



Comhairle Chontae Chill Mhantáin
Wicklow County Council

Refurbishment of fire damaged property at
35 Mill Meadows Arklow County Wicklow
Y14 D797

Preliminary Health & Safety Plan

9th October 2026

DOCUMENT CONTROL SHEET

Employer: Wicklow County Council

Address: Housing Department
County Buildings,
Station Road,
Wicklow,
Co. Wicklow.

Phone: 0404-20100

Project Title: Refurbishment of fire damaged property at 35 Mill Meadows Arklow County Wicklow Y14 D797

Document Title: Preliminary Health & Safety Plan

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PREFACE

This Preliminary Health & Safety Plan has been prepared in accordance with Part 2(9) of the Safety, Health and Welfare at Work (Construction) Regulations 2013 (SI No. 291 of 2013).

This document has been prepared for the purpose of providing information to the Health & Safety Project Supervisor Construction Stage (PSCS).

1 GENERAL DESCRIPTION OF PROJECT

The works involve the Refurbishment of fire damaged property at 35 Mill Meadows Arklow County Wicklow Y14 D797

Project Details

1.1 Project Title:

The project shall be known as:

Refurbishment of fire damaged property at 35 Mill Meadows Arklow County Wicklow Y14 D797

1.2 Client(s) names(s) and address (es)

The project is undertaken on behalf of Wicklow County Council, Arklow Municipal District Office, Castle Park, Arklow, Co. Wicklow. Y14 FX63.

Phone: 0402-42700

www.wicklow.ie

1.3 PSDP Details

The PSDP for the project is:

Address: Wicklow County Council, Arklow Municipal District Office, Castle Park, Arklow, Co. Wicklow. Y14 FX63.

Phone: 0402-42700

Email: arklowmunicipaldistrict@wicklowcoco.ie

1.4 Site location

The address of the construction site is: 35 Mill Meadows Arklow County Wicklow Y14 D797

Location Map is included in Appendix A

2 ESTIMATED TIMESCALE OF PROJECT

It is the intention of the Project Supervisor Design Process to allow adequate time for the work to be carried out in a safe manner. It is expected that the project will require 40-50 working days to complete. The basis upon which the timescale is estimated is the extent of the required works, and the authors' experience of projects of a similar nature.

3 DRAWINGS/SPECIFICATIONS

Please refer to the documents titled

- Appendix 3 Works Required and Cost Proposal
- This document (Preliminary Safety Health and Welfare Plan)
- Competency Assessment for outside Contractor

4 RELEVANT ADJOINING LAND USES

The site is in a Town Housing estate with adjoining council rented and private properties.

5 SITE RESTRICTIONS / SITE INFORMATION

It is a 3 Bedroom mid terrace 2 storey property.

Contractors are not allowed to block neighbouring dwelling access / parking.

Access to the site will be restricted to personnel engaged in works on the site only.

Measures must be taken to always prevent illegal entry to the site

5.1 Working Hours

It is expected that work will be restricted to normal working hours as follows:

- All work will be carried out between the hours of 08:00 to 18:00 Monday to Friday excluding Bank Holidays.
- Only emergency works are allowed on Weekend and WCC to be informed as soon as possible after being notified of emergency.

6 KNOWN EXISTING SERVICES

There are existing services adjacent to the proposed site as follows:

- Electricity
- Gas heating system
- Telecom
- Water
- Foul and Surface Drains

Where there are existing services adjacent to the proposed site PSCS shall take all necessary steps to identify all relevant services on site and carry out risk assessments and implement controls to ensure that no damage occurs to these services. Where necessary PSCS to contact relevant authorities to obtain the most up to date service mapping showing location of underground services. The following table contains relevant contact details within Wicklow County Council area.

Names	Address	Tel No / Email Address	Contact
ESB	ESB Networks Central Site, ESB Networks, St. Margaret's House, Finglas, Dublin 11.	Tel: 1850 928 960 E: dig@esb.ie E: centralsiterequests@esb.ie	
EIR	Plant Alterations, Desk 6B-19 Eir HQ, 1 Heuston South Quarter St John's Road Dublin 8	E: plantalterations@eir.ie	
Gas Networks Ireland	Gas Networks Ireland Networks Services Centre St. Margaret's Road, Finglas, D11 Y895	Tel: 1850 427747 Emergency: 1850 205050 E: Dig@gasworks.ie	
Irish Water Mapping	Wicklow Co. Co., Station Road, Wicklow Town, Wicklow.	Tel: 0404 20100 Ext 2533	

The works may affect these services, and the contractor should identify their locations and ensure that the works do not damage them except where works entail modifying these services.

7 TEMPORARY TRAFFIC MANAGEMENT PLAN

N/A on this site.

It is not envisaged that traffic management will be required on the site however if temporary traffic management is required, the contractor will be responsible for the provision of a temporary traffic management plan including proper positioning of all warning and advisory signs, traffic cones, signals and warning lamps which may be necessary for the proper control of traffic and to minimise inconvenience to the general public caused by his operations.

The Contractor shall take account of the recommendations contained in Chapter 8 of the "Traffic Signs Manual" published by the Department of Transportation and the Guidance for the Control and Management of Traffic at Roadwork's published by LGMSB.

8 SITE SUPERVISION & ON-GOING COMMUNICATIONS

WCC and PSDP will hold regular meetings throughout the project with the Client, designers and the PSCS as appropriate.

9 INFORMATION ON THE PRESENCE OF PARTICULAR SAFETY RISKS TO SAFETY & HEALTH

This section of the Preliminary Health and Safety Plan is prepared to highlight work involving particular risks to the Health and Safety of persons at work on the site during the Contract. This list represents a non-exhaustive list of particular risks. The general principles of prevention should be taken into account when designing any control measures. It should be noted that many of the risks on the project that may arise out of working methods which are at the discretion of the Contractor.

Identify Works which involve a particular risk:		PSDP Specify where in the project the risks may arise:
1. Works which put persons at work at risk of – (a) Falling from height, (b) Burial under earthfalls, or (c) Engulfment in swampland, <u>where the risk is particularly aggravated</u> by the nature of the work or processes used or by the environment at the place of work or construction site.	Yes ☒ No ☐	Roof works Attic works Wall works Removal of items and painting of walls Use of ladders
2. Work which puts persons at work at risk from chemical or biological substances constituting a particular danger to the safety and health of such persons or involving a statutory instrument requirement for health monitoring.	Yes ☒ No ☐	Preparation and use of certain construction products and materials may have safety and health implications. Inhalation of dust particles during excavation, drilling or cutting of materials.
3. Work with ionising radiation requiring the designation of controlled or supervised areas as defined in Directive 96/29/Euratom ² .	Yes ☐ No ☒	
4. Work near high voltage power lines.	Yes ☒ No ☐	Working in proximity to existing live electrical connection. Underground ESB services are located in proximity to the site at various locations. These should be identified and protected for the duration of the works.
5. Work exposing persons at work to the risk of drowning.	Yes ☐ No ☒	
6. Work on wells, underground earthworks and tunnels.	Yes ☐	

	No ☒	
7. Work carried out by divers at work having a system of air supply.	Yes ☐ No ☒	
8. Work carried out in a caisson with a compressed-air atmosphere.	Yes ☐ No ☒	
9. Work involving the use of explosives.	Yes ☐ No ☒	
10. Work involving the assembly or dismantling of heavy prefabricated components.	Yes ☐ No ☒	
11. Other particular risks on site. Description: Falling from Construction Plant, Falling from unguarded openings. Preparation and use of certain products and materials may have safety and health implications. Inhalation of dust particles during excavation, drilling or cutting of materials. Working with hand & power tools including drills, saws, rotating blades etc. that may cause injury. Working with plant & machinery Works in confined areas should be minimized where any chemicals or agents are used. The potential presence of vermin (mice and rats) may expose persons or biological substances constituting	Yes ☒ No ☐	Various stages of the construction project, or possibly not at all. Working in a fire damaged property

a particular danger to the safety and health particularly Weils Disease. Works adjacent to live carriageways, Working near machinery, Slips trips and falls due to poor housekeeping, Manual Handling when lifting the materials, Provision and maintenance of traffic management systems, Effect of live traffic and construction plant fumes. Protection of site staff against the effects of weather on live and site traffic. Effect of others (outside Contractors control) working on site (e.g. farmers, utility providers) Control of noise and vibrations Careful excavation in the vicinity of existing live services including ESB, Eircom, Water and Sewer Cutting, breaking and drilling concrete materials by hand. Effect of the works on the general public. Site security access Testing of materials on site, in labs. Contamination of watercourses and streams. Working with materials having temperatures, which could cause serious burn injuries. The following is a non-exhaustive list of materials that have been identified which will be a risk to safety and health during construction and commissioning:- Fuel. Acid. Test Solvents & Fumes.		
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Procedures must be developed for recognising when these materials are brought to site, store and used and ensuring that the appropriate COSHH (Control of Substances Hazardous to Health) data sheets are obtained, risks assessments carried out and appropriate controls put in place. It is assumed that the Contractor will be aware of any precautionary information for the materials used, that the supplier, by law, is required to provide.		
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The above list of particular risks is non-exhaustive and other risks may present during construction that could not be foreseen by the PROJECT SUPERVISOR FOR THE DESIGN PROCESS.

10 RECOMMENDATIONS / SPECIFIC MEASURES FOR REDUCING RISKS

It is envisaged at the Design Stage that the following non-exhaustive list of specific measures for reducing risks will be addressed in the Construction Stage - Safety and Health Plan: -

- Measures will be required for the safe operations of plant and other construction activities where these are in the vicinity of ESB power lines and other services.
- Measures will be required for the safe operations of plant and other construction activities where these are in the vicinity of Eircom services and other services.
- Measures will be required for the safe operations of plant and other construction activities where these are in the vicinity of Water Supply services and other services.
- Measures will be required for the safe operations of plant and other construction activities where these are in the vicinity of Wastewater (Foul) sewer services and other services.
- Measures will be required for the safe operations of plant and other construction activities where these are in the vicinity of Surface water drainage services and other services.
- Measures will be required where members of the public have to access close to, or around, construction work.
- Measures will be required to always provide access for the emergency services.
- The Contractor shall advise the Engineer / Technician as soon as possible after the event of any accident, injury, loss or damage to any workman or third party or any property of the third party or to property of the Employer.

11 CONTINUING LIAISON

- 12.1 Procedures for dealing with unforeseen eventualities during project execution resulting in substantial design change, which might affect contract period and other resources i.e. site meetings, etc.

In the event of unforeseen happenings during the project that would result in substantial design change, which could affect the contract period and other resources, the Project Supervisor Construction Stage is to immediately inform the Project Supervisor Design Process.

- 12.2 Procedures for considering health and safety aspects of design element for the Project Supervisor Construction Stage i.e. site meetings, etc.

The Preliminary Health & Safety Plan sets out Particular Risks of the project at Design Stage for the Project Supervisor Construction Stage.

Any consideration of the Health and Safety aspects of the Design elements are to be addressed to the Project Supervisor Design Process.

- 12.3 Designers are required to notify the PSCS of all relevant changes. The PSDP will convey this information to the PSCS.

- 12.4 Liaison with the PSCS will be mainly through site meetings or methods adopted in agreement between with the PSCS and PSDP.

12 COMPLIANCE WITH GENERAL SAFETY REQUIREMENTS

The Contractor shall comply with all relevant Statutory requirements such as the 2005 Safety Health and Welfare at Work Act, The Construction Regulations (S.I. No. 291 of 2013), the Safety Health and Welfare at Work (General Application) Regulations 2007 (S.I. No. 299 of 2007), etc. In addition the Contractor shall comply with all the reasonable safety requirements of the Client, the Project Supervisor for the Design Process and the Project Supervisor for the Construction Stage.

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



Signed :

Stephen Pearce Howes, Executive Technician, Wicklow County Council,
- On behalf of the Project Supervisor for Design Process, which is Wicklow County Council.

Date: 9th October 2026

APPENDIX A DRAWINGS

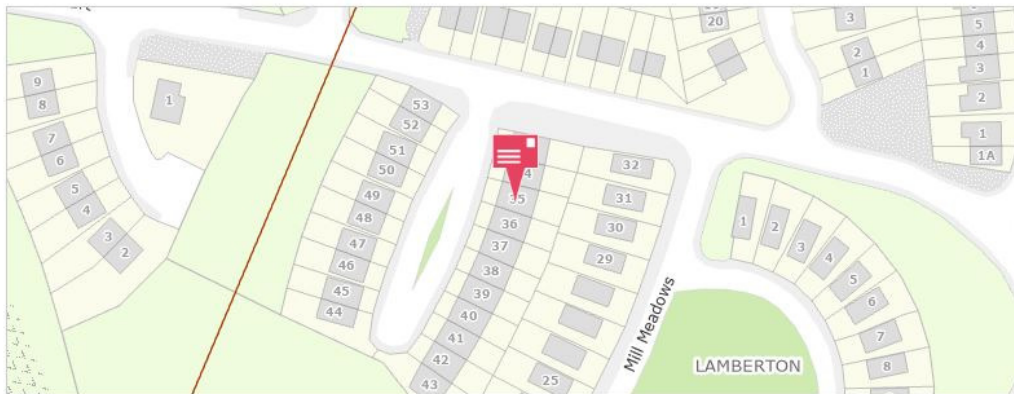
35 MILL MEADOWS

ARKLOW

CO. WICKLOW

Y14 D797

[Address Query ?](#)



Appendix B

Wicklow County Council	0404	20100
Arklow Municipal District Office	0402	42700
Emergency		999 or 112
Gardai		
Tinahely	0402	38102
Arklow	0402	32304
Rathdrum	0404	46206
ESB Emergency	1850	3872999
Fire Stations		
Chief Fire Service Bray	01	2862929
Wicklow	0404	67371
Arklow	0402	32455
Rathdrum	0404	46127
Doctors		
Care Doc	1850	334999
Dr Bently Arklow	0402	32418
Dr Buggle Arklow	0402	32264
Dr Foster Arklow	0402	32617
Dr Farrell Arklow	0402	39841
Health Centers		
Tinahely	0402	38238
Rathdrum	0404	46231
Aughrim	0404	36316
Arklow	0402	39624