

Appendix PR - Particular Risks

3-A NCRR Social Housing Main Works – Particular Risk

1. Adjacent Premises

- The site is located within Dublin city centre on Railway Street , Dublin 1.
- The site is bounded by Railway Street to the south, existing residential developments to the north and east and the NCRR main campus site to the west.
- The site is located within an established urban / residential area. Adjacent residential properties and public areas may remain occupied and operational for the duration of the works.
- The Contractor shall take cognisance of adjoining premises and public interfaces when preparing the Construction Management Plan and Traffic Management Plan.
- Noise, dust and vibration shall be monitored and controlled to minimise disturbance to neighbouring properties.
- The Contractor shall provide dilapidation and condition surveys to adjacent structures where required.
- The site shall be fully segregated from adjoining properties and public areas by suitable hoarding, fencing, and access control measures.

2. Restricted Site Access and Traffic Management

- General access to the site is via a gated vehicular entrance on Railway Street.
- Works will involve construction traffic movements, deliveries, and plant access within a constrained site environment.
- The Contractor shall prepare and implement a Traffic Management Plan addressing:
 - Vehicle and pedestrian segregation
 - Plant movements
 - Public protection
- The Traffic Management Plan shall be agreed with the Client and Design Team prior to commencement on site.

3. Compound Location/Space Requirements

- The Appointed Contractor is to prepare a Site Set-up Plan and Method Statement to demonstrate the safe operation of the site, particularly in relation to construction plant.
- The Appointed Contractor is to develop the Traffic Management plan for the control of construction traffic to and from the site.

4. Services

- A utility survey report and existing utility drawings, together with other relevant information, have been produced.
- The exact locations of a number of existing underground services could not be confirmed at the time the survey was undertaken. The Contractor shall not rely solely on this information and will be required to liaise directly with all relevant utility and

service providers, in advance of the works, to obtain the most up-to-date and reliable service information available.

- There are existing underground power lines, gas mains, data/communications cables, and drainage services present within the site, together with the potential presence of uncharted or unidentified services.
- There are no overhead high-voltage power lines within the site boundary. However, low-voltage overhead power lines, spanning between street lighting columns, are present along the public footpath on the southern boundary of the site on Railway Street.
- The Contractor shall ensure all necessary control measures are implemented to prevent damage to existing services and shall ensure that the integrity and continuity of all live services is maintained for the duration of the works.
- All service identification, isolation, protection, and diversion works shall be subject to appropriate risk assessments and method statements prior to commencement.
- The Contractor shall locate, identify, and confirm all existing underground and overhead services prior to commencement of works.
- Measures shall be implemented to ensure continuity of supply to adjoining premises where required.
- Excavations associated with service installations may present a risk of contact with live services and contaminated ground.
- Weil's disease and other biological hazards may be present during excavation and drainage works.

WORKS INVOLVING PARTICULAR RISKS

(As defined under Schedule 2 of the Safety, Health and Welfare at Work (Construction) Regulations 2013)

5. Fall From Height

- Works will include demolition, structural works, façade works, roofing works, and installation activities at height.
- Site works will include demolition, excavation, structural works, façade works, roofing works, and new construction at height.
- There is a risk of persons falling from height, falling into excavations, and being struck by falling objects.
- The Contractor shall ensure suitable collective and individual control measures are implemented to prevent falls and falling materials.
- All temporary edge protection, scaffolding, MEWPs, and working platforms shall be designed, erected, inspected, and maintained by competent persons.
- Floor and roof openings shall not be left open or unprotected while unattended.
- The Contractor shall always ensure stability of all temporary and permanent works.

6. Chemical or Biological Substances

- The Contractor shall ensure suitable PPE is worn by all personnel entering the site, including those undertaking site investigations and groundworks.

- Personnel may be exposed to construction chemicals such as adhesives, solvents, and sealants. The Contractor shall implement appropriate handling procedures and control measures.
- There is a risk of encountering Asbestos Containing Materials (ACMs). No disturbance shall occur without proper survey, assessment, and licensed specialist involvement.
- There is a risk of exposure to contaminated ground from previous site uses. The Contractor shall implement suitable precautions, including PPE and safe systems of work.
- Work on live drainage systems may expose personnel to biological hazards including hepatitis, tetanus, and Weil's disease. Only trained operatives shall carry out such works with appropriate protection.
- Entry into manholes, chambers, or drainage systems shall not occur without a confined space assessment, permit, and procedures in place.
- Dust generated from construction activities may pose respiratory hazards. The Contractor shall implement dust suppression measures and provide appropriate RPE where required.
- The Contractor shall take precautions when working with or cutting Rockwool or other fibrous insulation materials.
- Where required, appropriate health surveillance shall be provided for personnel exposed to hazardous substances.

7. High Voltage Power lines – Working with/in Vicinity of Electricity

- Works will be carried out in the vicinity of existing underground and overhead services, which constitute a Particular Risk.
- Existing services include underground power cables, gas mains, data/communications services, and drainage services, together with the potential presence of uncharted services.
- There are no overhead high-voltage power lines within the site, however low-voltage overhead power lines are present along the public footpath on the southern boundary on Railway Street, presenting a risk of electric shock and arcing.
- Contractor/PSCS to prepare Method Statement for works in the vicinity of live over-ground cables.
- Contractor to refer to HSA Code of Practice for avoiding danger from underground services.

8. Ionising radiation

- Works could include strip out of redundant ionisation type devices as part of the original smoke detection system in the existing buildings.

9. Risk of Drowning

- N/A

10. Work on wells, underground earthworks and tunnels

- Works will include excavations for foundations, drainage, services, and general groundworks associated with the development.
- The Contractor shall ensure that adequate control measures are implemented to prevent collapse of excavations, falls into excavations, and instability of surrounding ground.
- Excavations shall be supported, battered, or otherwise suitably retained as required and shall not be left open or unprotected when unattended.
- Temporary fencing, edge protection, and warning signage shall be provided around excavation areas.
- The Contractor shall ensure that excavation works do not adversely affect the stability of adjacent structures, boundaries, or public areas

11. Divers at Work with System of Air Supply

- N/A

12. Caisson work with Compressed-air Atmosphere

- N/A

13. Use of Explosives

- N/A

14. Assembly or dismantling of heavy prefabricated components

- Works will include installation and handling of structural elements and prefabricated building components.
- The Contractor shall minimise manual handling and shall use mechanical lifting methods where reasonably practicable.
- Risks include crushing, impact injuries, and instability during installation works.
- Works shall be carefully planned and sequenced by competent persons.
- Suitable control measures shall be implemented to ensure stability during assembly and installation operations.

Other Risks (not listed in Schedule 2 of SHWW Construction Regulations)

15. Confined Spaces

- Confined spaces may include manholes, chambers, service ducts, and deep excavations.
- The Contractor shall ensure that no entry into confined spaces is undertaken without a confined space risk assessment, permit-to-work system, and appropriate emergency arrangements.
- Risks include hazardous atmospheres, lack of oxygen, and restricted access/egress.
- Gas monitoring and rescue procedures shall be in place prior to entry.
- Confined spaces shall not be left open or unattended at any time.

16. Public Safety

- The site is located in an urban residential area with direct interface with public roads and neighbouring properties.
- The Contractor shall ensure that adequate hoarding, signage, lighting, and access control measures are implemented.
- Pedestrian and vehicular movements shall be segregated and controlled at all times.
- Construction activities shall be managed to ensure no risk to members of the public.
- All site access points shall be secured.

17. Fire Safety and Hot Works

- Fire risks may arise from hot works, temporary electrical installations, and storage of combustible materials.
- The Contractor shall implement a hot works permit system and appropriate fire prevention measures.
- Emergency escape routes shall be maintained clear and unobstructed at all times.
- Suitable fire-fighting equipment shall be provided and maintained on site.

18. Work involving boundary stability

- There is a risk of instability or damage to existing boundaries, adjoining structures, and protected structures during construction works.
- The Contractor shall implement adequate protection and monitoring measures to ensure the stability and integrity of all existing boundaries and adjacent structures.
- Works shall be carefully planned and controlled to prevent any adverse impact on neighbouring buildings or boundary elements.

19. Electrical Risks

- Works will involve the use of temporary electrical supplies and construction electrical installations.
- The Contractor shall ensure that all electrical works are carried out by competent persons.

- Electrical installations shall be inspected, tested, and maintained in accordance with statutory requirements.

20. Noise, Dust and Vibration

- Construction activities will generate noise, dust, and vibration which may impact adjacent residential properties.
- The Contractor shall implement suitable control measures to minimise nuisance and ensure compliance with statutory requirements.
- Dust suppression measures shall be implemented during cutting, drilling, and demolition activities.
- Works shall be carried out in accordance with agreed working hours and environmental constraints.

GENERAL NOTE

- Particular Risks are as defined within the meaning of the Safety, Health and Welfare at Work (Construction) Regulations 2013 and will be addressed in the Preliminary Safety and Health Plan by the Project Supervisor for the Design Stage (PSDP) and in the Construction Stage Safety and Health Plan by the Project Supervisor for Construction (PSCS).
- All tendering contractors shall note that the Preliminary Safety and Health Plan, together with a further comprehensive list of Particular Risks and Design Risk Assessments (DRAs), will be issued at tender stage.
- The Contractor shall develop Method Statements, Risk Assessments, and a Construction Stage Safety and Health Plan addressing all identified Particular Risks.