 – Asbestos: The Survey Guide HSG 264 Safety, Health and Welfare at Work (Exposure to Asbestos) (Amendment) Regulations 2010 (S.I. No.589 of 2010) – Statutory Instruments S.I 504 of 2006 Safety, Health and Welfare at Work (Construction) Regulations 2006 to 2012. The following precautions must be addressed where appropriate: Electrical installations must be designed, constructed and used so as not to present a fire or explosion hazard: Persons at work shall be adequately protected against the risk of electrocution caused by direct or indirect contact. The design, construction and choice of equipment and protection devices shall take account of the type and power of the energy distributed, external conditions and the competence of persons with access to parts of the installation. Special attention is required given the nature of the works and the Contractor will be expected to exercise due care & attention acknowledging the inherent risks of working in the vicinity of live electricity.
3.2.5	Hazard: Noise Risk:	The Designer must consider the effect of noise emitting plant and machinery and its effect on operatives on site and neighboring properties when designing the scheme.

		During construction it is foreseeable that hazardous high noise levels could be reached from time to time during the project. The Contractor must reach agreement with the PSCS before conducting any activity on site that is likely to generate noise in excess of 85 dB (A). In cases where the Contractor's equipment or activities will generate noise above 90 dB(A) the Contractor must isolate the area involved (by enclosure, tapes, warning signs, etc.) and ensure that only persons wearing suitable hearing protection are allowed to enter the area. If, in any of the work locations, the noise is suspected to be exceeding 85 dB (A) the PSCS must be notified so that a noise assessment survey can be executed. In addressing the issue of noise the contractor's attention is drawn to the requirements of: SI No. 157 of 1990 European Communities (Protection of Workers) (Exposure to Noise) Regulations, 1990.
3.2.6	Hazard: Access/ Egress Risk:	Access and egress both during construction and subsequently must be considered by the Designers so that risk of injury to all parties is reduced. The location of access points and the treatment of boundaries are of particular importance in this regard. During construction, access to the work site shall be via the designated site entrance. A plan of the site illustrating the site boundaries will be provided and at no time will operatives be permitted to stray beyond the confines of such. Signage will be in place to inform people of the site perimeter with additional signage erected at the entry point to inform people of the PPE requirements and the dangers present. The main site signage shall contain reference to the Safety, Health and Welfare at Work Act, 2005 and the CR1 form. The following must be adhered to: - Means of egress in case of fire to be kept free at all times. - Limit access and control movement of unauthorized personnel. - Ensure appropriate PPE is available for employees, contractors, visitors and others. - Safe means of access/egress to be provided to the site. Safe lines of sight of 80m should ideally be provided from a point 2.4m back from the road edge. - Safe access to the site should be provided at all times to the employer's representatives. - Edge protection to be provided where there is a possibility of falling and such areas need to be fenced off or securely covered. Protection of general public from site activities.
3.2.7	Hazard: Exposure to Bacterial/ Viral infection Risk:	It is not anticipated that exposure to bacterial or viral infection will be a risk consideration however; the Designer should consider the hazard posed by potentially hazardous areas such as disused drains, refuse dumps, contaminated soil, etc. and develop the design requirements to reduce the exposure of contractors and users to these areas. The Contractor must assume the presence of rats and thus the likelihood of contamination of the site with rat urine. As such, it is vital that appropriate protective clothing is worn at all times. Specific risks of working in such conditions include: - Weils Disease - Hepatitis The above list is non-exhaustive and the Contactor shall ensure that high standards of hygiene are maintained by all operatives and visitors to the site. Of special note is that hands should be washed prior to eating and that

		hand/face contact should be minimised.
3.2.8	Hazard: Traffic Management Risk:	The Designer must consider traffic movement patterns and routes in both the construction and operational phase of a project. During the works, the Contractor will be required to implement and maintain suitable Traffic Management Systems. The safety of operatives and members of the public is paramount and as such, traffic management is an important aspect of the works. Care must be taken that the Contractor does not cause any obstruction to traffic entering the site which could result in vehicles attempting to access the site being stopped on the public road and causing a hazard to oncoming traffic.
3.2.9	Hazard: Working in a confined space Risk:	The requirement for working in confined spaces should be reduced by the Designer. However if it is inevitable clear procedures should be adopted for access of all confined spaces. Operatives must be trained in confined space working techniques. Note the broader definition of a confined space attached in Appendix D. Designers will be required to ensure access to these areas is facilitated by the approach taken to the design of confined spaces. The PSCS will be required to address access in terms of methods of construction. A definition of a confined space is appended for information purposes.
3.3	Site/ Project specific construction risks- The following Construction Risks have been identified by the Design Team.	
3.3.1	Hazard: Works which put people at risk of:- (a)Falling from a height (b)Burial under earth falls (c)Engulfment in swampland Risk:	The project will involve working at height and, including in particular, the following Scope items:- – Working on scaffolding, platforms, steps and other temporary support works. – Safety nets & edge protection railings to perimeter. – The use of a fall arrest system should be used also where required. – Use of MEWPS lifting and crane hire There are no identified areas of swampland on the site. Where working at height is unavoidable the PSCS must carry out site specific working at height risk assessments make sure that all work is planned, organised and carried out by competent persons. The PSCS must choose the right work equipment and select collective measures to prevent falls (such as working platforms). The PSCS must follow the General Principles of Prevention for managing risks from working at heights and take steps to avoid, prevent or reduce risks. The PSCS must ensure that people working at a height are competent. The PSCS must ensure that equipment used for work at a height is properly inspected and maintained. Task specific method statements on the erection of the scaffolding are to be provided and reviewed by site safety personnel before the start of the work activity along with safety netting where required. The method statement is to be described and explained to all of the relevant workers via toolbox talks

		prior to and during the work period
3.3.2	Hazard: Work which puts persons at work at risk from chemical or biological substances constituting a particular danger to the safety and health of such persons or involving a statutory requirement for health monitoring. Risk:	Not Envisaged.
3.3.3	Hazard: Work with ionising radiation requiring the designation of controlled or supervised areas as defined in Directive 96/29/Euratom Risk:	Not Envisaged.
3.3.4	Hazard: Work near high voltage power lines. Risk:	The PSCS should adhere to the ESB guidelines governing working near, under or travelling under live overhead lines. If required the erection of goalposts, barriers and signage should be the last resort adopted by the PSCS.
3.3.5	Hazard: Work exposing persons at work to risk of drowning. Risk:	Not Envisaged.
3.3.6	Hazard: Work on wells, underground earthworks & tunnels Risk:	Not Envisaged.
3.3.7	Hazard: Work carried out by divers at work having a system air supply Risk:	Not Envisaged.
3.3.8	Hazard: Work carried out in a caisson with a compressed-air atmosphere. Risk:	Not Envisaged.
3.3.9	Hazard: Work involving use of	Not Envisaged.

	explosives Risk:	
3.3.10	Hazard: Work involving the assembly or dismantling of heavy prefabricated components Risk:	The project will involve the placement of large insulated panels during the construction process. Where assembly of heavy prefabricated components is unavoidable the PSCS must ensure that correct installation methods are used and all persons must be trained and competent to do such work. Appropriate safety barriers to be in place as required. Work method to be reviewed by site safety personnel before the start of the work activity. The method statement is to be described and explained to all of the relevant workers via toolbox talks prior to and during the work period. In addition, the following precautions must be addressed where appropriate: – Safe access and working conditions to all work areas to be provided. – Protection to other operatives passing close to the works.
3.4	General Safety Requirements/ Information	
3.4.1	Essential Services/ Fire Safety Systems	All essential services, including fire safety systems, must be maintained in working order at all times during the works. Any downtime to services must be notified in good time in advanced to the Project Architect.
3.4.2	Fire Escape Routes	
3.4.3	Fire Safety	There is always the risk of fire from construction activities in an existing building. The PSCS must outline Fire safety procedures which will be implemented for the duration of the contract. The contractor should ensure that adequate first aid fire fighting equipment is on hand at all times. A pre-closure fire safety inspection should be undertaken before closure each and every evening. Smoking will not be permitted in the premises. Hot works should be avoided wherever possible. If however hot works are necessary they must only be undertaken on foot of a hot works permit.
3.4.4	Stability of Existing Structure	N/A
3.4.5	Site Enclosure Layout	Site boundaries to be fenced off.
3.4.6	Access for Emergency Services	The Safety Plan should outline Emergency Plans and the provision of access for emergency service in the event of accident arising from the works and for the occupants of the building.
3.4.7	Parking for Operatives	This is a quiet rural area where there will be limited parking for site operatives. Operative parking must not cause a nuisance to residents, must not block or hinder residents access or vehicle movements and in particular must not block access for emergency services.
3.4.8	Site Investigations/ Ground Conditions/ Excavations	N/a existing building
3.4.9	Welfare Facilities	See 6.1 below
3.4.10	Services for Construction Activities	Water and electricity are available on site currently.
3.4.11	Control of dust/ dirt/ noise	The contractor is to ensure for the control of dirt, dust and noise and is required to keep the site tidy at all times to minimise nuisance to neighbours. Spray suppression or other similar methods should be used for the control of dust as necessary. Adequate and suitable PPE (eye, ear and face protection) should be provided to at risk operatives. Excessive noisy activities to be

		limited as far as reasonably possible and must not be undertaken before 10am. The contractor is to erect security fencing at site entrance.
3.4.12	Working Hours	Working hours will be generally unrestricted during normal working hours from Monday to Friday, however any work likely to cause excessive noise, dust or other hazards to any person or members of the public, as appropriate, shall only be carried out outside of normal working hours following consultation and agreement with the PSDP. Where such restrictions are necessary, the details shall be included in the Safety and Health Plan.
3.4.13	Asbestos/ ACMs	No asbestos or asbestos containing materials were identified on this site.
3.4.14	Protection of pedestrians/ public	All waste, construction materials and skips located in the public domain must be enclosed with double clipped Heras fencing suitably dust proofed and affixed with suitable safety signage.
3.4.15	Cleaning of roads	The Contractor must allow for cleaning of dirt emanating from the works to the roads and footpaths in the vicinity of the site.
3.4.16	Hoarding Standard	Hoarding to be designed in accordance with relevant standard and installed to ensure against collapse in high winds or adverse weather conditions.
3.4.17	Isolation of live services	All live services to be isolated prior to work. Live work to be avoided where possible.
3.4.18	Manual Handling	Manual handling must be avoided as far as is reasonably practicable. The Contractor must therefore make arrangements for the mechanical lifting of materials wherever and whenever practicable.
3.4.19	Storage loading on roof	Materials if being stored on the roof to be secured at all times to ensure against being blown and dispersed.
3.5	Temporary Works	
3.5.1	Temporary Works Co-ordination	The main contractor is wholly responsible for the design, installation, inspection and striking of Temporary Works (TWs). This includes temporary works designs by subcontractors. The Permanent Works Designers (PWD) must provide the Contractor with all necessary design information relating to the Permanent Works to allow design of the Temporary Works. Approval by the PWD does not relieve the Contractor of responsibility for the TWs. The PSCS shall assume the duty of Temporary Works Co-ordinator and shall be responsible for the co-ordination of Temporary Works during the contract.
3.5.2	The Duties of the PSCS (Temporary Works)	The duties of the PSCS in relation to TWs shall include: • Co-ordination of all TWs activities including those of sub-contractors. • Communication with all parties involved. • Preparation of TWs design brief. • Ensuring TWs are designed and checked. • Issuing permits to load and dismantle, • Keeping of records. • Ensuring that the various responsibilities have been allocated and accepted. • Ensuring that TWs are designed to appropriate standards. • Ensuring that Temporary Works Design Certificates (Attached Appendix F) are signed by appropriate parties. • Completion and issue to the PSDP of Monthly Temporary Works Report (Attached appendix A).
3.5.3	Temporary works Certificate	Responsibility for the actual design of the Temporary Works remains with the Designers of the Temporary Works and it is recommended by the HSA that Certificates (Permanent and temporary) are used by the PSDP to record

		the co-operation of the activities of all designers. In signing the "Temporary works Certificate" the PWD confirms that he has communicated his design assumptions to the Temporary Works Designer. Then as stated in the certificate "Erection of the Temporary Works may proceed subject to the provision of a Temporary Works Method Statement agreed by the Contractor, Temporary Works Erector and PSCS as being adequate.
3.5.4	Suitability of Materials	Materials used for temporary works shall be the best of their kind and appropriated for the intended function.

4.0	Project completion timeframe	
4.1	Programme for the works	The project programme from commencement to completion is 5 weeks. It is considered that the project can be safely completed in this timeframe. Tenderers when tendering should however indicate any reservations they may have with regard to the safe delivery of the project within this timeframe.

5.0	Conclusions	
5.1	The following Particular / High Risk activities have been identified (see attached Design Risk Assessment for all hazards and risks assessed by the Design Team): Construction Traffic Existing Services including electricity (overhead lines and underground services) Works which put people at risk of:- (a)Falling from a height (b)Burial under earth falls (c)Engulfment in swampland Method statements should be prepared for these and any other high risk activities on this project. The Contractor must take into account of the Principles of Prevention and endeavour to reduce risks by the use of alternative and safer work practices. All those involved in the planning of the works must take into account of the Principles of Prevention and put in place collective protective measures must be provided in relation to working from height in favour of working from ladders. The contractors should endeavour to find an alternative means of making the foul connection without the need to entry into the manhole.	
5.2	There may be a number of sub-contractors involved in the works. Co-ordination of the subcontractors is a key requirement for the duration of the works.	
5.3	Fire Safety is an absolute priority. The Contractor must put in place the correct procedures to ensure for the highest level of fire safety throughout the project. A pre closure fire safety inspection must be undertaken at the conclusion of each day's activities. Smoking on site is not permitted.	
5.4	Security against the site to ensure against unauthorised access particularly during non-working hours and weekends is essential.	
5.5	Designer Risk Assessment	Prepared by: Micheal Maguire Architects Ltd

6.0	Welfare Facilities	
------------	---------------------------	--

6.1	Welfare facilities for construction personnel	The contractor must provide for his own toilet and canteen facilities external to the building. Drainage facilities are not available on site.
------------	--	--

7.0	Continuing Liaison	
7.1	Design changes during the Construction Stage	In the event of the design changes during the Construction phase existing Design Risk Assessments must be reviewed or new Risk Assessments generated. It is the Designers responsibility to ensure that they inform the PSDP of any changes in their design and that the appropriate Design Risk Assessments are completed and notified to the PSDP and PSCS.

8.0	Safety File	
8.1	Information delivery requirements	It is the duty of the PSCS to provide the PSDP with the relevant information to enable preparation of the Safety File. Information to be provided to enable the preparation of one copy of the Safety File. Safety File information must be submitted to the PSDP before Practical Completion. See appendix A for Safety File Information Requirements.

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 of information, which may come to light after that time.

Date: 15th July 2026

Micheal Maguire (MRIAI),
Registered Architect,
For Micheal Maguire Architects Ltd.