

SLIGO COUNTY COUNCIL

The Nest, Quay Street,
Sligo, F91 K79P

Preliminary Safety & Health Plan

August / 2026

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Sligo County Council
Comhairle Chontae Shligigh

Sligo.



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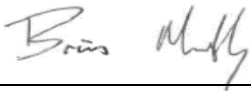
Coiste Forbartha Pobail Áitiúil
Local Community
Development Committee

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PROJECT	Demolition of 2no. existing storage buildings, Construction of transformative works at The Nest, Quay Street, Sligo, F91 K79P.	
CLIENT / JOB NO	Sligo County Council	0300
DOCUMENT TITLE	Preliminary Safety & Health Plan	

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Sligo County Council

The Nest, Quay Street, Sligo, F91 K79P

PRELIMINARY SAFETY AND HEALTH PLAN
PREPARED BY PROJECT SUPERVISOR (DESIGN PROCESS)

(As required under the Safety, Health and Welfare at Work (Construction)
Regulations 2013)

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SECTION 1 – INTRODUCTION

This Preliminary Safety and Health Plan has been prepared in accordance with the requirements of the Safety, Health and Welfare at Work (Construction) Regulations 2013, by MFA Consulting Engineers following their appointment as Project Supervisor for the Design Process for the project.

The plan is based on information provided by the Client and the project Designers and includes a description of the project and the anticipated time for completion of the work. In addition, the plan identifies existing on-site risks and other activities taking place on the site that must be taken account of by those undertaking the role of Project Supervisor for the Construction Stage (PSCS).

Particular and significant risks associated with the design and construction works of the project are detailed along with measures taken to avoid, minimise or reduce these risks to acceptable levels where this is reasonably practicable. The Client's considerations and management requirements for safety and health are set out as are arrangements for the management of on-going design, design change and contractor design including that for temporary works.

SECTION 2 – PARTIES INVOLVED IN THE PROJECT

Details of all parties involved including Client, PSDP, PSCS, Designers and any other consultants.

Client:

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SECTION 3 – GENERAL DESCRIPTION OF THE PROJECT

3.1 Project Description

The Land of Art's Desire project will transform The Nest into an inclusive community arts hub through the minor reconfiguration of the existing building and development of new studio spaces. Nest, Quay Street, Sligo F91 K79P.

3.2 Location

The site locations are illustrated in Figure 3.1 below and the proposed site layout plan is included in Appendix 1.

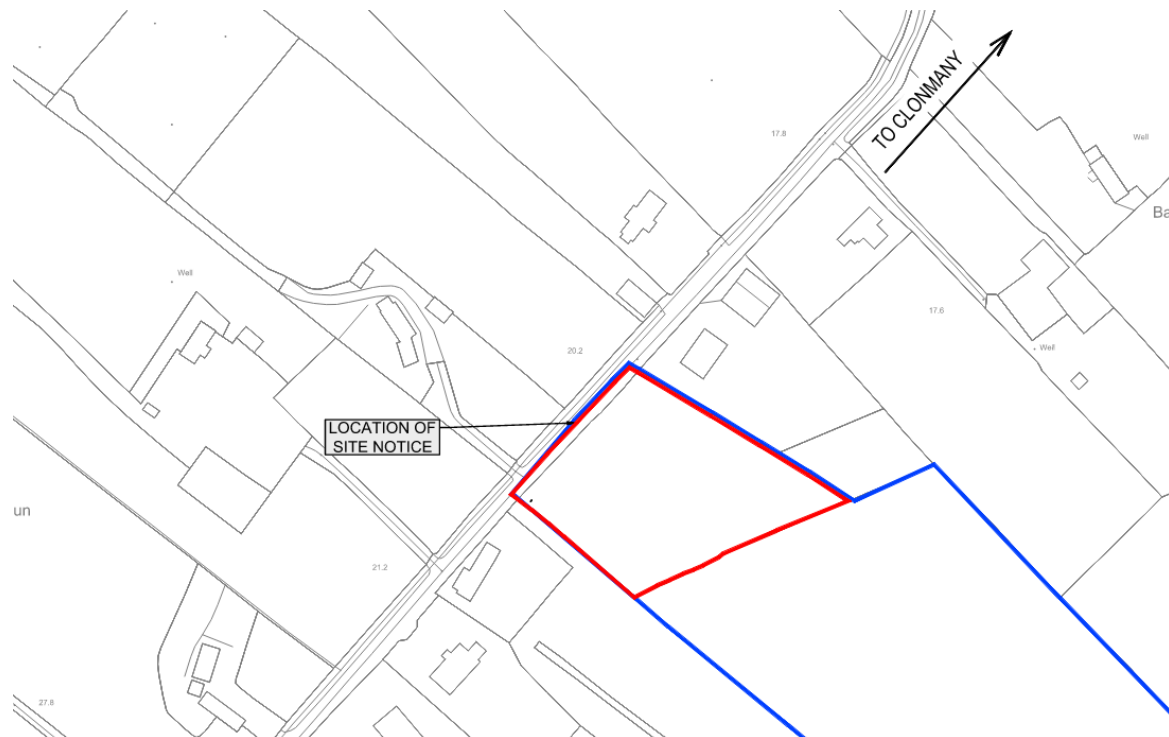


Figure 3.1 – Site Location the Nest, Quay Street, Sligo, F91 K79P

3.3 Scope

- A. In general, the works relate to the following key areas:
- B. Minor Internal reconfiguration and renovation works to the existing premises at The Nest, Quay Street, Sligo, to provide new toilet facilities.
- C. Construction and installation of the proposed studio spaces to the rear of the existing building, including all associated structural, architectural and building works.
- D. All associated building services works, including electrical, mechanical, lighting, heating/ventilation, fire safety and other service installations required to support the proposed use of the premises.
- E. Provision of suitable accessible access arrangements throughout the development, including access to the existing and proposed creative, workshop, exhibition and performance spaces.
- F. Make good all external areas affected by the works throughout the site, including maintenance/upgrading works as necessary to external walls, roof areas, site boundaries, hardstanding, access areas and other external surfaces.

3.4 Layout

The site comprises an existing town-centre premises at The Nest, Quay Street, Sligo, with access from Quay Street and the surrounding local road network. The works will include the internal reconfiguration of the existing premises and the provision of modular studio space to the rear of the existing building. There may be a number of existing services located within the public road, road edge and surrounding areas adjacent to the site.. The PSCS must take account of the relevant considerations of the client, the PSDP, members of the public and relevant stakeholders. The PSCS shall locate and identify all existing live services within the site confines prior to works commencing.

SECTION 4 – TIME FRAME

The estimated duration of the works on site is as follows:

Duration of Project: 40-45 weeks

The time allowed for the project as a whole reflects the outputs listed above and takes into account measures necessary to avoid the risk from interacting elements of the project.

The PSDP must be notified before the issue of any change orders/contract variations in order that their impact on time related aspects of the project may be assessed considering the general principles of prevention.

SECTION 5 – COMMUNICATION

5.1 Objective

The prime objective of this plan is to promote the identification and implementation of the measures needed to eliminate, or, if this is not reasonably practicable, to minimise the risks associated with the construction/installation of the works.

5.2 Meeting Schedule

The PSCS shall hold a safety, health and welfare management meeting for the Project prior to works commencing onsite. The Client, PSDP, Contractors and Designers shall be provided with a schedule detailing the date, time and location of the meeting prior to commencement of the Project. Minutes of the meeting shall be issued to the Client, the PSDP and all attendees as well as other relevant personnel identified. The meeting must address the matters listed below as a minimum.

- Development and status of the Safety and Health Plan
- Significant risks identified before or during construction
- On-going design co-ordination and provision of information
- Temporary and permanent works design and construction
- Reporting of accidents or dangerous occurrences

All correspondence between parties regarding technical or organisational aspects of the works and Design Risk Assessments (DRAs) completed by individual designers shall be copied to the PSDP for review.

5.3 Design Interface

Where a design interface occurs involving two or more parties, the Project Supervisor for the Design Process (PSDP) shall convene meetings as required to ensure the necessary flow of information between the parties concerned. This may be in person or via electronic communications methods.

SECTION 6 - EXISTING RECORDS

6.1 Existing Utilities Infrastructure

There may be a number of existing services located within the properties and within the public roads to the front of the properties. It is the contractor's responsibility to locate and identify these services prior to works commencing.

The PSCS shall notify the ESNB, EIR, Gas Networks Ireland or Irish Water prior any works directly adjacent to or on any existing services. The PSCS should refer to the following:

- *ESBN – Code of Practice for Avoiding Danger from Overhead Electricity Lines*
- *GNI – Code of Practice for Working in the Vicinity of the Transmission Network*
- *HSA – Code of Practice for Avoiding Danger from Underground Services*

6.2 Existing Safety File

There is no existing safety file for the proposed works

SECTION 7 - EXISTING ON-SITE RISKS

7.1 Safety Hazards, including:

7.1.1 Boundaries and Access

Access to the sites is via the existing local roads. The PSCS shall prepare a detailed method statement on how they propose to eliminate the risk and dangers to the public who use the existing local roads adjacent to the proposed works.

7.1.2 Adjacent Building and land Uses

Existing/adjacent nest studio and commercial units (Occupied) in the plots adjoining the proposed works and directly across the road.

7.1.3 Ground Conditions

The existing ground conditions in the vicinity of both sites are considered fair.

7.1.4 Existing Structures

Existing storage buildings to rear yard are to be demolished while existing nest building is to be retained and protected.

7.1.5 Safety Risks Arising from Surrounding Activities

There are a number of safety risks from surrounding activities including:

Live traffic using the local roads to the front of the sites.
Foul and Storm Drains located in the vicinity of the works
Existing services located in and around the existing works

7.1.6 Ongoing Parallel Activities

The Client notes that the existing nest building will remain in use and the contractor shall communicate directly with the nest management staff to ensure that means of escape from the building is maintained during the works and their operations are maintained as much as is feasibly possible for the duration of works. The PSCS must also take account of various activities ongoing activities throughout the duration of the works in the surrounding area.

7.2 Health Hazards, including:

7.2.1 Contaminated Land and Leptospirosis

Due to the proposed new connection to the existing foul drainage, it can be expected that there is a high risk of Leptospirosis infection.

7.2.2 Exceptional or Inclement Weather

Particular care should be taken during periods of weather warnings. The PSCS should review the scheduling of site works in line with weather conditions.

SECTION 8 – WORK WHICH WILL INVOLVE PARTICULAR RISKS

Key risks are noted in bullet points and the means by which the PSDP has complied with their duties is outlined in *italics* after each particular risk.

8.1 Work which puts persons at work at risk of:

(a) Falling from height

(b) Burial under earth-falls

(c) Engulfment in swampland 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:

- Temporary storage of excavated material.
- Excavations.
- Working at height.

Excavated material should be removed from directly around the works areas in order to maintain clear access and prevent to the potential movement of the material. A site temporary storage area should be established, and suitable material reused for back filling if possible.

The risk of falling into excavations cannot be avoided through design mitigation measures. Safe access and egress are to be established and maintained. As such the risk of falling remains and must be managed through the employment of best practice, the use of suitable equipment and safe systems of work by the PSCS / Contractor.

The nature of these works involves working at height to install roofs, plaster, windows etc. The risk of working at height cannot be avoided through design mitigation measures. As such the risk of falling remains and must be managed through the employment of best practice, the use of suitable equipment, scaffolding and safe systems of work by the PSCS / Contractor.

8.2 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 statutory requirement for health monitoring.

- There is a risk to personnel of leptospirosis
- There is a risk to personnel of Covid-19
- Burns / skin irritation due to contact with concrete
- Eye irritation / damage from sprays, e.g. marker paint, oils and greases, paint etc

The contracting of Leptospirosis or Covid-19 cannot be avoided through design measures. As such the risk remains and must be managed through the employment of best practice, the use of suitable equipment and safe systems of work by the PSCS. Suitable welfare and washing facilities are to be provided onsite.

All building materials should be accompanied by a Material Data Safety Sheet and the PSCS should maintain these onsite when such materials are being used. Suitable storage and hazardous waste arrangements must also be in place.

8.3 Work with ionising radiation requiring the designation of controlled or supervised areas as defined in Directive 96/29/Euratom.

Not envisaged

8.4 Work near high-voltage power lines

- Coming into contact with live underground cables
- Unknown buried services

All existing services in the proposed works areas are to be located and identified prior to works commencing.

Unknown buried services include electricity and other services always pose a risk. The PSCS must use well established techniques such as the use of cable location equipment and the safe excavation of trial holes to ascertain if unknown services are present. Please refer to the HSA Code of Practice for Avoiding Danger from Underground Services.

8.5 Work exposing persons at work to the risk of drowning

Not envisaged

8.6 Work on wells, underground earthworks, and tunnels

Not envisaged

8.7 Work carried out by divers at work having a system of air supply

Not envisaged

8.8 Work carried out in a caisson with a compressed-air atmosphere

Not envisaged

8.9 Work involving the use of explosives

Not envisaged

8.10 Work involving the assembly or dismantling of heavy prefabricated components

- Installing of the site offices and welfare facilities
- Construction of the new studio building
- Installation of precast concrete or other prefabricated elements.
- Installation of Mechanical plant and services.
- General delivery and fit out of interior doors, equipment etc.

The risk of works involving the assembly or dismantling of heavy prefabricated components cannot be avoided through design mitigation measures. As such the risk remains and must be managed through the employment of best practice, the use of suitable equipment, cranes, teleporter etc. and safe systems of work by the PSCS/Contractor.

8.11 Work involving interaction with traffic

- Movement of construction plant and delivery of materials.
- Entry and exit of construction traffic.

Transportation of plant and construction materials to site will occur. The PSCS should review site access and outline traffic management specifics in their Construction Stage Safety & Health Plan. Appropriate signage should be installed on approach footpaths and temporary measures diversions put in place when required.

8.12 Work in the vicinity of other live services

- Fibre optic
- Telecoms
- Wastewater
- Water

Water, wastewater, telecoms and fibre optic services are present in the vicinity of existing buildings and some these services extend within the site. The PSCS shall carry out their own checks and identify all services on the ground prior to works commencing. Consultation with service providers should be carried out by the PSCS as required.

SECTION 9 – CO-ORDINATION OF ONGOING DESIGN AND MANAGEMENT OF DESIGN CHANGE

9.1 Principles of Prevention

All designers working on the project must take account of the General Principles of Prevention when preparing designs. The Principles of Prevention are a hierarchy of risk elimination and reduction. The General Principles of Prevention are set out in descending order of preference as follows:

- Avoid risks
- Evaluate unavoidable risks
- Combat risks at source
- Adapt work to the individual, especially the design of places of work
- Adapt the place of work to technical progress
- Replace dangerous articles, substances, or systems of work by non-dangerous or less dangerous articles, substances, or systems
- Use collective protective measures over individual measures
- Develop an adequate prevention policy
- Give appropriate training and instruction to employees

9.2 Management and Co-Ordination of Ongoing Design

The PSDP shall check that all designers involved in on-going design work are cooperating and that their work is coordinated as regards safety and health. This shall be achieved through a design safety and health management meeting and a requirement for all designers involved in a works interface to copy all safety and health related correspondence to the PSDP.

9.3 Design Change Management

Where a significant design change is proposed by any party (designer, PSCS or contractor) the change shall be fully detailed in writing complete with Design Risk Assessment and shall be submitted to the PSDP. The PSDP shall then review the proposed change taking account of the general principles of prevention. The proposed change shall be allowed to proceed only when it has been approved in writing by the PSDP.

A design change would be deemed significant as regards safety and health where the change made would result in much higher levels of risk to those involved in the construction, use or maintenance of the structure in question. This could be due to any of the following contributory factors:

- Relocating work closer to major proximity hazards such as overhead power lines, a body of water, traffic on a public road, source of high noise levels
- Amending specification details resulting in increased component weights
- Changing the specification of materials to more hazardous products
- Making alterations that would result in the foreseeable methods of construction or maintenance being changed to involve work at height or work in a confined space

9.4 Temporary Works

The PSCS must appoint a competent Temporary Works Designer to take overall design responsibility for the stability of structures during the construction process. The PSCS must also appoint a suitably qualified engineer for the purposes of ensuring temporary works designs are constructed as designed. Both the Temporary Works Designer and the engineer must liaise with each other and the PSCS and PSDP.

The PSCS is required to provide a detailed schedule of all temporary works design and permanent design works undertaken by Contractors / Designers required for the project in order to enable the PSDP to discharge their duty to co-ordinate the design of such temporary works. Co-operation and co-ordination of designers as regards to the safety and health and welfare of persons involved in construction work is vital.

SECTION 10 – SAFETY FILE

- The PSCS must provide all necessary information to the PSDP to allow the safety file to be compiled. The safety file contents list is outlined below:
- *Detailed description of the project;*
- *Details of Project Team (Client, PSDP, Designers and Contractors) including contact details;*
- *List of all Suppliers, and Products/ Materials used;*
- *Final Construction Drawings, produced and used throughout the construction process (amended by the contractor as necessary if actual construction deviated from the design drawings), including site layout, all associated site works, landscaping, boundaries/gates, and interfaces/ connections to all public utilities*
- *Final Specifications, produced and used throughout the construction process;*
- *Bills of Quantities if produced and used throughout the construction process;*
- *The general design criteria and principles adopted;*
- *Any restrictions/limitations, including access for machinery etc., identified by the designers during the design process in relation to safe maintenance, repair, replacement, demolition or future construction;*
- *Details of the equipment and the maintenance facilities forming part of the works;*
- *Safe maintenance procedures and requirements for the works;*
- *Manuals, and where appropriate certificates, produced by specialist contractors and suppliers which outline operating and maintenance procedures and schedules for plant and equipment installed as part of the structure (typically lifts, electrical and mechanical installations, pressure vessels, control and instrumentation systems, window cleaning facilities etc.);*
- *Copies of relevant photographic and video material of construction including progress photographs on a weekly basis (particularly of hidden services/ utilities);*
- *Mechanical and Electrical equipment certifications*
- *Emergency escape routes and all firefighting equipment, alarms, and backup documentation*

- *All test results and certificates where applicable*
- *All relevant product/ material datasheets*
- *Copies of all product warranties, guarantees and maintenance agreements*
- *Identification of all underground utilities (including existing pre-contract amended as necessary) – location and description*
- *Any temporary works left in place on completion*
- *Other relevant information which, in the opinion of the PSCS, should be included in the Safety File;*
- *Any sections of the Safety and Health Plan relevant to future maintenance or construction*

The PSCS and Contractor shall have a procedure in place for gathering all information from all designers for including this in the Safety File.

APPENDIX 1

Site Plans

APPENDIX 2

Designer Risk Assessments

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