

PRELIMINARY SAFETY AND HEALTH PLAN for

Climate Summer Works: Roof replacements and energy efficiency upgrades at St. Joseph's Secondary School and the adjacent former Convent Building in Ballybunion, Co. Kerry.

Project Reference Number: [26-002]

PRELIMINARY SAFETY AND HEALTH PLAN

Prepared by David Moriarty MRAI.

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1. General

This document contains the risk assessments carried out by the Project Architect David Moriarty MRAI of DMA Architects for the architectural works associated with the replacement of flat roof weathering membranes and insulation; including rainwater goods and external wall insulation upgrades at Doon Road, Ballybunion, Co. Kerry

a. Restriction of Working Hours

In accordance with Statutory Requirements and any planning permission conditions.

b. Operative Car Parking:

The site is on a Main Road (Doon Road, Ballybunion) with parking at the front of the school. No parking should be done along the main road during the construction period. Contractor must ensure that all operative parking should be done within the site.

c. Access to site:

The contractor must ensure for the safety, from construction traffic movements of neighbouring residents and in particular for the safety of any children within the area. Access to the site is restricted and access/egress for construction traffic may entail reversing movements of vehicles. A banksman must therefore be utilized for all reversing movements. There are overhead lines crossing the road at the access to the road. A Traffic Management Plan should be included by the PSCS in the Safety Plan. Operatives must not obstruct neighbours/ access for emergency services.

The contractor is responsible for making safe existing services within the work zone before commencement of any works. All live services within the work zone should be identified and ESB consulted by the Contractor to assist with any location/isolation of live services within the site.

The following other activities, not related to or included within the scope of the project, will be carried out on site (Within or around the subject site/property during the construction).

d. Adjacent Activities:

The site will not be occupied by the employers during the works.

2. General Safety Provisions

a. Duties of Employers:

It is the duty of the Contractor engaged in this project to comply in every respect with the relevant Statutory Provisions in relation to his/her duties as employer undertaking Construction activities.

b. Systems of Work

It is the duty of the Contractor to provide safe systems of work that are planned, organised, performed, maintained and revised as appropriate so as to be, as far as reasonably practicable, safe and without risk to health.

c. Plant Machinery and Equipment

It is the duty of the Contractor to provide and maintain plant, machinery and equipment which are safe and without risk to health.

d. Personal Protective Equipment

It is the duty of the Contractor to provide and maintain suitable protective clothing and equipment as is necessary to ensure, so far as reasonably practicable, for the safety health and welfare of his/her employees.

e. Principles of Prevention

When assessing risks, it is the duty of the Contractor to take account of the Principles of Prevention. The Contractor must therefore, as a priority, eliminate hazards and reduce risks to an acceptable level.

f. Emergency Plans

The Contractor must provide for consultation and co-ordination with the client in relation to Emergency Plans. Emergency Plans must be revised and coordinated on a regular basis and at any change of circumstances.

g. Licenses

It is the responsibility of the Contractor to apply to the Local Authority for any necessary licenses relating to the erection of cabins, hoardings, placing of skips/use of mobile cranes and any other possible activities in the public realm.

h. Subcontractors

There may be several subcontractors engaged in these works. All subcontractor activities must be carefully coordinated to ensure the proper protective measures are always in place. It is the function of the PSCS bro ensure for the co-ordination of all subcontractors and this duty should be specifically assessed in respect of Health and Safety by the Principal Contractor. Only competent and trained subcontractors and operatives shall be permitted on site.

i. Operatives

All operatives must be holders of Safe Pass safety training card or a recognized equivalent. Operatives must always wear adequate personal protective equipment

j. First Aid

The Contractor must provide adequate first aid facilities on site.

3. Risk Assessment

The Risk Assessment is based on the Safety Health & Welfare at Work (Construction) Regulations 2013, issued by the Health & Safety Authority. The following Risk Rating Matrix is adopted:

Severity	Likelihood		
	H	M	L
H	3	3	2
M	3	2	1
L	2	1	1

Severity	Likelihood	Risk Rating
H – Fatality, major injury causing long-term disability	H – Certain or near Certainty	3 = High risk – action required to reduce risk to amber or green
M – Injury or illness causing short-term disability	M – Reasonably likely	2 = Medium risk – action required unless good reason
L – Other injury or illness	L – Very seldom or never	1 = Low risk – no action required

Table 1.0 overleaf gives the risk assessment of general hazards that have been identified during the design process for the construction of proposed **Phase 03 Works**, comprising the **Replacement of flat roof weathering membranes and insulation; including rainwater goods and external wall insulation upgrades at Doon Road, Ballybunion, Co. Kerry.**

The risk assessment has been undertaken as part of the design process to identify, eliminate, or reduce foreseeable risks so far as is reasonably practicable, in accordance with **the designer's duties under the Safety, Health and Welfare at Work (Construction) Regulations 2013.**

Important Notice to Other Parties:

The hazards and risk evaluations contained herein represent **designers' assessments of design options only**, carried out in-house by DMA Architects for the purpose of compliance with statutory designer obligations. These assessments relate solely to those elements of the works for which DMA Architects are responsible under the terms of our appointment by the Client.

Other parties must not rely on this document for their own risk management purposes. In particular, **Contractors and Specialist Subcontractors** are responsible for identifying, assessing, and controlling all risks arising from construction activities, methodologies, temporary works, sequencing, and site operations, and must undertake their own **project-specific risk assessments and method statements (RAMS)** from the outset of the works.

TABLE 1.0 Detailed Design Risk Assessment

Activity, Design, Process, Material Description of Activity	Hazard Outline what the potential is of the activity to cause harm	Initial Risk Rating See Severity/Likelihood Matrix	Actions by Designer to Reduce Risk Rating (a) Is the initial risk rating >1? If yes, consider as a priority the need to avoid and reduce risks. (b) Can the risk be reasonably avoided by changing the design or specification? If yes, explain how and change it. (c) Can the risk be reasonably reduced by changing the design or specification? (d) If the final risk rating is >1, explain why and what others need to do to minimise the risk.	Final Risk Rating See Severity/Likelihood Matrix.
General Construction Activity	Plant	3	a) Yes, risk rating > 1 b) No – inherent to the nature of construction activity. c) Optimise design by allowing for adequate working space and providing adequate access route(s). d) Residual risk remains because it is impossible to eliminate plant. Adequate working space and planning should be provided. No Plant to be allowed onto to metal plate protection over all exposed cables. Adequate signage to be provided.	2
General Construction Activity	Falling from height, general risks.	3	a) Yes, risk rating > 1 b) No – inherent to the nature of construction activity where multiple storey construction is required/existing. c) Optimise design by allowing for adequate working space and providing support staff & PPE, harnessing and guard rails to limit risk. d) Residual risk remains because it is impossible to eliminate. Contractor to take due care in providing a safe working environment when working at heights installing proposed roofing/ceiling areas.	2

Activity, Design, Process, Material	Hazard	Initial Risk Rating	Actions by Designer to Reduce Risk Rating	Final Risk Rating
Description of Activity	Outline what the potential is of the activity to cause harm	See Severity/ Likelihood Matrix	(a) Is the initial risk rating >1? If yes, consider as a priority the need to avoid and reduce risks. (b) Can the risk be reasonably avoided by changing the design or specification? If yes, explain how and change it. (c) Can the risk be reasonably reduced by changing the design or specification? (d) If the final risk rating is >1, explain why and what others need to do to minimise the risk.	See Severity/ Likelihood Matrix.
Connection of Existing Services	Risk to Public / Plant Staff	3	a) Yes, risk rating > 1 b) No, inherent to the nature of construction activity. c) No – The access to the works area is off designated access route through site compound to the front of the building d) Yes, Residual risk remains. Note: Care to be taken in all circumstances. Appropriate working practices to be engaged with working within close proximity to the fabric of the existing building. All electrical works to be carried out By RECI registered Electricians where method statements and health and safety implications have first been recognised and mitigated by the contractor.	2
Delivery of Materials to Site	Risk to Public / Staff from Construction / Delivery Traffic	3	a) Yes, risk rating > 1 b) No, inherent to the nature of construction activity. c) No – The access to the designated drop of point is at the front of the property and to be contained within a secure compound in accessible to the public. d) Yes, Residual risk remains. Note: Deliveries should be scheduled to avoid peak times, 8.30-9am & 2.30-3pm. Access off public roadway to be defined & controlled. Clear signage. Loading & Unloading within compound only. In accordance with HAS guidelines.	2

Activity, Design, Process, Material	Hazard	Initial Risk Rating	Actions by Designer to Reduce Risk Rating	Final Risk Rating
Description of Activity	Outline what the potential is of the activity to cause harm	See Severity/ Likelihood Matrix	(a) Is the initial risk rating >1? If yes, consider as a priority the need to avoid and reduce risks. (b) Can the risk be reasonably avoided by changing the design or specification? If yes, explain how and change it. (c) Can the risk be reasonably reduced by changing the design or specification? (d) If the final risk rating is >1, explain why and what others need to do to minimise the risk.	See Severity/ Likelihood Matrix.
Unauthorised Access by Members of the Public	Risk to Falls, Exposure to Moving Vehicles,	3	a) Yes, risk rating > 1 b) No – it is not possible to design out this hazard c) The site compound shall be chosen to minimise the perimeter and to ensure it is feasible to secure the site, within the constraints of the scheme. It is not, however, possible to design out this hazard. The hoarding is laid out as per the tender documentation. d) A residual risk remains in relation to this hazard. The Contractor must ensure that the site is always secure and take account of the risks associated with the close proximity of members of the public to the compound. Site hoarding to be agreed and secured by all parties prior to the commencement of works.	2
Existing Building	Exposure to Falling Debris / Material from Works / Damage to the Existing Building	3	a) Yes, risk rating > 1 b) No – it is not possible to design out this hazard c) The Contractor should arrange for ongoing inspection of the condition of the existing building with particular attention given to any loose wall, roof or ceiling finishes which might pose a risk to worker safety. Particular attention should be given to the resumption of work after significant weather events as indicated by Met Eireann. d) A residual risk remains in relation to this hazard. The contractor must also take into consideration the condition of the property and ensure appropriate PPE is used at all times.	2

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General Construction Activity	Access/ Construction Works to Roof Areas / Ceiling Areas	2	a) Yes, risk rating > 1 b) No, inherent to the nature of construction activity. c) No. Roof works are required to consolidate the envelope of the building fabric d) Yes, Residual risk remains. Note: it is the design intent that no equipment or items that require maintenance shall be placed on the roof/ceiling once constructed as access to roof is thought to be extremely unlikely. The Client needs to define a policy for the maintenance of roofs. Maintenance of roofs needs to be carried out by suitably qualified professionals where appropriate precautions are taken prior to the commencement of works.	2
General Construction Activity	Exposure to Noise, Vibration	2 2	a) Yes, risk rating >1 b) No – inherent to the nature of construction activity. c) No. d) Residual risk remains because it is impossible to eliminate exposure to noise / vibration on modern construction sites. Enclosures of noise should be provided where practical; ear defenders and PPE should be used. Contractor to noise & vibration levels are kept to a minimum & within reasonable time limits.	2

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Construction Works	Dust & Noise Risk to Public/ Neighbours	2	a) Yes, risk rating > 1 b) No – it is not possible to design out this hazard. c) Demolition works are minimised in the design to avoid disturbance to existing building. d) Appropriate dust barriers to be used. Contractor to clear all debris and ensure cleanliness of the site at the end of each working day.	2
Contractors Compound	Security/Fire	2	a) Yes, risk rating < 1 b) No, inherent to the nature of construction activity. c) No, inherent to the nature of construction activity. d) Include compound control in prelims, Control storage. Secure compound/materials.	2
Temporary Power Supply and/or Power Supply	Electrocution	2	a) Yes, risk rating > 1 b) No – it is not possible to design out this hazard. c) Specify in prelims. d) Specify in prelims. Ask for contractors Method Statement. All electrical works to completed by a suitably qualified professional.	2
Roof/Floor/Ceiling Edges	Falling Risks for Future Maintenance	2	a) Yes, risk rating > 1 b) No – it is not possible to design out this hazard c) Specify in prelims. d) Specify in prelims. Ask for contractors Method Statement. Include for adequate scaffolding. Protect roof/floor/ceiling edges.	2

Activity, Design, Process, Material	Hazard	Initial Risk Rating	Actions by Designer to Reduce Risk Rating	Final Risk Rating
Description of Activity	Outline what the potential is of the activity to cause harm	See Severity/Likelihood Matrix	(a) Is the initial risk rating >1? If yes, consider as a priority the need to avoid and reduce risks. (b) Can the risk be reasonably avoided by changing the design or specification? If yes, explain how and change it. (c) Can the risk be reasonably reduced by changing the design or specification? (d) If the final risk rating is >1, explain why and what others need to do to minimise the risk.	See Severity/Likelihood Matrix.
Removal of Existing Sand/Cement Render	Exposure to respirable dust, caustic material, damage to underlying existing building	3	a) Yes, risk rating > 1 b) No – inherent to the nature of removal where lime finish is required. c) Yes – specify use of wet suppression, extraction methods, and phased removal to reduce dust; require low-impact hand tools to protect masonry. d) Residual risk remains. Contractor to provide PPE (FFP3 masks, goggles, gloves), local exhaust ventilation, and safe waste handling.	2
Repair and Works on Intermediate / Attic Floors	Collapse, Falls through Voids, Manual Handling Injury, Exposure to Dust / Biological Contaminants	3	a) Yes, risk rating > 1 b) No – cannot be eliminated due to structural replacement requirement. c) Yes – require sequencing, temporary propping design, and safe access routes; specify maximum imposed loads on temporary floors d) Residual risk remains. Contractor must provide fall protection, void coverings, mechanical lifting aids, and dust suppression.	2
Potential Asbestos in Existing Building Fabric	Fibre release, respiratory disease	3	a) Yes, risk rating >1. b) Yes – eliminate by requiring pre-works asbestos refurbishment/demolition survey. c) Yes – if ACMs identified, specify licensed removal by competent contractor with controlled methods. d) Residual risk remains. Contractor must implement permit-to-work and HSA-approved procedures.	1–2

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Fire During Works (Hot Works, Stored Materials)	Fire Spread in Existing Fabric	3	a) Yes, risk rating >1. b) No – cannot eliminate if hot works required. c) Yes – specify hot works permit system, fire watches, and provision of extinguishers. d) Residual risk remains. Contractor to implement daily housekeeping and inspections.	2
Vibration from Plant Near Masonry	Cracking or collapse of masonry	3	a) Yes, risk rating >1. b) No – cannot eliminate where material removal required. c) Yes – specify low-vibration techniques, monitoring and thresholds, pre-condition survey. d) Residual risk remains. Contractor to monitor vibration and stop work if trigger levels exceeded.	2
Waste Management & Contamination	Environmental Contamination, Non-Compliance	2	a) Yes, risk rating >1. b) No – cannot be eliminated where waste is produced. c) Yes – specify waste classification, segregation, and licensed disposal routes. d) Residual risk remains. Contractor to provide waste records and pollution prevention measures.	1-2