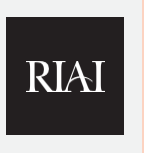


Preliminary Health & Safety Plan

FOR THE CLIENT & THE ARCHITECT



This document is the Copyright of the Royal Institute of the Architects of Ireland.

PROJECT TITLE	Tipperary Education and Training Board, Green Devolved Projects;		
ADDRESS	FET College (Teach an Léinn), Nenagh, E45RX24, and; FET College Cashel, Co. Tipperary		
	E25YK09		
PREPARED BY	John McCarthy of Spentide Ltd	(PSDP name)	DATE 24/08/2026

Contents

- 1

General Description of Project
- 2

Other Work Activities
- 3

Particular Risks/Safety Critical Risks, Statutory Provisions & General Safety Requirements
- 4

Project Completion Time Frame
- 5

Conclusions With Regard to The Taking Account of The Principles of Prevention
- 6

Services For The Provision of Welfare Facilities
- 7

Continuing Liaison
- 8

Safety File

1 General Description of Project

This Safety & Health Plan has been prepared on a preliminary basis in accordance with Article 12(1) (a) of S1 291 of 2013, the Safety, Health and Welfare at Work (Construction) Regulations 2013, and is based on project information available to the PSDP on the cover date.

1.	Is there a Safety File available for the premises or site?	Yes	☐	No	☒
1.2	What is the Client's name?	Tipperary Education and Training Board			
1.3	What is the name of the Project Supervisor for Design Process and their contact details?	John McCarthy of Spentide Ltd			
		MOBILE	0879903810	PHONE	0214633815
		EMAIL	john@spentide.ie		
1.4	What is the location of the site?	2 separate sites, both Town Centre			
1.5	Please describe the scope of the works.	Energy Upgrade works to 2 number standalone facilities.			
1.6	Please give a description of the property/site.	Existing education buildings, in good condition.			
1.7	Please enter the working hours.	08:00	to	17:00	

1.8 Please enter operative car parking arrangements/restrictions.

Both town centre sites with limited parking, Contractors to car pool and minimize single person vehicle use

1.9 What is the Contract Commencement date?

DATE 02/11/2026

1.10 What is the Contract Completion date?

DATE 27/02/2027

1.11 Please enter information on the access to the site for construction traffic.

Directly off public rd

Please enter the following information for the Known Existing Services:

Underground Services

1.12 Water Mains

Not Known

1.13 Electric Cables

Not Known

1.14 Telephone Cables

Not Known

1.15 Gas Mains

Not Known

1.16 Other Liquids/Gases Under Pressure

Not Known

Overground Services

1.17 Electric Lines

Electrical Cables are present

Overground Services

1.18 Telephone Cables

Telecoms Cables are present

1.19 Other

2

Other Work Activities

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 refurbishment works).

2.1 Please enter information on other activities on the site, in the premises or adjacent to the site and premises.

Not Known

3

Particular Risks/Safety Critical Risks, Statutory Provisions & General Safety Requirements

And other matters to be brought to the attention of the Contractor/PSCS.

The following is the non-exhaustive list of Particular/Safety Critical Risks to the safety and health of persons (as set out in Schedule 1, of S1 291 of 2013) together with the opinion of the Project Supervisor for Design Process on what elements of the works may fall within each Particular Risk category. It should be noted that many of the risks on the project may arise out of working methods which are at the discretion of the Contractor and as such cannot be determined by the Project Supervisor for the Design Process. Note that in relation to the following:

Note 1:

A Safety Critical Risk is a risk which if the outcome comes to pass will result in a fatality, serious injury, damage to property or damage to the environment.

Note 2:

Only those risks which would be evident and reasonably deducible from drawings or other support documentation and Design Risk Assessments are listed.

3.1 Particular/Safety Critical Risks

Including but not limited to those referred to in Schedule 1 to the Regulations.



Enter risk information if such a risk exists or otherwise enter not applicable.

3.1.1 Falling from height (aggravated)

No fall arrest or edge protected to roofs

3.1.2 Burial under earth falls (aggravated)

Not Applicable

3.1.3 Engulfment in swampland (aggravated)

Not Applicable



3.1.4 From chemical or biological substances

Not Applicable

3.1.5 Use of ionising radiation

Not Applicable

3.1.6 Work near high voltage power lines

Not Applicable

3.1.7 Risk of drowning

Not Applicable

3.1.8 Works on wells, underground earthworks and tunnels

Not Applicable

3.1.9 Work by divers with a system of air supply

Not Applicable

3.1.10 Work in a caisson with compressed air supply

Not Applicable

3.1.11 Work involving the use of explosives

Not Applicable

3.1.12 Work involving heavy prefabricated materials

Traffic Management plan required for roof mounted installation of Solar PV

Refer to Appendix 1 for guidance on other possible Particular/Safety Critical Risks

3.1.13 Enter other Particular/Safety Critical Risk

Building and surrounding areas will be live and in use



3.1.14	Enter other Particular/ Safety Critical Risk	Pre-refurbishment and Demolition Asbestos surveys to be undertaken by the client, findings shall be shared in advance of works commencing.
3.1.15	Enter other Particular/ Safety Critical Risk	
3.1.16	Enter other Particular/ Safety Critical Risk	
3.1.17	Enter other Particular/ Safety Critical Risk	
3.1.18	Enter other Particular/ Safety Critical Risk	

3.2 Statutory Provisions

3.2.1 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.

3.2.2 Competence

- Note: Under the SHWW Act 2005 a person is deemed to be competent where *"having regard to the task he or she is required to perform and taking account of the size or hazards (or both of them) of the undertaking or establishment in which he or she undertakes work the person possess sufficient training, experience and knowledge appropriate to the nature of the work to be undertaken."*
- It is the duty of the Contractor to ensure that all persons engaged in this project for the purposes of construction are competent.

3.2.3 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, so far as reasonably practicable, safe and without risk to health.

3.2.4 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.

3.2.5 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.

3.2.6 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. For residual risks the Contractor must as far as reasonably practicable provide for integrated safety systems and collective protective measures in favour of personal protective measures.

3.2.7 Emergency Plans

- (shared areas/occupied premises)**
The Contractor must provide for consultation and co-ordination with the Client in relation to Emergency Plans. Emergency Plans must be reviewed and co-ordinated on a regular basis and at any change of circumstances.

3.2.8 Licences

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

3.2.9 Sub-contractors

- There may be a number of sub-contractors engaged in these works. All sub-contractors' activities must be carefully co-ordinated to ensure proper protective measures are in place at all times. It is the function of the PSCS to ensure for the co-ordination of all sub-contractors and this duty should be specifically addressed in the Safety Plan for the Works. The competency of sub-contractors, if used, shall be assessed in respect of Health and Safety by the principal Contractor. Only competent and trained sub-contractors and operatives shall be permitted on the site.

3.2.10 Operatives

- All operatives must be holders of Safe Pass safety training card or a recognised equivalent. Operatives must wear adequate personal protective equipment (to be determined by the nature of the works on hand) at all times.

3.2.11 First Aid

- The Contractor must provide adequate first aid facilities on site.

3.3 General Safety Requirements

Enter General Safety requirements as necessary and as identified by the Design Team.

		Yes	No			Yes	No
Working in an Existing Building							
3.3.1	Essential Services/ Fire Safety Systems All essential services, including fire safety systems, must be maintained in working order at all times during the works. Any downtime to services must be notified in good time in advance to the Project Architect.	☒	☐	3.3.4	Stability of Existing Structures The existing structure has been assessed and found to be in good structural order and without risk to its stability from the proposed works by:	☒	☐
				STRUCTURAL ENGINEER		Spentide Ltd	
3.3.2	Fire Escape Routes All fire escape routes for the occupants must be maintained without obstruction at all times.	☒	☐	3.3.5	Access for Emergency Services The Construction Safety Plan should outline Emergency Plans and the provision of access for Emergency Services in the event of accident arising from the works and for the occupants of the premises.	☒	☐
3.3.3	Fire Safety (Existing or Nearly Completed Buildings) There is always the risk of fire from construction activities in an existing building. The PSCS must outline Fire Safety procedures which will be implemented for the duration of the contract. The Contractor should ensure that adequate first aid fire fighting equipment is on hand at all times. A preclosure fire safety inspection should be undertaken before closure each and every evening. Smoking will not be permitted in the premises. Hot works should be avoided wherever possible. If, however hot works are necessary they must only be undertaken on foot of a hot works permit.	☒	☐	3.3.6	Asbestos/ACMs An asbestos survey has been undertaken of the premises. Asbestos or asbestos containing materials were identified (or specify findings and refer to and attach the Asbestos Report).	☐	☒
				3.3.7	Isolation of Live Services All live services must be isolated prior to work. Live work to be avoided where possible. Isolation of live work to be co-ordinated with tenants to ensure against accidental 'switch on'.	☒	☐
Working in a Greenfield/Brownfield Site							
3.3.8	Site Enclosure Layout See attached site plan outlining site enclosure and hoarding requirements.	☒	☐	3.3.13	Protection of Pedestrians/Public All waste, construction materials and skips located in the public domain must be enclosed with double clipped Heras fencing suitably dust proofed and affixed with suitable safety signage.	☒	☐
3.3.9	Site Investigations/Ground Conditions/Excavations Site investigations have been undertaken. See site investigations report with tender documents.	☐	☒	3.3.14	Cleaning of Roads The Contractor must allow for cleaning of dirt emanating from the works to roads and footpaths in the vicinity of the site.	☒	☐
3.3.10	Services For Construction Activities Mains water is available on site.	☒	☐	3.3.15	Hoarding Standard Hoarding to be designed by TWD to the relevant standards and installed to ensure against collapse in high winds or adverse weather conditions.	☒	☐
3.3.11	Services For Construction Activities Mains electricity is available on site.	☒	☐	3.3.16	Manual Handling Manual handling must be avoided as far as is reasonably practicable. The Contractor must therefore make arrangements for the mechanical lifting of materials wherever and whenever practicable.	☒	☐
3.3.12	Control of Dust/Dirt/Noise The Contractor must ensure for the control of dirt, dust and noise and is required to keep the site tidy at all times to minimise nuisance to neighbours. Spray suppression or other similar methods should be used for the control of dust as necessary. Adequate and suitable PPE (eye, ear and face protection) should be provided to at risk operatives. Excessive noisy activities must be limited as far as reasonably possible and must not be undertaken before:	☒	☐	3.3.17	External Storage of Materials Materials if stored externally must be secured at all times to ensure against being blown and dispersed.	☒	☐
TIME		08:00 hrs		AM			

3.4 Temporary Works

3.4.1 Temporary Works Co-ordination

- The main Contractor is wholly responsible for the design, installation, inspection and striking of Temporary Works (TWs). This includes Temporary Works designed by sub-contractors. The Permanent Works Designer (PWD) must provide the Contractor with all necessary design information relating to the Permanent Works to allow design of the Temporary Works. The PWD has no duty to the Contractor to detect or prevent faults in the Temporary Works.

3.4.2 The Duties of the PSCS (Temporary Works)

- The duties of the PSCS in relation to TWs shall include:
 - Issue to the PSDP the TWs schedule at the commencement of the works.
 - Co-ordination of all TWs activities including those of sub-contractors.
 - Communication with all parties involved.

- Ensuring TWs are designed and checked.
- Issuing of permits to load and dismantle.
- Keeping of records.
- Ensuring that the various responsibilities have been allocated and accepted.
- Ensuring that the designs of TWs are communicated to the Permanent Works Engineer.
- Ensuring that TWs are designed to the appropriate standard.
- Ensuring that Temporary Works Design Certificates are signed by the appropriate parties.
- Completion and issue to the PSDP of Monthly Temporary Works Report.

3.4.3 Temporary Works Certificates

- Responsibility for the actual design of the Temporary Works remains with the Designers of the Temporary Works and it is recommended by the HSA that Certificates (Permanent and Temporary)

are used by the PSDP to record the co-operation of the activities of all designers.

- In signing the "Temporary Works Certificate" the PWD confirms that he/she has communicated his/her design assumptions to the Temporary Works Designer. Then as stated in the certificate "Erection of the Temporary Works" may proceed subject to the provision of a Temporary Works Method Statement agreed by the Contractor, Temporary Works Erector and PSCS as being adequate.

3.4.4 Suitability of Materials

- Materials used for temporary works shall be the best of their kind and appropriate for the intended function.

4 Project Completion Time Frame

It is considered that the project can be safely completed in this time frame. Tenderers when tendering should however indicate any reservations they may have with regard to the safe delivery of the project within this time frame.

4.1 The project programme from commencement to completion is:

CONTRACT DURATION

16

(weeks)

5 Conclusions With Regard To The Taking Account of The Principles of Prevention

5.1 The Design Team and PSDP have endeavoured as far as reasonably practicable to take account of the Principles of prevention. The foregoing residual Particular/Safety Critical Risk (Section 3) activities have been identified. (See attached Design Risk Assessments submitted by the Design Team) The PSCS should address the foregoing risks in the Safety Plan and Method Statements should be prepared for these and any other high risk activities on this project.

5.2 In preparing the relevant Method Statements and systems of work the Contractor must take account of the Principles of Prevention and endeavour to reduce risks by the use of alternative and safer work practices. All those involved in the planning of the works must take account of the Principles of Prevention

by eliminating hazards, reducing risk and putting in place collective protective measures in favour of personal protective measures. In particular, collective protective measures must be provided in relation to working from height.

5.3 There may be a number of sub-contractors involved in the works. Co-ordination of the sub-contractors is a key requirement for the duration of the works. The Contractor must ensure and confirm to the client the competency of all sub-contractors engaged in the works.

5.4 Fire Safety is an absolute priority. The Contractor must put in place procedures to ensure for the highest level of fire safety throughout the project. A preclosure fire safety inspection must be undertaken at the conclusion of each day's activities. Smoking on site is not permitted.

5.5 Security of the site to ensure against unauthorised access particularly during non-working hours and weekends is essential.

5.6 Enter names of Design Team members who have submitted Designer Risk Assessments.

TEM

Spentide Ltd

6 Services For The Provision of Welfare Facilities

6.1 Welfare Facilities For Construction Personnel

- The Contractor must provide toilet, canteen and drying facilities for operatives in accordance with the requirements of the SHWW (Construction) Regulations 2013 and must also provide adequate office and meeting room facilities for management and Design Team.

6.2 Are there drainage systems for connection available on site?

Yes



No

6.3 Can a mains water supply to which a connection can be made be available on site?

Yes



No

7.1 Design Changes During The Construction Stage

- In the event of design changes during the Construction Phase existing Design Risk Assessments must be reviewed or new Risk Assessments generated. It is the Designers' responsibility to ensure that they inform the PSDP of any changes in their design and that the appropriate Design Risk Assessments are completed and notified to the PSDP and PSCS.

8.1 Information Delivery Requirements

- It is the duty of the PSCS to provide the PSDP with relevant information to enable preparation of the Safety File. Information in hard and soft copy format to be presented. The Contractor must therefore allow for any costs in procuring the relevant information including as built drawings. Safety File information must be submitted to the PSDP before Practical Completion.

Signature Of Project Supervisor For Design Process

SIGNED



DATE

24/08/2026

The information contained in this Preliminary Health & Safety Plan has been prepared prior to the commencement of the work on site. It does not take account of any matters or information, which may come to light after that time.

Appendix 1 Particular/Safety Critical Risks



Particular/Safety Critical Risks are those risks which if they come to pass will result in a fatality, serious injury, damage to health, damage to property, damage to the environment or dangerous incident.

As noted Schedule 1 to SHWW (Construction) Regulations 2013 (Particular Risks) is a non-exhaustive list. Designers and the PSDP must therefore identify other risks falling within this category.

As a guideline, therefore the following might be considered within this category (note that the following is also a non-exhaustive list).

Risks involving works:

- **On a particularly restricted site which may result in any of:**
 - Restricted working space
 - Hazardous access/egress
 - Non-standard scaffolding or other similar restrictions
- **Close to traffic/rail lines and similar**
- **Close to the public**
- **In an occupied premise**
- **In historic, unstable or derelict buildings**
- **Close to children**
- **In the public domain—road crossings, works on footpaths**
- **On filled/contaminated ground**
- **On lands with high water table**
- **Near water**
- **On public boundary**
- **On roads**
- **On works which might involve:**
 - Demolitions
 - Piling
 - Crane erection
 - Asbestos removals
 - Tree felling
 - Extreme weather conditions
 - Confined space
 - Live works
 - Excessive noise



8 Merrion Square
Dublin 2, D02 YE68

Phone (01) 676 1703
Fax (01) 661 0948

info@riai.ie
www.riai.ie

This document is copyright. It may not be reproduced in whole or in part by any party without the written agreement of the RIAI. Purchase of this document does not give or imply any right or license to reproduce copies or use the text. One copy may be made for the Clients' record. © The Royal Institute of the Architects of Ireland.