



Designer's Assessment of Safety and Health Hazards / Risks	
Project: DONOHILL DEVELOPMENT, Donohill, Co. Tipperary	By: Pat Condon
Job. No.: 2306	Checker: Anna Kureczko
Design Stage: Tender Stage	Date: 30/07/2026

Risk Matrix:

		Consequence				
		Negligible 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
Likelihood	5 Almost certain	Moderate 5	High 10	Extreme 15	Extreme 20	Extreme 25
	4 Likely	Moderate 4	High 8	High 12	Extreme 16	Extreme 20
	3 Possible	Low 3	Moderate 6	High 9	High 12	Extreme 15
	2 Unlikely	Low 2	Moderate 4	Moderate 6	High 8	High 10
	1 Rare	Low 1	Low 2	Low 3	Moderate 4	Moderate 5

Risk Rating = Likelihood x Consequence

Risk Categorisation:

- Extreme:** - Major injury or illness potentially resulting in fatality.
High: - Major injury or illness causing long-term disability.
Moderate: - Injury or illness causing short-term disability.
Low: - Minor injury or illness



Description of Risk	Who is at Risk	Design Decision to Reduce Risk	Risk Rating		Comments
			Before	After	
Risk of refrigeration circuit leaking to the atmosphere (ASHP Equipment).	Occupants / Contractors	All work to be completed by certified installers. R290 refrigerant used with 0 GWP index.	6	1	Early planning. Safer operation outweighs the additional cost.
Mechanical equipment installation:	Maintenance Personnel / Contractors	Primary plant and equipment are installed at ground level to provide safe and easy access for operation, maintenance, and servicing. Adequate plant room and cupboard clearances have been incorporated around all equipment to ensure safe access for inspection, maintenance, replacement, and repair activities.	12	2	Early planning
Plantroom leakage and spillages	Occupants/ Maintenance Personnel / Contractors	Plant equipment to have adequate drainage, floor gullies and overflow drains provided.	6	1	Early planning.
Risk of injury due to manual handling of heavy equipment	Contractors	Ensure mechanical lifts are used for larger pieces of equipment.	6	2	Early planning.
Risk of legionella build up in the cold-water storage tank	Occupants	The tank must be factory insulated; Cold water should be stored and distributed below 20°C. A competent person should routinely check, inspect, and clean the system.	12	1	Early planning removes the risk
Work at height when installing/ maintaining water tank.	Maintenance Personnel / Contractors	Where a water storage tank is designed to be installed within the attic space, a safe access to the attic and adequate clear working space around the tank and associated equipment have been incorporated to facilitate inspection, maintenance & servicing.	12	2	Early planning removes the risk
Work at Height During Installation of Cabling, Lighting, and Ductwork – Risk of Falling	Maintenance Personnel / Contractors	All work at height shall be carried out using suitable access equipment, including appropriately rated platform ladders, podium steps, mobile elevated work platforms (MEWPs), or scaffolding where required.	12	2	Early planning
Risk of injury due to manual handling of cable drums	Contractors	Ensure mechanical lifts are used for larger drums Hydraulic cable jacks to be used when setting the drum up for a cable pull.	6	1	Early planning removes the risk
Risk of injury due to manual pulling in of cabling in racks, trays, trunking, ducts and conduits.	Contractors	Ensure the drum is secure on fixed cable jacks. Where possible, rollers to be used to ease the movement of cables. A steel mesh cable sock to be used on large cable. Ensure adequate numbers pulling or a mechanical means.	6	1	Early planning removes the risk



Risk of falling from height when installing/replacing lamps of the outdoor external areas.	Maintenance Personnel / Contractors	Follow stipulated precautions, and wear PPE, and use safety lifting methods as appropriate, specify long life LED lamp technology and reduce the frequency of lamp failures	8	1	Early planning removes the risk
Risk of electrical shock from Consumer Units and Distribution Boards	Occupants/ Maintenance Personnel / Contractors	Consumer units and distribution boards shall be specified with appropriate enclosure ratings and internal barriers to minimise exposure to live parts during operation and maintenance. Adequate means of isolation shall be provided, and equipment shall be installed in accessible locations with sufficient working clearances to facilitate safe inspection, testing, and maintenance.	12	4	Early planning removes the risk
Risk of falling from height when installing/maintaining the roof top PV solar system.	Maintenance Personnel / Contractors	Fall protection system required for maintenance and installation of solar panels.	12	1	Early planning removes the risk
Risk of spreading electrical fire from the roof top PV solar system to the building.	All building users	All DC cables to be installed outside the building.	12	3	Early planning removes the risk
Risk of generating electrical fire from the roof top PV solar system.	All building users	Consider regular maintenance (utilising certified technicians, for inspections of wirings, fuses, switches, earth grounding, and ensuring panels are clean and free of combustibles.	9	1	Early planning removes the risk
Risk of electrical shock from the roof top PV solar system.	Maintenance Personnel	Fireman switch and isolators to be installed for the disconnection of panels from inverter and grid.	12	1	Early planning removes the risk
Risk of electrical shock from the Underground Services during the excavation works.	Contractors	Examine existing surveys / recorded data and drawings prior to excavations. Record drawings to be requested from all known utility providers to ascertain the potentially affected utilities and map areas of key risk. Use cable locaters, Use safe digging practice	10	3	Early planning removes the risk
Construction personnel falling into excavation.	Contractors	Excavation depths will be minimised as standard, Safety warning signs.	8	3	Early planning