

St. Oliver's CC – EWS 2026 – Building Management System, Heating, Cold Water Services and Roof Replacement Project Preliminary Safety and Health Plan

Date: July 2026

Ref.: 3279/CMcG



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1 INTRODUCTION

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

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

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

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

2 GENERAL DESCRIPTION OF PROJECT

2.1 CLIENT

Louth Meath Education and Training Board (LMETB), Abbey Road, Navan, Co.Meath

Contact: Evelina Udevenkovaite EUdevenkovaite@lmetb.ie

2.2 DESIGNER

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

Contact: Christopher McGinnity (042 9749570)

2.3 PROJECT SUPERVISOR FOR DESIGN PROCESS

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

2.4 PROJECT DESCRIPTION

The project comprises the removal and replacement of existing mechanical and controls infrastructure within the plant room. Works include the removal of existing heating circuit pumps and the installation of new replacement circuit pumps complete with all associated pipework, controls, and electrical connections.

The existing Building Management System (BMS) serving the plant will be fully removed and replaced, including all associated control panels, wiring, field devices, and integration to the mechanical plant.

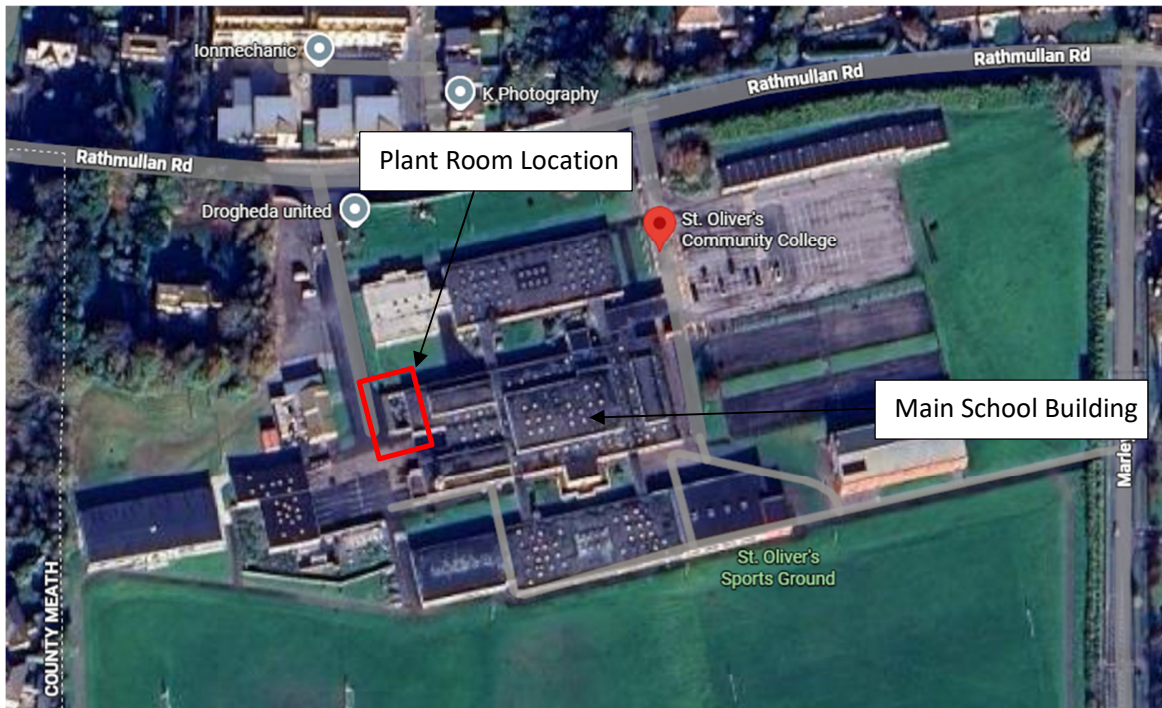
The project also includes the removal of the existing cold water storage (CWS) tank and associated pipework, with installation of a new replacement CWS tank and revised distribution pipework.

Associated builder's works form part of the scope and include the removal of the existing steel hopper lid and its replacement with a permanent flat roof structure.

All works shall include full testing and commissioning of the mechanical, electrical, and BMS systems, ensuring full operational performance and compliance with current standards.

2.5 SITE LOCATION

St. Oliver's CC, Rathmullen Road, Drogheda, Co. Louth.



2.6 CONTAMINATED LAND

N/A

2.7 DRAWINGS/SPECIFICATIONS/LOCATION FOR WELFARE FACILITIES

N/A

2.8 RELEVANT ADJOINING LAND USES

Educational & residential.

2.9 RESTRICTIONS OF WORKING HOURS

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

2.10 SITE RESTRICTIONS

Access and electrical shutdowns should be carried in agreement with the School Authority

2.11 TRAFFIC SYSTEM AND ACCESS RESTRICTIONS

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

2.12 GENERAL SITE RULES

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

2.13 MANAGEMENT OF HEALTH & SAFETY

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

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

- The PSCS shall ensure that any risk assessments or method statement is reviewed if there is any reason to suspect that it is no longer valid or if there is significant change in the matters to which it relates.
- The PSCS shall ensure that all incidents/accidents are reported immediately to the School Authority and the Contract Administrator/Project Supervisor (Design Process).

2.14 INTENDED CONTRACT COMMENCEMENT DATE

26th June 2020

2.15 INTENDED CONTRACT COMPLETION DATE

14th August 2020

2.16 PHASING OF WORKS

No phasing requirements are foreseen.

3 OTHER WORK ACTIVITIES

3.1 EXISTING BUILDING ACTIVITIES

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

Part of the school will be deployed during the summer months for summer camps. The school have agreed that designated sections of the school will be used for these camps thus allowing the contractor carry out works to the plant areas. The contractor will have to co-ordinate with the school Principal Mr John Halpin on a weekly basis in relation to electrical shut downs etc.

3.2 INSTALLATION OF SERVICES

3.3 N/A

3.4 INSTALLATION OF FURNITURE, EQUIPMENT

N/A

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

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

3.5.1 Other

N/A

4 KNOWN EXISTING SERVICES

4.1 UNDERGROUND SERVICES

The works involved will not require commissioning of a GPRS survey.

4.1.1 Water Mains

The route of the incoming water mains to the entire site is not known but this should not impact on the proposed works.

4.1.2 Electrical & Telephone Cables

The incoming electrical service is a 11kV overhead line that changes to underground from a pole located on the eastern boundary of the site near the prefab buildings. From here the cable is routed to a dedicated building ESB substation within the main school building. The exact route of this cable is unknown. However this should not impact the proposed works involved.

4.1.3 Gas Mains

The route of the incoming gas mains to the site is not known but this should not impact on the proposed works.

4.1.4 Other Liquids / Gases under Pressure

N/A

4.2 OVERHEAD SERVICES

No existing overhead services entering the site.

5 PARTICULAR RISKS

The following is the non-exhaustive list of particular risks to the safety and health of persons as set out in Schedule 2 of S.I. No. 138/1995 together with the opinion of the Project Supervisor for Design Stage on what elements of the works may fall within each particular risk category. It should be noted that many of the risks on the project may arise out of working methods which are at the discretion of the Contractor and as such cannot be determined by the Project Supervisor for Design Stage. The unforeseen hazards are to be addressed by the P.S.C.S. and the individual Contractor.

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

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

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

Works which puts persons at work at risk of burial under earthfalls, engulfment in swampland or falling from a height, where the risk is particularly aggravated by the nature of the work or process used or by the environment at the place of work or site.

5.1.1 Burial under earth falls

N/A

5.1.2 Falling from a height

Works associated with the removal of the existing roof and steel hoppers, and the construction of the new roof, will be undertaken at high level. These activities present a significant risk of falls from height and should be fully assessed. Appropriate control measures must be identified and implemented within the Site Specific Safety Plan.

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

N/A

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

N/A

5.1.5 Works in Enclosed Areas

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

5.1.6 Works on or adjacent to fragile roofing materials.

The contract includes works to the existing plant room roof. These activities should be assessed for risk and addressed in the Site Specific Safety Plan

5.1.7 Installation of scaffolding.

N/A

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

N/A

5.1.9 Manual Handling

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

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

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

5.2.1 Particular risk in relation to chemical or biological substances

An asbestos survey was undertaken in March 2026, the findings of which are included within this document (refer to Appendix C). The survey identified the presence of asbestos-containing materials (ACMs), specifically asbestos rope seals located on the steel hopper.

All identified areas have been clearly assessed and recorded within the survey report. These ACMs present a potential health risk if disturbed and must therefore be managed appropriately.

Any works involving the disturbance or removal of ACMs shall be carried out strictly in accordance with current applicable legislation, including all relevant health and safety regulations and approved codes of practice. Removal activities must be undertaken by competent, appropriately licensed contractors, employing suitable control measures, including but not limited to containment, air monitoring, and the use of personal protective equipment (PPE).

A detailed method statement and risk assessment shall be prepared in advance of any works, and all personnel involved shall be adequately trained and informed of the risks. Waste disposal must be conducted in compliance with hazardous waste regulations, ensuring full traceability and documentation.

5.2.2 Explosive substances

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

5.3 OTHER SPECIFIC RISKS

5.3.1 Noise

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

5.3.2 Dust & Dirt

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

5.3.3 Restricted Working Spaces

See Section 5.1.5.

5.3.4 Working in Vicinity of Children or Vulnerable Adults

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

5.3.5 Working in or Adjacent to General Public

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

5.3.6 Working in Proximity to Live & Critical Services

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

5.3.7 Contractor's Operatives

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

5.3.8 Sub-contractors

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

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

6 SITE SPECIFIC SAFETY & HEALTH PLAN

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

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

6.1 THE PRELIMINARY SITE SPECIFIC SAFETY AND HEALTH PLAN

6.1.1 Description of Project:

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

6.2 CLIENTS CONSIDERATIONS AND MANAGEMENT REQUIREMENTS

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

6.3 ENVIRONMENTAL RESTRICTIONS AND EXISTING

6.3.1 Safety hazard and risk assessments including:

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

6.3.2 Health hazards, including:

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

6.4 THE SAFETY & HEALTH PLAN FOR THE CONSTRUCTION STAGE

6.4.1 Description of Project

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

6.4.2 Communication and Management of the Work

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

6.4.3 Site Rules

6.4.4 Fire and Emergency Procedures

6.4.5 Arrangements for Controlling Significant Site Risks

6.4.5.1 Safety Risks

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

6.4.5.2 Health risks:

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

6.4.5.3 Specific Method Statements required:

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

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

7.1 HEALTH & SAFETY IMPLICATIONS OF CONTRACTOR'S DESIGNERS

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

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

7.2 PROCEDURES FOR DEALING WITH DESIGN CHANGES

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

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

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

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

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

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

7.3 PROCEDURES FOR DEALING WITH UNFORESEEN EVENTUALITIES

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

8 HANDOVER SAFETY FILE

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

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

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

9 CONCLUSION

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

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

Designer Assessments received from the following:

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

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

Signed: 

Date: 24th April 2026

Síle O'Connor

Project Supervisor Design Process

APPENDIX A – SITE RULES

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

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

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

APPENDIX B - GENERAL PRINCIPLES OF PROTECTION

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

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

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

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

APPENDIX C – ASBESTOS SURVEY REPORT

ASBESTOS REFURBISHMENT SURVEY REPORT

Of

St Olivers Community College

Drogheda

Co Louth

On behalf of

Semple & McKillop Ltd

5c Fingal Bay Business Park,
Harry Reynolds Road,
Balbriggan, Co. Dublin
Tel: (01) 6905907
Fax: (01) 8020439
Email: info@ohss.ie
Website: www.ohss.ie



Project Number
45893

DOCUMENT CONTROL

Client	Semple & McKillop Ltd
Project Title	45893 Basement Plant And Tank Room St Olivers Community Colleg
Document Title	Asbestos Refurbishment Report
Report No.	45893

Rev	Status	Author(s)	Revision History	Approved By	Issue Date
D01	Final	 Anthony Scullion	Initial Release to Client	 Paul Foran	02/04/2026

Contents

1. Executive summary
2. Scope of the project
3. General site and survey information
4. Conclusions and actions
5. Survey results

1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos-containing materials in the premises(s) before the refurbishment of the area. It should be noted that this survey only includes areas within the scope of the study and should not be read as an extensive assessment of all possible asbestos-containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Summary of materials found.

Asbestos Rope

- Asbestos rope was identified on the boiler exhaust, this should be removed and disposed of by a competent asbestos removal contractor prior to refurbishment works carried out.
- Internal sections of the boilers presumed to contain asbestos rope.

The survey undertaken complies with the legal duty to identify the presence of asbestos-containing materials and carry out a risk assessment in respect of these materials at the premises. The risk assessment will form part of the contractor's overall safety management system for any asbestos works. The results of the risk assessment must be communicated to the employees and made available to them. This report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos-containing materials found in the buildings.

Where, following the refurbishment work, asbestos-containing materials remain in situ, it may be necessary to undertake a management survey of the areas.

While every effort has been taken to ensure the accuracy of this report, OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos-containing materials. Within the constraints of time and resources, every effort has been made to identify ACMs. It is not implied that all other hazards are under control at the time of inspections.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN WHOLE WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

Project Number: 45893

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will clarify any technical issues raised.

Further information on previous surveys should be sought from the client.

1.1.1 ABBREVIATIONS

Throughout the report, the following terms and abbreviations may be used:

ACM	Asbestos-containing material.
AND	Asbestos not detected.
MMMF	This describes any machine-made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.
MA	Material Assessment Score, as defined in HSG264, reflects the product's friability. It indicates the level of risk posed by the product.
AIB	Asbestos Insulating Board.
AC	Asbestos Cement
Chrysotile	is commonly known as white asbestos.
Amosite	is commonly known as brown asbestos.
Crocidolite	is commonly known as blue asbestos.
Amphibole:	Generic name for all asbestos types, excluding Chrysotile.
BOHS	British Occupational Hygiene Society
UKAS	United Kingdom Accreditation Service

2 SCOPE OF WORK

2.1 GENERAL

The scope of the survey included;

OHSS were requested to carry out a refurbishment survey on the plant and basement boiler room of St Olivers Community College prior to planned upgrade works.

The purpose of the survey is to identify and risk assess asbestos-containing materials (ACMs) in the premises or area where planned refurbishment works are to take place. The survey aims to provide sufficient information for designers and the project supervisor to take into account the identified asbestos risks in the design process. The design team must take into account known ACM locations and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of “particular risk” in the Safety Health and Welfare at Work (Construction) Regulations 2013. It should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook, as far as reasonably practicable, to record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected, and the information was recorded on the accessibility, condition, and surface treatment of any presumed or known ACMs. The asbestos type was determined either by collecting representative samples of suspect materials for laboratory identification or by making a presumptive identification based on the product type and its appearance, or on previous sampling of similar products.

3 GENERAL SITE AND SURVEY INFORMATION

Client Details: Semple & McKillop Ltd

Client Address: Semple & McKillop Ltd

Semple & McKillop Ltd

Consulting Engineers

Monaghan Road

Castleblaney

Site Address: St Olivers Community College

Drogheda

Co Louth

Commissioned By: Christopher McGinnity

Surveyor: Anthony Scullion

Staff consulted during the survey Christopher McGinnity

Date of Survey: 10/03/2026

Date of Report: 02/04/2026

Description of the Areas Surveyed: All accessible areas within the scope of the project.

Excluded Areas: As per the client's requirements, the following areas were not accessed;

All other areas of the college outside the scope of works

Survey Methodology:

On-site inspection, bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions (WI-02 & WI-03). OHSS is certified by NQA and meets the requirements of International Standard BS EN ISO/IEC 9001.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory and meets the requirements of International Standard BS EN ISO/IEC 17025 for the sampling and analysis of asbestos fibres in bulk materials.

The surveyor conducted a systematic inspection of the nominated areas. Where access for sampling purposes was not possible, a visual assessment was conducted. For similar/repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and evaluation.

Bulk Samples were obtained using fibre suppression techniques to minimise respirable fibre release. Each sample was double-bagged, uniquely labelled on site, and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques, as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions.

The results of the survey, together with the laboratory bulk sample analysis records, are given in further sections of this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025 allow materials to be 'presumed' to contain asbestos. Therefore, in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

1. **Strongly presumed:** in this case, the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of 'strong

presumption' are:

- where laboratory analysis has confirmed the presence of asbestos in a similar construction material;
- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (e.g., corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, e.g., thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.

2. **Presumed:** is the 'default' situation where a material is **presumed** to contain asbestos because there is insufficient evidence (e.g., no analysis) to confirm that it is asbestos-free, or where a surveyor decides that it is easier under the planned management arrangements to presume certain materials contain asbestos. Many non-asbestos materials will also be assumed to contain asbestos using this system.

There is a further default situation where materials must be **presumed** to contain asbestos. **The default applies to areas which cannot be accessed or inspected. In this situation, any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.**

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and the HSE have related the scores obtained in the Materials

Assessment algorithms in HSG 264 to several risk categories that may be used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked, and decisions can be made about what actions are required to control the risks from asbestos-containing materials during refurbishment.

4 CONCLUSIONS AND ACTIONS

Where asbestos-containing materials were identified in the survey, recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos-containing materials risks is given below.

Asbestos is a known human carcinogen (cancer-causing agent) that was used extensively in Ireland up to 2004 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop following initial exposure. **Asbestos-containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2013. They should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor, in the Design Process.**

Asbestos is a fibrous material with excellent insulating and fire-resistant properties. Asbestos was seldom used as pure asbestos fibres, but instead combined with other products to add strength and stability, or fire resistance. Asbestos may be found in products from a few per cent to 90%, depending on the material.

Asbestos is a hazard to humans, but the risks posed by asbestos-containing materials (ACM) will depend on the type of ACM found. In simple terms, where asbestos products are flaky and would crumble under hand pressure quite easily, they are termed friable. The more friable the ACM, the greater the risk to the individual handling the material. This is reflected in the material assessment scores in the risk assessments.

No person is permitted to work with asbestos-containing materials unless they have received training and have taken all reasonable steps to prevent asbestos exposure. The requirement for training is detailed in Regulation 17 of the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2025

4.1 REFURBISHMENT OPTIONS

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2004, with the peak period for installation occurring from the 1970s to the late 1980's. ACMs installed some 20-30 years ago will vary in condition depending on the type of product and its use. The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025 require a managed approach to asbestos-containing materials in workplaces. These regulations require employers to identify the presence of asbestos-containing materials and to assess the risk posed to workers by these ACMs based on the likely work activities and the potential for these work activities to disturb ACMs.

The outcome of these risk assessments is as follows;

1. Manage in place & monitor periodically

Where ACMs are in good condition, pose minimal risk to building occupants or maintenance personnel, and are not likely to be disturbed during refurbishment work, it is recommended that they remain in situ and be monitored regularly for condition. The monitoring frequency is usually every 6 months, but the asbestos management plan should determine this.

2. Encapsulate and manage in place

ACMs that are damaged but repairable can be repaired by a competent trained contractor and then managed in place. Where the repairs involve containing the ACMs behind a protective material (Encapsulation), the original ACM and the new surfaces must be labelled as to the presence of ACMs. Following encapsulation of the asbestos-containing materials, a site clearance for a re-occupation certificate must be obtained from a competent independent analyst before re-occupying the area, in accordance with Regulation 15(10) of the Safety, **Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025**.

3. Environmental cleaning

Where debris from the installed ACMs is present in the surrounding area, it may be recommended that this material be removed by environmentally cleaning the area. Following removal of the asbestos-containing materials, a site clearance for re-occupation certificate must be obtained from a competent independent analyst before re-occupancy of the area in accordance with Regulation 15(10) of the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025. The materials can then be managed in place as above.

4. Remove

Where ACMs are found to have reached the end of their serviceable life, and the presence of the material in the work area may lead to increased human exposure, it may be necessary to remove the ACMs. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos-containing materials, a site clearance for a re-occupation certificate must be obtained from a competent independent analyst before re-occupying the area in accordance with Regulation 15(10) of the Safety, **Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025**.

5. Restrict access

Where ACMs are found to have reached the end of their serviceable life, and the presence of the materials in the work area may lead to increased human exposure, it may be necessary to restrict access to areas where the ACMs are located pending removal. Where access is limited, it is advisable to have a permit-to-work system in place to control all work activities in the area. Removal or encapsulation will be required before the area can be returned to expected occupancy.

4.2 MATERIALS ASSESSMENT SCORING

4.2.1 ASBESTOS RISK ASSESSMENT

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025 to identify if asbestos-containing materials are present in the workplace and to perform a risk assessment. The current and potential level of employee exposure to asbestos fibres determines the risk posed by asbestos. The following parameters are used in developing a risk assessment for asbestos-containing materials;

4.2.2 ASBESTOS TYPE

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chrysotile the least.

4.2.3 SURFACE TREATMENT

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic, in which the fibres

Project Number: 45893

are embedded in a strong matrix. At the other end of the scale are materials that damage easily and have no protective coating, such as sprayed asbestos and boiler lagging.

4.2.4 FRIABILITY

Products that are easily damaged, such as sprayed asbestos, are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are at a higher risk than those with low friability (such as vinyl floor tiles).

4.2.5 CONDITION

Damaged products are more likely to release fibres than those in good condition, and are ranked according to the extent of damage observed.

4.3 CALCULATING RISK ASSESSMENTS

The HSE developed a risk assessment process within HSG264, which takes these four factors into account and attributes values to each of the factors, allowing you to calculate a material risk assessment.

4.3.1 MATERIAL ASSESSMENT ALGORITHM

Most surveying organisations commonly use the material assessment algorithm to indicate how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) is attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).

When using this algorithm, it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating	Description
10-12	High risk
7-9	Medium risk
5-6	Low risk
2-4	Very low risk

These are colour-coded within our risk assessment as outlined above.

Project Number: 45893

4.3.2 HSG264 MATERIAL ASSESSMENT TABLE

Sample Variable	Score	Example of Score
Product type (or debris from product)	1	Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement, etc.)
	2	Asbestos insulation board, mill boards, other low-density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt.
	3	Thermal insulation (pipe and boiler lagging), Sprayed Asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/deterioration	0	Good condition: no visible damage
	1	Low Damage: a few scratches or surface marks; broken edges on boards, tiles, etc
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged, revealing loose asbestos fibres
	3	severe damage or delamination of materials, sprays or insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos, excluding crocidolite
	3	Crocidolite

4.4 REFERENCES

Safety, Health, and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025

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

HSG264 The Survey Guide, HSE Books

HSG248 The Analyst's Guide, HSE Books

HSG247 The Contractor's Guide, HSE Books

5 SURVEY RESULTS



Survey Results

ACM Risk Register

The following areas were found to contain ACM's

RA Number	157068	Location	Plant room, Exhaust						
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Textiles & Paper		Medium Damage	Gasket	Chrysotile	ASB20260310010	Sample Taken	7	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	167569	Location	0, Boiler room, Hopper						
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Textiles & Paper		Medium Damage	Gasket	Chrysotile	ASB20260617001	Sample Taken	7	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	
RA Number	157069	Location	Plant room, Boilers						
Product	Quantity	Condition	Treatment	Asbestos	Sample No.	Confirmation	MA	Recommendations	
Textiles & Paper		Good Condition	Gasket	Chrysotile		Presumed	5	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.	

Asbestos Containing Materials Risk Assessment

Refurbishment

in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and Survey Details : 12194

Client : Semple & McKillop Ltd	Date of Survey : 10-03-2026
Site : St Olivers Community College	Review Date : 10-03-2027
Address : Drogheda	Surveyor : Anthony Scullion
Co Louth	Method : WI-02 & WI-03

Location Details : 157068

Building/Area :	Sample No. : ASB20260310010
Room/Section : Plant room	Confirmation : Sample Taken
Location : Exhaust	Access : Full Access
Description : Rope	Normal Use :

Material Risk Assessment : 157068

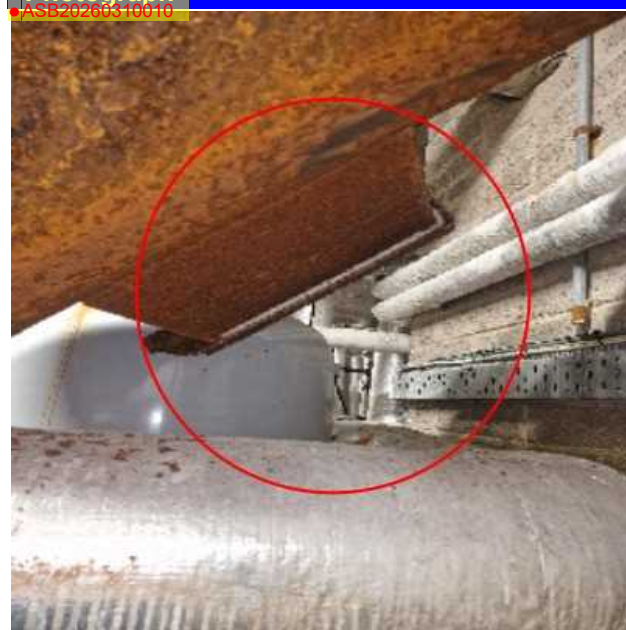
Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Textiles & Paper	1	High Risk
Condition : Medium Damage	2	Medium Risk
Surface Treatment : Gasket	2	Low Risk
Quantity :	2	Very Low Risk
Material Assessment Score :	7	Medium Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Total		

Photograph



Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. It is not implied that all other hazards are under control at the time of inspections.

Asbestos Containing Materials Risk Assessment

Refurbishment

in accordance with HSG264

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Site : St Olivers Community College	Review Date : 10-03-2027
Address : Drogheda	Surveyor : Anthony Scullion
Co Louth	Method : WI-02 & WI-03

Location Details : 167569

Building/Area :	Sample No. : ASB20260617001
Room/Section : Boiler room	Confirmation : Sample Taken
Location : Hopper	Access : Full Access
Description : Gaskets	Normal Use :

Material Risk Assessment : 167569

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Textiles & Paper	1	High Risk
Condition : Medium Damage	2	Medium Risk
Surface Treatment : Gasket	2	Low Risk
Quantity :	2	Very Low Risk
Material Assessment Score : 7		Medium Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Total		

Photograph



Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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Refurbishment

in accordance with HSG264

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Site : St Olivers Community College	Review Date : 10-03-2027
Address : Drogheda	Surveyor : Anthony Scullion
Co Louth	Method : WI-02 & WI-03

Location Details : 157069

Building/Area :	Sample No. :
Room/Section : Plant room	Confirmation : Presumed
Location : Boilers	Access : No Access (See Notes)
Description : Internal seals	Normal Use :

Material Risk Assessment : 157069

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Textiles & Paper	1	High Risk
Condition : Good Condition	2	Medium Risk
Surface Treatment : Gasket	0	Low Risk
Quantity :	2	Very Low Risk
Material Assessment Score :	5	Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Total		

Photograph



Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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QMF 94(a) rev 1



Customer
Site
Survey Date
Valid Until
Commissioned By

Semple & McKillop Ltd
St Olivers Community College
10/03/2026
10/03/2027
Opw

Type
Report Number
Surveyor
Review Date
Method

Refurbishment
45893
Anthony Scullion
10/03/2027
WI-02 & WI-03



Risk Register

The following areas could not be accessed and therefore in accordance with HSG264 should be presumed to contain ACM's.

RA Number	157069	Location	Plant room, Boilers
------------------	--------	-----------------	---------------------

Asbestos Containing Materials Risk Assessment

Refurbishment

in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

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Address : Drogheda	Surveyor : Anthony Scullion
Co Louth	Method : WI-02 & WI-03

Location Details : 157069

Building/Area :	Sample No. :
Room/Section : Plant room	Confirmation : Presumed
Location : Boilers	Access : No Access (See Notes)
Description : Internal seals	Normal Use :

Material Risk Assessment : 157069

Asbestos Type : Chrysotile	Score	Risk Rating
Type Of Product : Textiles & Paper	1	High Risk
Condition : Good Condition	2	Medium Risk
Surface Treatment : Gasket	0	Low Risk
Quantity :	2	Very Low Risk
Material Assessment Score :	5	Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Total		

Photograph



Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

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QMF 94(d) rev 0



Customer
Site
Survey Date
Valid Until
Commissioned By

Semple & McKillop Ltd
St Olivers Community College
10/03/2026
10/03/2027
Opw

Type
Report Number
Surveyor
Review Date
Method

Refurbishment
45893
Anthony Scullion
10/03/2027
WI-02 & WI-03



Risk Register

Area(s) inspected during the survey where no ACM's where identified.

RA Number	157061	Location	Tank room, Walls floor ceiling
RA Number	157062	Location	Tank room, Pipe work
RA Number	157063	Location	Tank room, Pipe work
RA Number	157064	Location	Plant room, Walls floor ceiling
RA Number	157065	Location	Plant room, Pipe work
RA Number	157066	Location	Plant room, Pipe work
RA Number	157067	Location	Plant room, Boiler gasket
RA Number	157070	Location	External, Flat roof

Materials Risk Assessment Refurbishment in accordance with HSG264

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Address : Drogheda	Surveyor : Anthony Scullion
Co Louth	Method : WI-02 & WI-03

Location Details : 157061 No Asbestos Found

Building/Area :
 Room/Section : Tank room
 Location : Walls floor ceiling
 Description : Concrete blocks strawboard
 Sample No. :
 Confirmation :
 Access : Full Access
 Normal Use :
 Recommendations :
 Notes :



Location Details : 157062 No Asbestos Found

Building/Area :
 Room/Section : Tank room
 Location : Pipe work
 Description : Mmmf insulation
 Sample No. :
 Confirmation :
 Access : Full Access
 Normal Use :
 Recommendations :
 Notes :



Location Details : 157063 No Asbestos Found

Building/Area :
 Room/Section : Tank room
 Location : Pipe work
 Description : Gaskets
 Sample No. : ASB20260310007
 Confirmation : Sample Taken
 Access : Full Access
 Normal Use :
 Recommendations :
 Notes :



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Materials Risk Assessment Refurbishment in accordance with HSG264

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Address : Drogheda	Surveyor : Anthony Scullion
Co Louth	Method : WI-02 & WI-03

Location Details : 157064 No Asbestos Found

Building/Area :
 Room/Section : Plant room
 Location : Walls floor ceiling
 Description : Concrete
 Sample No. :
 Confirmation :
 Access : Full Access
 Normal Use :
 Recommendations :
 Notes :



Location Details : 157065 No Asbestos Found

Building/Area :
 Room/Section : Plant room
 Location : Pipe work
 Description : Mmmf insulation
 Sample No. :
 Confirmation :
 Access : Full Access
 Normal Use :
 Recommendations :
 Notes :



Location Details : 157066 No Asbestos Found

Building/Area :
 Room/Section : Plant room
 Location : Pipe work
 Description : Gaskets
 Sample No. : ASB20260310008
 Confirmation : Sample Taken
 Access : Full Access
 Normal Use :
 Recommendations :
 Notes :



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Materials Risk Assessment Refurbishment in accordance with HSG264

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Address : Drogheda	Surveyor : Anthony Scullion
Co Louth	Method : WI-02 & WI-03

Location Details : 157067 No Asbestos Found

Building/Area :
Room/Section : Plant room
Location : Boiler gasket
Description : Gaskets
Sample No. : ASB20260310009
Confirmation : Sample Taken
Access : Full Access
Normal Use :
Recommendations :
Notes :

●ASB20260310009



Location Details : 157070 No Asbestos Found

Building/Area :
Room/Section : External
Location : Flat roof
Description : Bitumen felt
Sample No. : ASB20260310011
Confirmation : Sample Taken
Access : Full Access
Normal Use :
Recommendations :
Notes :

●ASB20260310011



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Test Certificate

Certificate Number: 004047

Printed: 18-Jun-26

Client Details

Semple & McKillop Ltd

Site Details

St Olivers Community College
Drogheda
Co Louth

Job No:

45893

Date Received:

13-Mar-26

Date Tested:

18-Jun-26

Date Reported:

18-Jun-26

No. of Samples:

6

Specification:

WI 05

Samples taken by: OHSS

Bulk Identification of Asbestos in Materials

Sample	Description	Asbestos Detected	Asbestos Type
ASB20260310007	Gaskets from Tank room Pipe work	Not detected	
ASB20260310008	Gaskets from Plant room Pipe work	Not detected	
ASB20260310009	Gaskets from Plant room Boiler gasket	Not detected	
ASB20260310010	Rope from Plant room Exhaust	Present	Chrysotile
ASB20260310011	Bitumen felt from External Flat roof	Not detected	
ASB20260617001	Gaskets from Boiler room Hopper	Present	Chrysotile

Comments / Deviations from Standard Methods

Requested via portal survey

- The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
- Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025 and all other relevant national legislation.
- In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.
- Comments, observations and opinions are outside the scope of certification.

Analyst : Frances Shaw

Signed :

Frances Shaw

Frances Shaw

For and on authority of OHSS



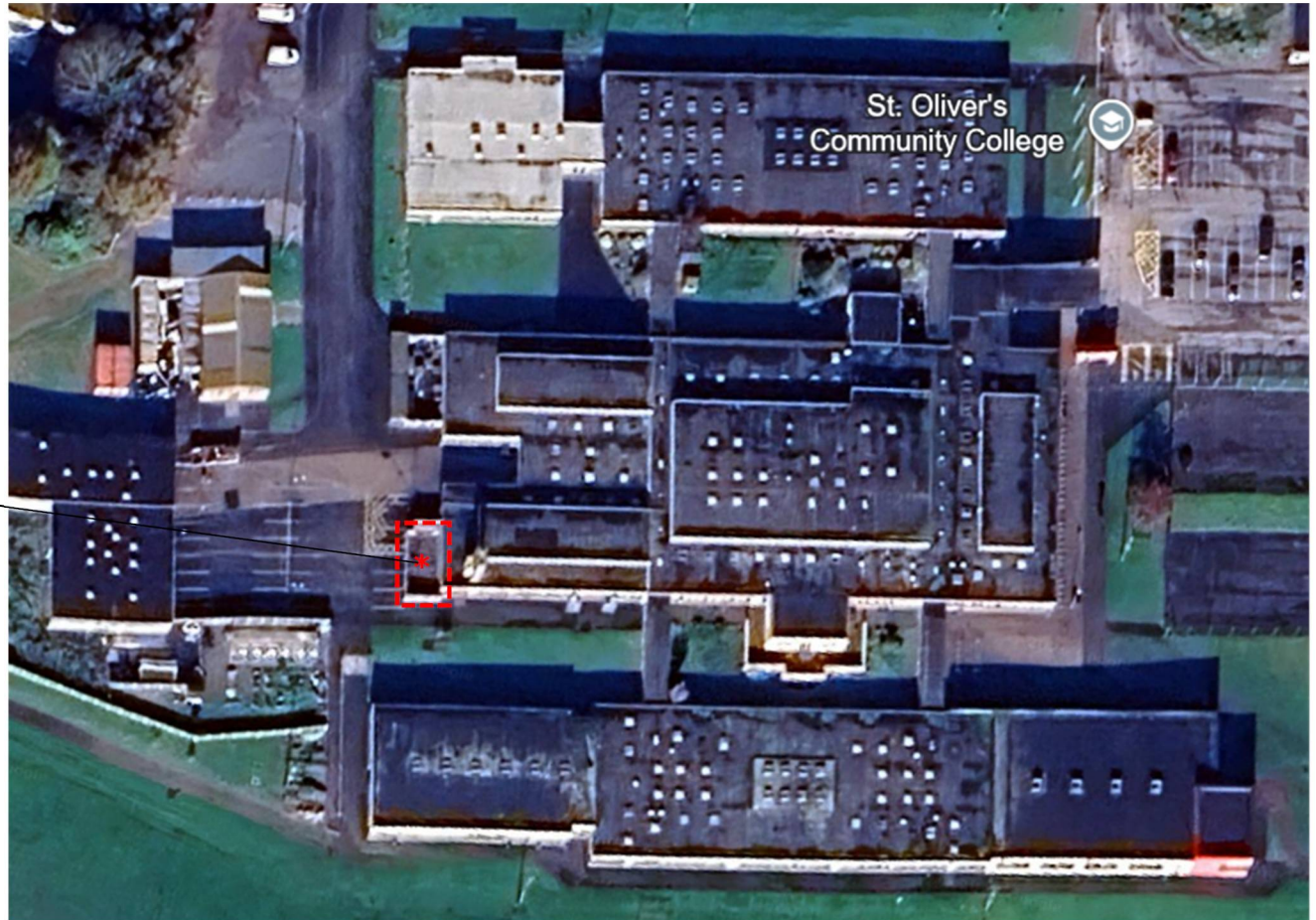
Drawings



Plant and Boiler Room
Surveyed



Internal Boilers presumed
to contain asbestos
rope



Drawing Legend		Drawing Revisions			Date	Scale	Project Number	St Olivers Community College Drogheda Co Louth	 SAFETY CONSULTANTS OHSS QMF 139 Rev 1
Contains Asbestos		Not Accessed Presumed To Contain Asbestos		Rev #	Revision Description	Date	10/03/26		
Sample Point Location		No Access Under Fixed Floor Coverings Investigate Prior To Disturbance					Drawing No		
							1 of 1		
							This drawing is for illustration purposes only	45893	
								Drawn By	
								Anthony Scullion	

APPENDIX D - DESIGN RISK ASSESSMENT

Project Title	St Olivers CC EWS2026	Project Reference	3279
Electrical Engineer		Signature	
Mechanical Engineer	Christopher McGinnity	Signature	Christopher Mc Ginnity
Date	30/06/2026		

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

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

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

RISK ASSESSMENT

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
1.	Surrounding environment	Interface with Public incl. Traffic	Moving construction vehicles in public areas; hazard; injury to personnel & damage to vehicles.	Access / Egress is required. Minimal design actions can be taken from an M&E perspective.	2	1	2	Contractor to address within general Risk Assessments & Method statements in site safety plan and provide a safe method of access and egress.
2.	Removals & Demolitions	Removal of known Asbestos Containing Materials.	Dangerous substances & risk of lung damage.	Recent refurbishment & demolitions asbestos survey carried out prior to Tender and	3	1	3	Asbestos Containing Materials (ACM's) have been identified in the School Building Boiler

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
		The asbestos containing materials will be interfered with as part of the proposed works and should be removed under controlled conditions by a specialist contractor. A management system/plan including routine re-inspections of control measures should be adopted to monitor the materials. Site and task specific risk assessments should be carried out ahead of any work in proximity to the materials.		included within Preliminary Safety & Health Plan.				Plantrooms (gaskets on steel hopper). Refer to OHSS refurbishment & demolitions asbestos survey for more details. Contractor to engage with an asbestos specialist contractor to remove ACM's and obtain a certificate of re-occupation in advance of any stripouts.
3.	Site Investigations	Working with live utilities	Live underground services exist in close proximity. Risks of electrocution or shut-down of services to adjacent buildings.	Allowance provided for investigative and disconnection works for all services.	1	2	2	Contractor to provide their own underground GPR site surveys prior to any excavations.
4.	Installation of Roof	Works in association with the removal and construction of the roof structure	Injury due to fall from height or manual handling of heavy equipment.	Roof construction activities have been designed, where practicable, to be carried out at roof level to reduce the extent of additional work at height. Design measures have been implemented to minimise high-level working, handling and lifting operations. However, certain aspects of the roof	2	1	2	Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
				construction require work at height and could not be designed out.				
5.	Installation of Electrical Services	Installation of new Sub Mains cables.	Electrocution by coming into contact with live electricity.	Suitable riser and containment system designed to facilitate the installation of cabling and safe areas for termination.	1	3	3	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
6.	Installation of Electrical Services	Installation of new BMS Panel and associated wiring	Risk of injury due to manual handling of heavy objects & electrocution by coming into contact with live electricity.	New switchboards with appropriate lifting gear and separation compartments and insulation in Switchboards.	1	3	3	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
7.	Installation of Electrical Services	Installation of containment infrastructure	Risk of injury due to working at height and manual handling of heavy objects	Containment layouts are designed with the potential risk of fall from height controlled to a minimum.	2	2	4	Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
8.	Installation of Electrical Services	Installation of wiring and supply to plant areas	Risk of injury due to working in confined spaces and working at height	Suitable throwback allowed for all boards and equipment laid out accordingly	2	2	4	Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
9.	Installation of Mechanical Services	Installation of general high level plant, equipment, pipework and ductwork etc	Injury due to fall from height or manual handling of heavy equipment.	Plant, equipment, pipework and ductwork were designed to be installed in ceiling voids as	2	1	2	Contractor should address within general site specific Risk

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
				standard however high level installations were minimized where this could be achieved. High level ductwork in GP Hall could not be design out.				Assessments & Method statements in health & safety plan.
10.	Installation of Mechanical Services	Installation of corrosion inhibitor in heating pipework and disinfectant in plumbing pipework	Risk of working with chemicals and injury to personnel.	Corrosion proofer and disinfectant is required in the relevant pipework systems as standard.	2	1	2	Contractor to ensure to wear full PPE including eye protection, face masks and gloves. Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
11.	Installation of General Building Services	Testing & Commissioning	Risk of injury due to electrocution by coming into contact with live electricity, high temperature fluids or gas	Suitable throwback allowed for all boards and equipment. Systems are designed to allow for standard commissioning methods.	1	2	2	Contractor should address within general site specific Risk Assessments & Method statements in health & safety plan.
12.	Commissioning of mechanical services	Working with Gas (LPG)	Contractor will be working with LPG internally and externally. Injury due to fire / explosion and toxic fumes.	Gas pipework has been designed to be fully welded to prevent any weak point for gas leakage in accordance with IS820 Non-Domestic Gas Installations and IS265 Installation of Gas Service Pipes .Gas Leak Detection systems shall be deployed in plantrooms where gas enters each building	2	2	4	Contractor should address within general site-specific Risk Assessments and Method Statements in health & safety plan prior to carrying out the works. Full PPE to be used throughout including footwear, eye

ITEM	ELEMENT	ACTIVITY	DESCRIPTION OF HAZARD & SUBSEQUENT RISK	DESIGN ACTIONS TAKEN	RESIDUAL RISK RATING			COMMENT FOR CONTRACTOR
					P	S	R	
				with Gas Pressure Proving systems in Specialists Classrooms as required all linked to the Building Fire Alarms to shut own upon activation.				protection, facemasks and ear protection.
13.	Installation of General Building Services	Testing & Commissioning	Risk of injury due to electrocution by coming into contact with live electricity, high temperature fluids or gas	Suitable throwback allowed for all boards and equipment. Systems are designed to allow for standard commissioning methods.	1	2	2	Contractor should address within general site-specific Risk Assessments & Method statements in health & safety plan.
14.	Removals & Demolitions	Removal of boilerhouse equipment	Exposure to asbestos. Risk of lung damage.	Refurbishment & Demolition Survey undertaken prior to tender. ACM findings & removal works highlighted in tender package.	1	3	3	Specialist asbestos removal company to provide method statement.
15.	Removals & Demolitions	Removal of known Asbestos Containing Materials.	Dangerous substances & risk of lung damage.	Recent asbestos survey obtained prior to Tender and included within Preliminary Safety & Health Plan.	3	1	3	Specialist asbestos removal company to provide method statement.

NOTE

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

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

APPENDIX E – AF1 FORM

Approved Form (AF 1)

Regulation 10

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

NOTE:

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

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

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

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

Name:			
Address:			
Telephone:		E-Mail:	

- 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:		H&S C. Name:	
Address:		Address:	
Telephone:		Telephone:	
E-Mail:		E-Mail:	

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

PSCS Name:		H&S C. Name:	
Address:		Address:	
Telephone:		Telephone:	
E-Mail:		E-Mail:	

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

Description of Project:			
Exact Address of Construction Site:			
Signed:		by or on behalf of the Client	
Position:		Date:	