

# Preliminary Safety & Health Plan

**For:** Roof Works and alterations to a Theatre.

**At:** St. Michael's Theatre

**Project:** 25.003

**Prepared by:** Conroy Architects Ltd  
Project Supervisor for Design Process (PSDP)

| Document Control<br>Project No. 25.003 |           | Prepared by |          | Approved by |      | Issued By |          |
|----------------------------------------|-----------|-------------|----------|-------------|------|-----------|----------|
| Rev                                    | Issued To | Initials    | Date     | Initials    | Date | Initials  | Date     |
| -                                      | E-Tenders | WSM         | 20.10.25 |             |      | WSM       | 12.10.26 |
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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 of this time.



## GENERAL DESCRIPTION OF PROJECT

|     |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |                             |
|-----|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------|
| 1.1 | Client                                | Wexford County Council                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |                             |
| 1.2 | Project Supervisor for Design Process | Conroy Architects Ltd<br>7 Glena Terrace<br>Spawell Road<br>Wexford                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Phone  | 053 9174144                 |
|     |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Mobile |                             |
|     |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | email  | william@conroyarchitects.ie |
| 1.3 | Project Location                      | <p>The site is located at</p> <p>The site coordinates are:<br/>ITM Reference, 671783, 627484</p> <p>Approx Address:<br/>South St,<br/>New Ross,<br/>Co. Wexford<br/>Y34 D902</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |                             |
| 1.4 | Scope of works                        | <p>The works comprise the removal of the existing asbestos roof sheeting and any roof timbers found to be defective or not fit for purpose. The existing roof covering is to be replaced with ETERNIT FARMTEC Profile 6 fibre cement corrugated sheeting, including associated ridge details, eaves details and rainwater goods, all in accordance with the Architect's drawings.</p> <p>The works shall also include localised repairs, where required, to the existing original plaster and lath features of the auditorium. The purpose of the works is to repair the leaking roof, remove and replace asbestos-containing materials, and carry out necessary structural repairs to the existing roof structure.</p>              |        |                             |
| 1.5 | Safety File                           | No existing safety file available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                             |
| 1.6 | Description of property               | <p>Saint Michael's Theatre is a Community Arts Centre located at South St, New Ross, Co. Wexford (Y34 D902), originally constructed as a Catholic Chapel between 1806 and 1810. This historic, double-height building with a granite facade was converted for use as a theatre in the mid-20th century. Today, it functions as a multi-purpose venue featuring a main auditorium with a capacity of approximately 300 seats. The facility is fully accessible, including a passenger lift, and has essential back-of-house amenities such as dressing rooms, a green room, and an orchestra pit, with public parking available at the rear.</p>  |        |                             |



|      |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                         |
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| 1.7  | Restriction of Working Hours | <p>Special restrictions and work practices apply as the site is in a residential area. The Contractor is to be aware of the location of the site, adjoining land uses and implications of working in occupied premises.</p> <p><i>No construction or demolition activity giving rise to noise audible from the nearest habitable dwelling shall be carried out on Sundays, Bank Holidays or Public Holidays</i></p> <p><i>From Monday to Friday, all construction activity giving rise to noise audible from the nearest habitable dwelling shall be restricted to the hours between 8.00am and 6.00pm (inclusive) and to the hours between 8.00am and 2.00pm (inclusive) on Saturdays (excluding Bank/Public Holidays)</i></p> |                                                                                                                                                                                                                                                                         |
| 1.8  | Site                         | <p><i>Busy public area</i></p> <p>The entire development site is in a public area and is subject to extremely busy times during the evenings and weekends for performances. The contract documents will need to give careful attention to detail as to how the development can be safely constructed while causing a minimum of disruption to visitors to and users of the theatre. In particular, the front and stage entrances will need to be maintained at all times.</p>                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                         |
| 1.9  | Operative Car parking        | No parking available for contractor vehicles, Contractor to provide parking within Builder's Compound.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                         |
| 1.10 | Contract Commencement        | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                         |
| 1.11 | Contract completion          | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                         |
| 1.12 | Access to Site               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The works shall be confined to immediate working areas to cause as little disruption as possible to the surrounding area.</p> <p>Contractor to liaise with employer representative regarding access and maintain unencumbered access for all users at all times.</p> |



|      |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                     |
|------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1.13 | Known Existing Services:<br>Underground services | <p><b>Water Mains</b> - Existing Live Supply. The building has a functioning bistro, toilets, and showers, confirming a live connection to the public water network (managed by Uisce Éireann). Contractor to locate supply pipes feeding the building and confirm connection points/stopcocks prior to any internal or external works.</p> <p><b>Electric Cables</b> - Existing Live Supply. The theatre is fully operational, confirming a live connection to the national electricity grid (managed by ESB Networks). Internal wiring, including potential three-phase supply for stage equipment, is present. Contractor to locate the primary electrical intake/meter and main distribution board. Confirm clearance from any public service infrastructure (e.g., street lights, overhead cables) and confirm no high-voltage (e.g., 38kV) public cables are in the immediate working footprint unless specifically advised by ESB Networks.</p> <p><b>Telephone/Data Cables</b> - Existing Live Supply. The Arts Centre is operational and requires phone, internet, and potentially dedicated data lines (e.g., Eir, Virgin Media). Contractor to locate external and internal service entry points. Take extreme care during any work near the building's facade or ground entry points.</p> <p><b>Gas Mains</b> - Not Confirmed as Natural Gas. Many buildings in New Ross use LPG/Oil for heating. The existence of a Natural Gas mainline connection requires official verification from Gas Networks Ireland. Contractor to verify the presence or absence of a live Natural Gas connection. If present, locate all pipe runs. If not, identify the location of any oil tanks or LPG bottle storage and associated pipework.</p> <p><b>Live Drain (Foul/Surface)</b> - Existing Live Drainage. The building is connected to the public foul and surface water sewer systems (managed by Uisce Éireann). Foul drainage is certain from toilets and showers. Contractor to locate existing foul and surface water lines and their routes to the public sewer, especially near rear access/car park areas. Verify if any diversions are required based on the scope of work.</p> <p><b>Other Liquids/Gases Under Pressure</b> - Unknown. Potentially present in the theatre's heating system (oil/water), refrigeration/AC units, or fire suppression systems. Contractor to check plant rooms and service areas for refrigeration gases (e.g., in chillers), high-pressure heating pipework, or any stored hazardous liquids/gases.</p> |                                                                                     |
| 1.14 | Known Existing Services:<br>Overground services  | <p>Overhead Electric Lines – Contractor to check heights and complete a RAMS for inclusion in the Site Specific Health and Safety Plan.</p> <p>Existing Live Supply. The Arts Centre is operational and requires live telephone/data lines. Contractor to locate external and internal service entry points.</p> <p>Other – Contractor to fully investigate site prior to construction commencing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                     |
| 1.13 | Design Team Contacts                             | Project Architects: <b>Conroy Architects Ltd</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Phone: 053 91 74144                                                                 |
|      |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Email: <a href="mailto:william@conroyarchitects.ie">william@conroyarchitects.ie</a> |
|      | Structural and Civil Engineer:                   | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A                                                                                 |
|      | Mechanical and Electrical Engineer:              | Geaney Engineering Consultants                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Unit 22, Waterford Business Park, Cork Road, Waterford                              |
|      | Quantity Surveyors:                              | Modia Consulting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Unit 4-4a Manor Street Business Park, Manor Street, Dublin D07 HCN1                 |



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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 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 works). |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Adjacent Activities                                                                                                                                                                     | <p>The Saint Michael's Theatre site is located on South Street, a busy town-centre road.</p> <p><b>North:</b> Adjacent to a large, actively used public car park and the SuperValu supermarket, resulting in high foot and vehicular traffic.</p> <p><b>South:</b> Borders the derelict former St. Michael's Cinema/Hall, which presents a security and structural hazard risk.</p> <p><b>East (Front):</b> Directly on the busy South Street with continuous traffic and pedestrian flow, including adjacent commercial premises (e.g., Theatre Tavern).</p> <p><b>Consideration:</b> Construction traffic and deliveries must be carefully managed via the rear access due to intense public activity (supermarket/car park) and security risks posed by the derelict building to the south.</p> |
| 3.00                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>PARTICULAR RISKS, SIGNIFICANT RISKS, and other matters to be brought to the attention of the CONTRACTOR / PSCS.</b>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>The following is the non exhaustive list of particular 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:</i> |                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Only those risks which would be evident and reasonably deducible from drawings or other support documentation to a competent Project Supervisor Design Stage are listed.                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Only those risks which are reasonably foreseeable by the Project Supervisor Design Process are listed.                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (c)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 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.                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (d)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | See attached Designers Risk Assessments for all risk assessed                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | GENERAL SAFETY PROVISIONS                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3.1.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3.1.2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Competence                                                                                                                                                                              | <p>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"</p> <p>It is the duty of the Contractor to ensure that all persons engaged in this project for the purposes of construction are competent.</p>                                                                                                                                                                                                                                                   |
| 3.1.3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



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| <b>3.1.4</b>  | <b>Plant, Machinery and equipment</b>                    | It is the duty of the Contractor to provide and maintain plant, machinery and equipment which are safe and without risk to health.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>3.1.5</b>  | <b>Personal Protective Equipment</b>                     | 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.                                                                                                                                                                                                                                                                                                                                                                   |
| <b>3.1.6</b>  | <b>Principles of Prevention</b>                          | <p>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.</p> <p>For residual risks the Contractor must as far as reasonably practicably provide for integrated safety systems and collective protective measures in favour of personal protective measures.</p>                                                                                                                                                                  |
| <b>3.1.7</b>  | <b>Emergency Plans (shared access/occupied premises)</b> | 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.                                                                                                                                                                                                                                                                                                                                                                     |
| <b>3.1.8</b>  | <b>Licences</b>                                          | 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.                                                                                                                                                                                                                                                                                                                                          |
| <b>3.1.9</b>  | <b>Sub Contractors</b>                                   | There may be a number of sub-contractors engaged in these works. All subcontractor activities must be carefully co-ordinated to ensure the proper protective measures are in place at all times. It is the function of the PSCS to ensure for the co-ordination of all subcontractors 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. |
| <b>3.1.10</b> | <b>Operatives</b>                                        | All operatives must be holders of Safe Pass safety training card or a recognised equivalent. Operatives must wear adequate personal protective equipment at all times.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>3.1.11</b> | <b>First Aid</b>                                         | The Contractor must provide adequate first Aid facilities on site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



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| 3.1.12 | <p><b>COVID 19</b><br/> <b>CORONA VIRUS</b><br/> <b>SARS-COV-2</b></p>          | <p>Contractor to provide for and implement the necessary measures called for in the requirements of the <b><i>Work Safely Protocol (the "Protocol")</i></b>, <b><i>published jointly by the Department of Business, Enterprise and Innovation and the Department of Health in consultation with the Labour Employer Economic Forum on 9<sup>th</sup> May 2020.</i></b> Contractor to provide for and implement the necessary measures in order to limit exposure and reduce to the risk of <b>Covid 19</b> spreading for the health and safety of all.</p> <ul style="list-style-type: none"> <li>(i) Augmenting site infrastructure and welfare facilities such as toilets, canteen, isolation spaces, and access, egress and circulation routes to meet the standards set out in the Protocol.</li> <li>(ii) Cleaning to the standard required in the Protocol.</li> <li>(iii) Covid-19 supervisor role(s) as necessary to meet the requirements of the Protocol.</li> <li>(iv) Covid-19 Personal Protective Equipment (PPE) to meet the requirements of the Protocol.</li> <li>(v) Social distancing to meet the requirements of the Protocol.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|        | <p>Key control measures required for managing the spread of <b>Covid 19</b></p> | <p><b>Symptoms</b></p> <p>Ensuring no person with symptoms attends site. Covid 19 effects different people in different ways but currently known symptoms are the following: fever – high temperature 38 degrees and above, cough, shortness of breath or breathing difficulties, loss or change to your sense of taste or smell. Persons displaying symptoms must self-isolate and not attend site or work for 14 days. Also, any person living with someone who is self-isolating or waiting a COVID-19 test must restrict their movements for 14 days. It should be noted that recent studies have suggested that COVID-19 may be spread by people who are not showing symptoms.</p> <p><b>Hand hygiene</b></p> <p>Sufficient facilities to be provided and maintained to allow/ensure everyone is washing hands or sanitizing hands regularly and thoroughly.</p> <p><b>Social Distancing</b></p> <p>Ensuring everyone maintains 2m separation insofar as possible while working, and when using facilities. also promoting social distancing when travelling to and from work. (public transport, vans etc.), and in their daily lives, in order to limit exposure</p> <p><b>Cough etiquette</b></p> <p>Promote Everyone to cough /sneeze into sleeve or elbow, always cover up and dispose of tissues correctly</p> <p><b>Cleaning</b> – ensuring that all frequently touched objects and surfaces are regularly cleaned and disinfected.</p> <p><b>Travel</b> – persons returning to the island of Ireland should refer to national advice issued by the HSE / the Department of Foreign Affairs.</p> <p>The above-mentioned control measures are elaborated on in the <b><i>Construction SectorC-19 Pandemic Standard Operating Procedures Manual published by CIF</i></b></p> <p>Contractor should keep up to date and refer to most up to date national advice, guidelines and publications issued by the government and HSE</p> |



|               |                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                |
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| <b>3.2</b>    | <b><i>PARTICULAR / SIGNIFICANT RISKS – the following, although not all listed in Schedule 1 to the Construction Regulations, could be considered as Particular Risks.</i></b> |                                                                                                                                                                                                                                                                                                                                                |
| <b>3.2.1</b>  | <b>Risk: Falling from Height (aggravated)</b>                                                                                                                                 | YES. This risk is significantly aggravated due to the core activities: Removal and replacement of roof sheeting over a large area.<br><br>The project involves an existing building (Saint Michael's Theatre), increasing the complexity of fall protection tie-off points and loading.                                                        |
| <b>3.2.2</b>  | <b>Risk : Burial under Earth falls (aggravated)</b>                                                                                                                           | YES. This risk is present and aggravated by the requirement for excavations for the new foyer extension foundations and the new/diversion of drainage services associated with the extension. All excavations deeper than 1.2m must be treated as a significant risk.                                                                          |
| <b>3.2.3</b>  | <b>Risk: Engulfment in swampland (aggravated)</b>                                                                                                                             | NO. The site is located in the town centre of New Ross on South Street and is not situated in a known swampland or bog area.                                                                                                                                                                                                                   |
| <b>3.2.4</b>  | <b>Risk: From Chemical or Biological substances</b>                                                                                                                           | None known at time of preparing this plan. Contractor to exercise due caution.                                                                                                                                                                                                                                                                 |
| <b>3.2.5</b>  | <b>Risk: Use of ionising radiation</b>                                                                                                                                        | NO. There is no known or proposed use of ionising radiation sources for construction or testing on this project.                                                                                                                                                                                                                               |
| <b>3.2.6</b>  | <b>Risk: Work near high voltage power lines</b>                                                                                                                               | NO (Unlikely). While the theatre is in a serviced urban area with electric cables, there is no evidence of high-voltage (e.g., overhead 38kV) power lines running immediately adjacent to or over the building/site footprint. However, the contractor must verify with ESB Networks. Contractor to assess on site and submit RAMS if required |
| <b>3.2.7</b>  | <b>Risk: of drowning</b>                                                                                                                                                      | None known at time of preparing this plan                                                                                                                                                                                                                                                                                                      |
| <b>3.2.8</b>  | <b>Risk: Works on wells, underground earthworks and tunnels</b>                                                                                                               | Works to construct new extensions to drainage and services runs, works for new foundations and ensuring structural stability to existing foundations and wall adjacent to new extension.                                                                                                                                                       |
| <b>3.2.9</b>  | <b>Risk: Work by divers with a system of air supply</b>                                                                                                                       | None known at time of preparing this plan                                                                                                                                                                                                                                                                                                      |
| <b>3.2.10</b> | <b>Risk: Work in a cession with compressed air supply</b>                                                                                                                     | None known at time of preparing this plan                                                                                                                                                                                                                                                                                                      |
| <b>3.2.11</b> | <b>Risk: Work involving the use of explosives</b>                                                                                                                             | None known at time of preparing this plan                                                                                                                                                                                                                                                                                                      |
| <b>3.2.12</b> | <b>Risk: Work involving heavy prefabricated materials</b>                                                                                                                     | YES. This risk is present and aggravated by the:<br>Delivery and installation of new fibre cement roof sheeting (large, awkward materials).<br>Installation of structural elements (steel or timber) for the new foyer extension.<br>Contractor to submit RAMS.                                                                                |



|        |                                                                                                                    |                                                                                                                                                                                                                                           |
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| 3.2.13 | <b>Hazard: Japanese Knotweed</b><br><br><b>Risk: Spread of invasive species to other sites</b>                     | None known at time of preparing this plan                                                                                                                                                                                                 |
| 3.2.14 | <b>Hazard: Site Security</b><br><b>Risk: Unauthorised Access</b>                                                   | YES (Aggravated). The risk is high due to the town-centre location, high public foot traffic, adjacent public car park/supermarket, and the neighbouring derelict cinema. Security to the work area and compound is an absolute priority. |
| 3.2.16 | <b>Hazard: Construction traffic</b><br><br><b>Risk: Accident with Public on site</b>                               | YES (Aggravated). High risk due to the site location on busy South Street and immediate adjacency to the SuperValu car park. A Traffic Management Plan and use of a banksman for all public road movements are essential controls.        |
| 3.2.17 | <b>Hazard: Storage of Materials and Waste</b><br><br><b>Risk: Injury from falling waste, waste being dispersed</b> | YES (Aggravated). Due to the limited town-centre site space, safe and secure storage within a designated contractors' compound is critical. Asbestos waste requires highly controlled and separate storage.                               |
| 3.2.18 | <b>Hazard: Existing services / utilities</b><br><br><b>Risk: Contact with live / hidden services</b>               | YES (Aggravated). As an established, operational, town-centre building, live services are certain. The contractor must complete a detailed CAT/GPR scan and obtain statutory service drawings prior to any excavation or drilling.        |



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| 3.2.19 | <p><b>Hazard: Working at Height</b></p> <p><b>Risk: Fall from height</b></p>                                | <p>YES (Aggravated). This hazard is a primary risk due to the extensive roofing works and the installation of services in ceiling voids. Scaffolding must be erected and maintained to the highest standards, with weekly inspections recorded.</p> <p>Scaffolding required during roofing works, construction works, mechanical and electrical services installations. Contractor to exercise due care.</p> <p>Scaffolding must be erected and protected strictly in accordance with the HSA Code of Practice for Access Scaffolding. Weekly and other statutory inspections must also be undertaken and records of such inspections must be maintained on site for inspection by the Project Architect / PSDP. Site Management must ensure that a competent person or specialist company is engaged to erect, dismantle and alter access scaffolding. Proof of competence e.g., training certification in accordance with the Safety, Health and Welfare at Work (Construction) Regulations 2013 must be issued to the Project Supervisor Construction Stage prior to commencement of works.</p> <p>The Contractor is to ensure the provision of collective protective measures. Use of ladders to be restricted to works of short duration, where the risk of fall is assessed as low and alternative means of access are not possible. Use of ladders must be undertaken strictly in accordance with the provisions of Safety Health and Welfare at Work (General Application) Regulations 2007.</p> |
| 3.2.20 | <p><b>Hazard: Working on live drainage</b></p> <p><b>Risk: Biological disease, Infection, Hepatitis</b></p> | <p>There may be works on live drainage. There is a risk of hepatitis, tetanus and other biological diseases when working on drains.</p> <p>Only trained operatives with adequate protective equipment should undertake this work. We are not aware of the depth of existing drains. Adequate washing facilities should be provided. Operatives should be inoculated against Tetanus and Hepatitis. There should be no entry into manholes or drains without confined space assessment and procedures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.2.21 | <p><b>Hazard: Working near Asbestos</b></p> <p><b>Risk: Asbestosis, Air Contamination</b></p>               | <p>YES (CERTAIN &amp; CRITICAL). The project specifically involves the removal of existing asbestos roof sheeting. This is the highest risk on site. The work must be performed by a licensed asbestos removal contractor using containment, air monitoring, and controlled disposal procedures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3.2.22 | <p><b>Hazard: Roof storage</b></p> <p><b>Risk: Falling materials</b></p>                                    | <p>YES. The risk of falling materials is present, particularly during the removal of the old roof and the installation of the new sheeting. The contractor must ensure no materials are stored on the roof structure that is not designed for loading.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 3.2.23 | <p><b>Structural Stability of Existing Roof</b></p>                                                         | <p>Risk: Collapse or instability of existing roof structure during removal and replacement works.</p> <p>The Contractor shall assess the existing roof structure and provide temporary propping and bracing as required. Roof coverings and structural members shall be removed in a controlled sequence to maintain stability. Any structural defects shall be referred to the Architect and Structural Engineer before proceeding.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



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| 3.2.24     | <b>Fragile Roof Coverings and Working at Height</b>   | <p>Risk: Falls through fragile roof coverings, openings or exposed roof structure.</p> <p>Existing asbestos cement sheeting shall be treated as fragile. Provide suitable scaffolding, edge protection, working platforms and safety netting in accordance with I.S. EN 1263-1 and I.S. EN 1263-2. The Contractor shall prepare site-specific RAMS for all roof works.</p>                                                                                                                                                                                                   |
| 3.2.25     | <b>Protection of Auditorium and Existing Ceilings</b> | <p>Risk: Injury or damage arising from falling materials or working above existing ceilings.</p> <p>Provide temporary debris protection and safety netting beneath roof works. Existing plaster-and-lath ceilings and historic features shall be protected from falling materials and construction loads. Establish exclusion zones beneath active works and prevent loading of existing ceilings.</p>                                                                                                                                                                       |
| <b>3.3</b> | <b>GENERAL SAFETY REQUIREMENTS / INFORMATION</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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.                                                                                                                                                                                                                                                                                                                                                        |
| 3.3.2      | Fire Escape Routes                                    | All fire escape routes must be maintained without obstruction at all times. PSCS must review this with Wexford County Council in relation to their escape strategy and ensure routes are maintained or redirected where necessary.                                                                                                                                                                                                                                                                                                                                           |
| 3.3.3      | Fire Safety                                           | There is always the risk of fire from construction activities. 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 pre-closure 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. |
| 3.3.4      | Stability of Existing Structures                      | The stability of the existing Saint Michael's Theatre building structure and its foundations must be assessed and maintained, particularly during the roof removal/replacement and the formation of the new foyer extension opening/structure. The existing boundary walls are also present.                                                                                                                                                                                                                                                                                 |
| 3.3.5      | Site enclosure layout                                 | Contractor to submit detailed work proposal for enclosure and hoarding. See attached site set up plan outlining site enclosure and hoarding requirements. PSCS to comment and submit proposals as necessary.                                                                                                                                                                                                                                                                                                                                                                 |
| 3.3.6      | Access for Emergency Services                         | The 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.                                                                                                                                                                                                                                                                                                                                                                                     |
| 3.3.7      | Parking for Operatives                                | Restrictions on parking of contractors and employees' vehicles on site. Contractor vehicles must not impede or block the passage of through traffic or emergency vehicles or any of the adjoining uses.                                                                                                                                                                                                                                                                                                                                                                      |
| 3.3.8      | Site Investigations / Ground Conditions / Excavations | Ground conditions are expected to be normal for a brown-field site, if however adverse ground conditions are encountered the Contractor should immediately inform the Project Architect and civil engineer.                                                                                                                                                                                                                                                                                                                                                                  |
| 3.3.10     | Services for Construction Activities                  | Existing supplies are available and live. Temporary connections may be possible depending on capacity. The contractor must seek permission for temporary connections from the client/employer's representative.                                                                                                                                                                                                                                                                                                                                                              |



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| 3.3.11 | Control of dust / dirt / noise     | The contractor is to 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 to be limited as far as reasonably possible and must not be undertaken before 8am.                                                                                                                                                                                                                                       |
| 3.3.12 | Working Hours                      | Working hours will be from the hours of:<br>8am- 6pm (Mondays – Friday)<br>8am-2pm (Saturdays)<br>There will be no works permitted on Sundays or on Bank Holidays.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3.3.13 | Asbestos / ACMs                    | ASBESTOS IS PRESENT. The scope of works specifically includes the removal of existing asbestos roof sheeting. This requires the engagement of a Licensed Asbestos Removal Contractor (LARC) and strict adherence to all statutory requirements for safe removal, bagging, transport, and disposal. The PSCS must obtain the LARC's specific method statements and clearance certificates.                                                                                                                                                                                                                                                                                                                         |
| 3.3.14 | 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. The contractor must apply to the council for any licenses required for fencing/hoarding in the public domain.                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3.3.15 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3.3.16 | 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. This must be included in the site specific health and safety plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3.3.17 | 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 to ensure against accidental 'switch on'.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 3.3.18 | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 3.3.19 | External Storage of Materials      | Materials if stored externally must be secured at all times to ensure against being blown and dispersed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3.3.20 | Temporary Weather Protection       | The Contractor shall maintain the building weathertight throughout the roof works. Remove roof coverings progressively and provide securely fixed temporary protection to exposed areas. Monitor weather conditions and implement emergency measures to prevent water ingress and damage to existing fabric.                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3.3.21 | Safe Access and Emergency Egress   | Provide and maintain safe access to all roof and attic working areas, including suitable scaffolding, platforms and walkways. Access arrangements shall be inspected by competent persons. Maintain emergency escape routes and provide rescue procedures for operatives working at height.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3.4    | <b>TEMPORARY WORKS</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 3.4.1  | Temporary Works Co-ordination      | <p>The main Contractor is wholly responsible for the design, installation, inspection and striking of Temporary Works (TWs). This includes temporary works designed by subcontractors. 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. Approval by the PWD does not relieve the Contractor of responsibility for the TWs.</p> <p>The PSCS shall assume the duty of Temporary Works Co-ordinator and shall be responsible for the co-ordination of Temporary Works during the contract.</p> |



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| 3.4.2 | The Duties of the PSCS (Temporary Works)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>The Duties of the PSCS in relation to TWs shall include:</p> <ul style="list-style-type: none"> <li>Issue to the PSDP the TW's schedule at the commencement of the works</li> <li>Co-ordination of all TWs activities including those of sub-contractors.</li> <li>Communication with all parties involved.</li> <li>Preparation of TWs design brief.</li> <li>Ensuring TWs are designed and checked.</li> <li>Issuing of permits to load and dismantle.</li> <li>Keeping of records.</li> <li>Ensuring that the various responsibilities have been allocated and accepted.</li> <li>Ensuring that the designs of TW's are communicated to the Permanent Works Engineer.</li> <li>Ensuring that TWs are designed to the appropriate standard.</li> <li>Ensuring that Temporary Works Design Certificates are signed by the appropriate parties.</li> <li>Completion and issue to the PSDP of Monthly Temporary Works Report to the PSDP.</li> </ul> |
| 3.4.3 | Temporary works Certificates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>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.</p> <p>In signing the "Temporary works Certificate" the PWD confirms that he has communicated his 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.</p>                                                                                                                                                                                                                                                                                |
| 3.4.4 | Suitability of Materials                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Materials used for temporary works shall be the best of their kind and appropriate for the intended function.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4.00  | <b>PROJECT COMPLETION TIMEFRAME</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 4.1   | Programme for the works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>The project programme from commencement to completion is TBD.</p> <p>It is considered that the project can be safely completed in this timeframe.</p> <p>Tenderers when tendering should however indicate any reservations they may have with regard to the safe delivery of the project within this timeframe.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 5.00  | <b>CONCLUSIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5.1   | <p>The Design Team and PSDP have endeavoured as far as reasonably practicable to take account of the Principles of Prevention. The foregoing Particular / Significant / High level risk activities have been identified 3.2.1- 3.2.20. (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.</p> <p>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 and put 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 in favour of working from ladders.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



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| 5.2  | There may be a number of sub-contractors involved in the works. Co-ordination of the subcontractors 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.                                  |                                                                                                                                                                                                                                                                                                                                                           |
| 5.3  | Fire Safety is an absolute priority. The Contractor must put in place the correct procedures to ensure for the highest level of fire safety throughout the project. A pre-closure fire safety inspection must be undertaken at the conclusion of each day's activities. Smoking on site is not permitted. |                                                                                                                                                                                                                                                                                                                                                           |
| 5.4  | Security of the site to ensure against unauthorised access particularly during non-working hours and weekends is essential.                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                           |
| 5.5  | Designer Risk Assessments (See attached)                                                                                                                                                                                                                                                                  | Prepared by:<br>Conroy Architects                                                                                                                                                                                                                                                                                                                         |
| 6.0  | <b>WELFARE FACILITIES</b>                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                           |
| 6.1  | Welfare facilities for construction personnel                                                                                                                                                                                                                                                             | The contractor must provide for his own toilet and canteen facilities in accordance with the requirements of the SHWW (Construction) regulations 2013. Drainage facilities and water supply are not available for temporary connection.                                                                                                                   |
| 7.0  | <b>CONTINUING LIAISON</b>                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                           |
| 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. |
| 8.00 | <b>SAFETY FILE</b>                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                           |
| 8.01 | 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 to be provided to enable the preparation of one copy of the Safety File. Safety File information must be submitted to the PSDP before Practical Completion.                                                                |

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

Signed: \_\_\_\_\_ **Conroy Architects Ltd.**

*Project Supervisor Design Process*

Date: 20.07.2023

## Appendix 1

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 in 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
  - Pilings
  - Crane Erection
  - Asbestos removals
  - Tree felling
  - Extreme weather conditions
  - Confined Space
  - Live works
  - Excessive noise