



DAVIDKELLY
PARTNERSHIP
CHARTERED ENGINEERS

**Roofing Works and Alterations at 26 McCurtain Street,
Fermoy, Co. Cork for Cork County Council**

PRELIMINARY SAFETY & HEALTH PLAN

July 2026

Job No. 26033



Nelson House, Emmet Place, Youghal, County Cork, Ireland
t. +353 (0)24 92412
e. info@dkp.ie www.dkp.ie

10 Ormonde Street, Kilkenny, Ireland
t. +353 (0)56 7801260

• John Kelly, B.E., M.Sc., C.Eng., M.I.Struct.E., M.I.E.I., FConsEI, Conservation Accredited Engineer
• Colin Brennan, B.E., C.Eng., M.I.E.I., FConsEI • Dermot O'Shea, B.E., C.Eng., M.I.E.I., FConsEI

CONTENTS

1.0	Scope of Document	1
2.0	Project Information	2
3.0	Concurrent Work Activities & Services on or Near Site	2
4.0	Particular Risks	7
5.0	Other Hazards	9
6.0	Other Relevant Safety Information	10
7.0	Safety Legislation Compliance & Other Requirements	11
8.0	Existing Drawings and Documents	12
9.0	General Principles of Prevention	12
	Appendix 1 : Duties of Project Supervisor for Construction Stage (PSCS)	14

1.0 SCOPE OF DOCUMENT

This document comprises the Preliminary Safety and Health Plan for roof works and alterations at 26 McCurtain Street, Fermoy, Co. Cork.

The document has been prepared in accordance with the Safety Health & Welfare at Work (Construction) Regulations of 2013 (S.I. No. 291 of 2013).

It is intended that this document will be used as the basis for the developed Safety and Health Plan for the Construction Stage. The Project Supervisor Design Process (PSDP) was appointed as per the Safety, Health and Welfare at Work (Construction) Regulations 2013.

This document has been prepared for the purpose of providing relevant information to the Project Supervisor Construction Stage (PSCS).

NOTE:

Design Risk Assessments have been and will be provided for each discipline / area of expertise for all stages of construction, post construction maintenance and building lifecycle (occupancy and use). Copies of the Design Risk Assessments will be communicated to the Project Supervisor Construction Stage (PSCS) for inclusion in the Construction Stage Safety and Health Plan and their primary content is included or separately amended to this document.

2.0 PROJECT INFORMATION

2.1 Project Team

Client		
Cork County Council County Hall Carrigrohane Road Cork	Contact:	Stephen O'Callaghan
	Tel:	021-4276891

Project Supervisor Design Process		
David Kelly Partnership Chartered Engineers Ltd. Nelson House, Emmet Place, Youghal, Co. Cork.	Contact	Colin Brennan
	Tel:	024-92412

Engineer		
David Kelly Partnership Nelson House, Emmet Place, Youghal, Co. Cork.	Contact	Colin Brennan
	Tel:	024-92412
	Mobile:	087-419-3231

Project Supervisor Construction Stage		
To be confirmed	Contact	
	Tel:	
	Mobile:	

2.2 Site Location

The site of the proposed works is located at 26 McCurtain Street, Fermoy, Co. Cork.

2.3 Drawings/Specifications

The works shall be carried out in accordance with the tender documents prepared by Cork County Council and David Kelly Partnership Chartered Engineers Ltd.

2.4 General Project Description

The project consists of roof work and alterations at 26 McCurtain Street, Fermoy, Co. Cork.

2.5 Project Timelines

It is intended that the works commence within 21 days of appointment of the successful contractor, subject to confirmation of funding.

The works shall be completed in approximately 12 weeks.

Work on site is restricted to normal working hours; however, working outside those hours may be arranged by prior agreement with the client.

The projected timeframe of 12 weeks for the works is based on experience of similar projects.

Ongoing consultation between PSDP and the PSCS prior to commencement of construction works shall be required to confirm the Project Timeline. A design review will be required to assess if there are any difficulties anticipated in relation to the proposed main contractor's construction timeframe for the project.

3.0 CONCURRENT WORK ACTIVITIES & SERVICES ON OR NEAR SITE

3.1 General

The following sets out other activities at or near the works, which may have an impact on the construction work for the project:

The building is located at 26 McCurtain Street, Fermoy, Co. Cork.

Consideration must be given to the fact that the building has been unoccupied for a number of years and will remain unoccupied for the duration of the works. The main contractor will need to liaise with the client and engineer in assessing the locations of existing services.

The PSCS will liaise with the client regarding the presence of any other contractors on site. The PSCS will liaise with any such contractors in relation to other works being carried out on site and any safety plans prepared for those works.

3.2 Relevant Adjoining Land Uses

The unit is located at 26 McCurtain Street, Fermoy, Co. Cork.

The building is three storeys over basement structure. Access to the building is from McCurtain Street at the front of the building and also from the laneway off Abbey Street at the rear.

3.3 Control of Construction Works

- a) All works during construction fall within the control of the Project Supervisor Construction Stage (PSCS) for the project. The Project Supervisor Construction

Stage shall ensure the site is maintained and suitably secured from access by unauthorised personnel throughout the works.

- b) Due diligence shall be given at construction stage to the impact of the construction works to the staff of all adjacent properties, the public, the clients and the neighbouring retail and residential units. Particular attention shall be given to limit the impact of noise, vibration and dust during the works.
- c) During the construction phase the PSCS shall provide and arrange for the collection and disposal of all litter and debris on the site.
- d) The PSCS shall ensure that the PSDP is consulted in relation to all **temporary work designs** in particular the temporary traffic and pedestrian management. **This pedestrian management will need to be reviewed by the engineer and PS(DP) and agreed with the client prior to any works commencing on site.**
- e) The PSCS shall ensure that the relevant Permits are obtained from the Local Authority in connection with all stages of the construction activity.

3.4 Restriction of Working Hours

Site construction core working hours shall be confined to between 0800-1800 hours Monday to Saturday inclusive subject to the noise restrictions (45db(A)) set out in 3.8 Control of Noise (below).

3.5 Site Restrictions

- a) The building is accessible from the McCurtain Street at the front of the building and from the lane way off Abbey Street to the rear. At all times, care must be taken in accessing or egressing the site using the front access route onto McCurtain Street, particularly, with regards to the volume of members of the public. The contractor will have vacant possession of the unit during the course of construction.
- b) The site of the construction works is located on McCurtain Street. Agreements with Cork County Council and adjoining property owners will need to be put in place regarding scaffolding, parking of vehicles and machinery and delivery of materials.
- c) No abnormal height restrictions are known within the local road network.
- d) The PSCS shall make all reasonable efforts to ensure unauthorised personnel do not enter the construction area by engaging suitable and sufficient security arrangements.
- e) All personnel must attend a site induction completed by arrangement with the PSCS.

- f) The PSCS shall ensure site emergency and evacuation procedures are in place prior to commencement of construction. Such measures shall be communicated to site personnel at induction.
- g) The PSCS shall ensure that personnel working on site and those making deliveries to site obey the local security protocol.
- h) The PSCS shall ensure that access for the Emergency Services, (Fire, Ambulance and Garda) is considered. Suitable and sufficient measures shall be taken to ensure access for Emergency Services is not impeded to any part of the property during the construction stage.

3.6 Access to and Egress from Site

- a) The PSCS shall ensure that site logistics including deliveries of materials/equipment are strictly planned and agreed in advance with the client.
- c) The PSCS shall ensure that there is suitable storage areas designated for expected equipment prior to arrival on site.
- d) The PSCS shall implement an appropriate signing in and out system for all site operatives and visitors.
- e) All construction, craft and security personnel shall be in possession of an up-to-date Safe-Pass card or recognised equivalent.
- f) A register of contractor Safe-Pass cards and where applicable C.S.C.S. cards will be kept for inclusion in the project safety file.
- g) The PSCS needs to ensure that the adjacent roads, footpaths, corridors and walkways are maintained in a safe and clean condition for the duration of the construction project.

3.7 Parking

Car parking for contractor's staff is not available on the site but public carparking is available in close proximity.

3.8 Noise and Vibration

Site noise as defined in BS 5228 1997 shall not, during the construction period, exceed the following criteria:

LAeq (1 hour) Time Period
 65 dB(A) Core authorised working hours
 45 dB(A) Any other time.

3.9 Dust

- a) Dust levels from the site will be kept to a minimum as far as reasonably practicable.
- b) Any activity producing dust that might have an impact on the adjoining properties or members of the public retail units, staff and members of the public must be discussed with the engineer.

3.10 Environmental Considerations

The PSCS must ensure during the construction stage that all tank and drum storage areas shall be rendered impervious to the materials stored therein.

3.11 Welfare Facilities

The PSCS shall ensure that sufficient facilities for welfare provision are made available on site for contractors.

The contractor shall liaise with the client in relation to the availability of existing welfare facilities on site for use by the contractor and workers and also in relation to the location and availability of services such as water, sewage, telecoms, etc.

3.12 First Aid

- a) First Aid arrangements shall be the responsibility of the PSCS and individual contractors.
- b) First Aid cover must be provided at all working times.

4.0 PARTICULAR RISKS

The following is a non-exhaustive list of particular risks to the Safety & Health of persons as set out in Schedule 1 of the Safety, Health & Welfare (Construction) Regulations, 2013.

- a) Risk of burial and fall from height (aggravated by the nature of the work processes);
- b) Contact with chemical or biological substance;
- c) Ionising radiation;
- d) High voltage lines;
- e) Risk of drowning;
- f) Wells, underground earthworks and tunnels;
- g) Work carried out by divers;
- h) Caisson work with compressed air;
- i) Explosives;
- j) Assembly or dismantling of heavy pre-fabricated components.

Other hazards may arise out of working methods, which are at the discretion of the contractor and as such cannot be determined at this stage. The unforeseen hazards are to be addressed by the PSCS and the contractors themselves. To this end, we request a site-specific safety statement, method statement and risk assessments from all contractors working on site. The PSDP has during the course of design and design meetings identified particular risks and a table outlining the applicability of these particular risks follows overleaf:

Risk		Applicable		Where
		Yes	No	
1.	Work which puts persons at work at risk of burial under earthfalls, engulfment in swampland or falling from a height, where the risk is particularly aggravated by the nature of the work or processes used or by the environment at the place of work or site.	✓		The existing roof structure and covering. Scaffolding with edge protection to be erected to protect all exposed roof edges.
2.	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 legal requirement for health monitoring.	✓		Asbestos is present in the synthetics roof slates. These should be removed under controlled conditions and in accordance with Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025.
3.	Work with ionising radiation requiring the designation of controlled or supervised areas as defined in Article 20 of Directive 80/836/Euratom.		✓	
4.	Work near high voltage power lines.		✓	Contractor to check with utility providers for confirmation. There are no power lines in front of the building along the public street.
5.	Work exposing persons at work to the risk of drowning.		✓	
6.	Work on wells, underground earthworks and tunnels.		✓	
7.	Work carried out by divers at work having a system of air supply.		✓	
8.	Work carried out in a caisson with a compressed-air atmosphere.		✓	
9.	Work involving the use of explosives.		✓	
10.	Work involving the assembly or dismantling of heavy pre-fabricated components.	✓		Removal of existing slate and timbers from roof, valleys and felt and lead. Lifting and placing window

4.1 Work which puts persons at work at risk of burial under earth falls, or falling from a height.

The roofing works put persons at risk of falling from a height. Appropriate controls, such as scaffolding with edge protection, to be provided at all open roof edges.

4.2 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 legal requirement for health monitoring.

The existing synthetic roof covering to be removed has been found to contain asbestos. See asbestos report appended. The removal and disposal of the synthetic slates shall be in accordance with current best practise and the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 to 2025.

4.3 Work Near Overhead Power Lines

Not Applicable

4.4 Work Involving the Assembly of Heavy Prefabricated Components

Removal of existing roof slates, timbers and roofing felt. Erection and removal of scaffolding tubes, ladders and re-support structures. The PSCS must ensure that all lifting work is controlled primarily by the application of the Principles of Prevention with priority given to collective protective measures above individual protective measures.

5.0 OTHER HAZARDS

In addition to and in conjunction with the particular risks as addressed previously, the following hazards have also been identified as being relevant during the construction stage of the project:

- a) Erection and dismantling of scaffolding
- b) Traffic and pedestrian management;
- c) Clearance of the façade, collection of debris and dust during stripping of existing roof
- d) Fencing of construction site

The PSCS, in preparation of the Health and Safety Plan, must carry out in accordance with their statutory requirements site specific risk assessments to identify all hazards and put controls in place to eliminate or reduce the risks to all personnel on site, members of the public so far as is reasonably practicable. These risk assessments will be monitored and reviewed by the PSCS whenever new machinery or systems of work are introduced and issued to the PS(DP) at all times.

All contractors shall ensure risks associated with all tasks are appropriately risk assessed. A Safe Plan of Action will be required for all tasks. As a core safety management tool, it will deal with; anticipated hazards, control measures and resources, special training, new procedures and any required personal protective equipment.

5.1 Erection and Dismantling of Scaffolding

The contractor shall ensure that existing electrical supplies are cut off and made safe works prior to demolition works. The contractor shall identify to the PSCS and PSDP how they intend to access high level light fittings and cable trays. Scaffold erection and dismantling will be undertaken in publicly accessible areas. Appropriate temporary control measures, including all terms of pedestrian routes, to be put in place while scaffolding is being erected or dismantled.

5.2 Traffic and Pedestrian Management

The works are being carried out at the edge of the public footpath. Pedestrian movement (minimum clear width of 1.2 m to be maintained at all times and incorporating ramps as necessary to ensure universal access is maintained) to be maintained either in a protected walkway under the scaffolding or outside the scaffold in a protected walkway, which would require parking bay closure subject to licence and the agreement of the local authority.

There is an existing accessible car parking space directly in front of the property. This space, if closed, may need to be replaced with a temporary accessible car parking space immediately adjacent, subject to agreement with the local authority.

Appropriate safety signage must be erected and displayed around the site to highlight the various hazards.

Contractor to prepare a pedestrian and traffic management plan for the duration of the project.

5.4 Clearance of the façade, collection of debris and dust during stripping of existing roof

The works will include clearing the façade of any loose material and associated debris, which will require to be collected and disposed of safely. A fully enclosed scaffold will be required on the street elevation to protect adjoining public areas and members of the public. These works may, depending on weather conditions, create the potential for dust to cause a nuisance. Dust suppression measures, including regular mist spraying, to be employed as necessary to ensure that dust does not escape from the works. General dust suppression is the preferred approach but workers should also use appropriate PPE - masks, etc where necessary.

Dust will be generated during the stripping of the existing roof felt membrane and slate roofs. The contractor shall ensure that appropriate PPE is worn at all times and that adequate ventilation will be provided.

The contractor must ensure that dust will not be a nuisance to the users of the adjoining properties.

5.5 Fencing of the construction site

The site is in a town centre location. A robust site enclosure is required, comprising minimum 2.1 m high plywood-sheeted barrier, painted light grey, to all public-facing areas. Contractors working area to be secured with access restricted to authorised personnel only. Details to be included in the safety plan.

6.0 OTHER RELEVANT INFORMATION

6.1 Ongoing Liaison and Unforeseen Events

- a) The PSCS shall liaise with the client in relation to any existing safety plans and works being carried out within the property. The PSCS shall consider the contents of such plans in preparing the safety and health plan for the proposed works.
- b) The PSCS and contractors shall consult with the PSDP should unforeseen circumstances arise or the requirement for design changes occur during the construction phase.
- c) The PSDP will require to be notified of any relevant changes or decisions that will affect Particular Risks during the time span of the project.
- d) Other relevant information would include changes to the time required for completion of the project or phases of the project.
- e) The PSCS shall ensure a Temporary Works Co-ordinator supervises all temporary works and that an inspection and certification system is maintained.

6.2 Safety File

- a) The PSCS shall provide all relevant information required for the compilation of the Safety File to the PSDP in a timely manner.
- b) The PSCS shall co-ordinate arrangements for the gathering of information from contractors.
- c) The PSDP shall issue a schedule of required contents to the PSCS.

7.0 SAFETY LEGISLATION COMPLIANCE AND OTHER REQUIREMENTS

Contractor Responsibilities

- a) The contractor's responsibilities include complying with statutory health and safety requirements under the Safety, Health & Welfare at Work Act, 2005 plus all current statutory instruments e.g. Safety Health & Welfare at Work

(Construction) Regulations of 2013 as applicable and the Safety Health & Welfare at Work (General Application) Regulations of 2016.

- b) The contractor must additionally comply with the Project Supervisor Construction Stage (PSCS) Safety Plan for the duration of the project.
- c) The contractor is obliged to secure further information regarding the PSCS requirements and safety requirements and is familiar with it before commencing works.
- d) Scheduling must be co-ordinated via the PSCS at a weekly contractor meeting. At the time of tender the contractor shall:
 - i) Be aware of the Preliminary Health and Safety Plan and all pertinent tender documents available from the PSDS/designers.
 - ii) Be familiar with the contents of those documents while pricing work.
 - iii) Seek clarification at tender stage where required.

8.0 EXISTING DRAWINGS AND DOCUMENTS

- a) All existing drawings and documents will be kept available by the client and PSDP during the project.
- b) All relevant drawings will be maintained in the site office by the PSCS during the construction phase of the project.
- c) This Preliminary Safety and Health Plan will be expanded by the PSCS to formulate the Safety and Health Plan for Construction.

9.0 PRINCIPLES OF PREVENTION

- a) Avoidance of risk.
- b) Evaluation of unavoidable risk.
- c) Combating of risks at source.
- d) Adaptation of work to the individual.
- e) Adaptation of the place of work to technical progress.
- f) Replacement of dangerous articles/systems with safer ones.
- g) Use of an adequate prevention policy (use of technology, social and human factors, organisation of work etc...).
- h) Favouring collective measures over individual protection.
- i) Providing appropriate training and instructions to employees.

9.1 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 2013 Regulations.

1. Keeping the construction site in good order and in a satisfactory state of cleanliness.
2. Choosing the location of work stations 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. The demarcation and laying-out of areas for the storage of various materials, in particular where dangerous materials or substances are concerned.
5. The conditions under which the dangerous materials used are removed.
6. The storage and disposal or removal of waste and debris.
7. The adaptation, 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.

APPENDIX 1

Duties of Project Supervisor Construction Stage (PSCS) as outlined in the Safety, Health and Welfare at Work (Construction) Regulations 2013

- a) Co-ordinate the identification of hazards, the elimination of the hazards or the reduction of risks during construction.
- b) Develop the Safety and Health Plan initially by the PSDP before construction commences.
- c) Co-ordinate the implementation of the construction regulations by contractors.
- d) Organise co-operation between contractors and the provision of information.
- e) Co-ordinate the reporting of accidents to the Authority.
- f) Notify the Authority before construction where construction is likely to take more than 500 person days or 30 working days.
- g) Provide information to the site safety representatives.
- h) Co-ordinate the checking of safe working procedures.
- i) Co-ordinate measures to restrict entry on to the site.
- j) Co-ordinate the provision and maintenance of welfare facilities.
- k) Co-ordinate arrangements to ensure that craft, general construction workers and security workers have a Safety Awareness card, e.g., Safe Pass and Construction Skills card where required.
- l) Co-ordinate the appointment of a site safety representative where more than 20 persons on site.
- m) Appoint a safety advisor where there are more than 100 workers on site.
- n) Provide all necessary safety file information to the PSDP including as constructed drawings for buildings and site works, product and material specifications and certification.
- o) Monitor the compliance of contractors and others and take corrective action where necessary.
- p) Notify the Authority and the client of non-compliance with any written directions issued.
- q) The PSCS may issue directions to designers and contractors.