28 October 2026

Report

Preliminary Safety & Health Plan

Civils Works Project (Phase 2), Phase 2 Osprey House, East Park, Shannon

The Works Contractor on behalf of AirNav Ireland

securing right **outcomes**



t: +353 1 611 1556

e: diarmuid.condon@dconsafety.com

w: www.dconsafety.com

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1 General

The project comprises the construction of a new combined vehicular entrance and exit serving Osprey House, alterations to existing access and boundary arrangements, the provision of a new pedestrian entrance and crossing on Smithstown Road to facilitate connectivity with the adjoining Shannon Enroute Centre, new vehicular exit serving Shannon Enroute Centre, the construction of a covered pedestrian walkway, the installation of security fencing, controlled access gates, associated signage and lighting, landscaping, and all associated site development works.

A clear understanding of the risks born by the Works Contractor and the Works Contractor lead Design Team leads to better risk allocation. Hazards are always there but identifying them and adhering to defined and specific measures can avoid a lot of injuries and deaths. A clear understanding of the risks born by each project participant can lead to better risk allocation.

The following annotations can guide the actions of The Works Contractor to effectively develop and implement their risk analysis and management tool:

- Risk analysis and management is most effective when deployed early;
- A properly structured risk identification, analysis, and mitigation process can moderate the risks associated with remedial construction projects;
- Risk assessment and management is not a substitute for adequate pre-project planning, project controls, or other management and technical requirements. The most effective risk management process is coordinated with all aspects of project development and management. Risks include but not limited to the following:
  - working within a live functioning commercial business park | shared common roadway access interface;
  - coordinate restricted logistical access to work areas. The Shannon Airport Group as Property Managers (property@snnairportgroup.ie) are responsible for closely monitoring tenant and construction contractor activity during the project to ensure continual compliance with all safety and security requirements;
  - adjacency of works to persons unfamiliar with construction risks;
  - interface with neighbouring property staff, guests etc. securing operational continuity and block property enjoyment;
  - necessity to maintain safe vehicular and pedestrian access throughout works;
  - restricted working conditions where construction work noise | vibration exceeds required permitted levels;
  - notable temporary work requirements;
  - The Works Contractor must take all due care to maintain a high level of safety and security during construction when access points are created | shared to permit the passage of construction materials, plant and personnel;
  - Prioritise occupier safety with unobstructed travel through | along access roadways, and other block areas;
  - Surrounding infrastructure – live energy presence;
  - The constant interface risk for the Works Contractor with neighbouring property stakeholders; The Works Contractor must take cognisance of the following:

- Non-construction persons are not experienced in recognising construction vehicle movement risks;
- People are not able to see over construction vehicles at access gateways or crossing points. Drivers in turn may also not be able to see people;
- Non-construction persons are constantly on the move and can walk out onto a traffic travel lane suddenly;
- Non-construction persons may take the view point that if they can see a construction vehicle driver, that driver in turn can see them and can stop instantly;
- Non-construction persons have difficulty in determining where construction vehicle sounds are coming from (e.g., when listening to music, using their mobile phone etc.);
- Non-construction persons tend to concentrate for only a short time and thus may only notice one thing at a time. People tend to focus on what is in front of them instead of what is around them; and
- Non-construction persons may freeze in front of a construction vehicle.

- Potential for strained relationships with existing occupiers and neighbours;
- Necessity to maintain and control traffic flow at on all approach roadways as agreed with the Client;
- Construction activities generally i.e., working space, noise, dust & fumes, working with shared services, manual handling etc.;
- Security of the part ground floor site area afforded to The Works Contractor; and
- Impact of dust on adjoining floor finishes.

- The location of the works coupled with the necessity of maintaining | ensuring property operational continuity (& associated external area logistical movements) requirements presents the greatest risks and must be planned, managed and monitored to ensure that nobody is exposed to risk;
- The risk management process shall capture usable data and be kept as simple as possible; and
- Documentation is critical, and properly recording the identification, analysis, and risk mitigation plans and results for each risk element allows for lessons to be learned and actions to be taken if necessary.

1.1 Foreseeable risk items

1.1.1 Site investigation & design-development risks

- Incomplete/incorrect site information;
- Undetected utilities (electric, telecoms, water, drainage, gas, fibre) leading to redesign, excavation delays, or service interruption;
- Unidentified ground conditions (made ground, variable subgrades, shallow obstructions, buried foundations, contaminated hotspots); and
- Inaccurate groundwater/drainage data affecting foundation design, earthworks, and long-term settlement/performance.
- Design assumptions not validated

- Assumptions on traffic flows/turning movements proving incorrect, requiring geometry changes or additional tracking checks;
- Pedestrian demand and crossing behaviour assumptions not validated (leading to inadequate crossing width, visibility, signal/control type, or refuge provision); and
- Drainage design assumptions (infiltration suitability, existing outfalls capacity) proven wrong.

- Cross-boundary/land ownership constraints
  - Boundary lines, rights-of-way, easements, or maintenance responsibilities not fully clarified—causing rework to fences, gates, and pedestrian routing.
- Compliance and permitting risks
  - Failure to obtain/confirm requirements for road authority approval, pedestrian crossing approval, or approval for lighting/signage/fencing within or affecting the public realm; and
  - Risk that design does not fully comply with applicable standards for road safety, pedestrian accessibility, fire/emergency access, and security measures.
- Access/traffic and road safety risks (Smithstown Road crossing + vehicular movements)
  - Vehicular access/egress geometry risks
    - Poor sightlines at the new combined entrance/exit leading to unsafe turning or queue spillback;
    - Insufficient separation/controls between pedestrian movements and turning vehicles; and
    - Inadequate internal circulation widths/radii for service vehicles (refuse, maintenance, emergency vehicles).
- New pedestrian crossing risks (Smithstown Road)
  - Insufficient visibility due to parked vehicles, vegetation, lighting levels, or landscaping placement;
  - Crossing location chosen without fully accounting for pedestrian desire lines and local turning movements;
  - Inadequate crossing safety features (e.g., tactile paving, marking robustness, bollards/guardrails, refuge islands); and
  - Conflicts with cyclists or other road users if present.
- Traffic management during construction
  - Construction-phase works close to live road junction/crossings causing:
    - temporary loss of sightlines;
    - unsafe pedestrian routing; and
    - delays and congestion (with knock-on access impacts for both sites).
    - Traffic signal/temporary signage placement errors, or insufficient time for driver/pedestrian comprehension.
- Utilities and services risks
  - Utility strikes and service disruptions

        - Damaging live services during excavation for:
            - new pedestrian crossing;
            - drainage;
            - service trenches for lighting/signage/gates/controls;
            - walkway foundations/piers;
            - Temporary shutdowns of critical services (CCTV, access control systems, lighting, telecoms).
- Temporary works and diversion complexity
    - Unplanned need for diversions due to conflicting utility locations discovered during opening-up works; and
    - Long lead times for utility reinstatement approvals.
- Ground, geotechnical, and foundations risks (site works + walkway)
    - Ground stability and settlement
        - Differential settlement causing:
            - cracking of paving and walkway structures;
            - misalignment of gates;
            - ponding in drainage areas; and
            - expansive or variable soils leading to movement.
- Contamination and hazardous materials
    - Encountering contaminated soils/groundwater affecting disposal costs, programme, and regulatory approvals; and
    - Asbestos/legacy materials in existing waterpipes, associated structures or boundary walls.
- Alterations to existing access and boundary arrangements
    - Boundary line setting errors;
    - Fencing/gates placed on the wrong boundary/land parcel; and
    - Encroachment into easements affecting third parties (or later compliance enforcement requiring remediation).
- Impacts on existing access routes
    - Temporary closure of existing routes causing operational disruption; and
    - Emergency access routes inadvertently blocked or constrained.
- Existing structures to be removed/reworked
    - Removal of walls/kerbs/paths leading to unanticipated condition issues (hidden foundations, poor concrete, reinforcement).
- Pedestrian and vehicular segregation risks
    - Security layout does not adequately prevent:
        - pedestrians inadvertently entering vehicle areas; and
        - vehicle access points being used by unauthorised users.

- Compliance and safety risks e.g. gates not designed with safe stopping limits and pinch-point protections or inadequate manual override access for emergency operations.
- Interface with adjacent assets
  - Walkway joins with existing walls/paving may create movement joints that fail or create trip hazards; and
  - Settlement mismatch between walkway foundations and adjacent structures.
- Fire and emergency considerations of blocks;
- Tree root/asset interaction risks as applicable
  - Tree roots damaging drainage, paving, walkway membranes/fixtures, or service conduits.
- Construction methodology and sequencing risks
  - Programme overrun and interface management
    - Multiple works strands (road crossing works, walkway, gates, drainage, landscaping) causing:
      - conflicting access;
      - delayed approvals; and
      - rework due to "out-of-sequence" installation (e.g., fencing erected before drainage completed).
- Night works and working hours constraints? – tbc
  - Restricted working hours may force complex sequencing and increase the risk of rushing reinstatement.
- Weather impacts
  - Rain affecting earthworks stability, curing of concrete/asphalt, and drainage connections; and
  - Wind affecting scaffold/temporary works and walkway erection safety.

1.1.2 Health, safety, and security risks during construction

- Phase 1 fit out works ongoing until February 2027 within Block 2 (interface risk);
- Road user and pedestrian safety during works
  - Temporary barriers and diversions inadequate; risk of pedestrians entering active works zones.
- Working at height / lifting risks
  - Walkway erection involves lifts, scaffold erection/dismantling, and working at height.
- 14.3 Excavation risks
  - Trench collapse, trapped persons, inadequate shoring/benching.
- Traffic management and compliance
  - Failure to comply with traffic management plan causing enforcement action or stop-work.
- Site security during works
  - Stored materials and plant theft/vandalism; and

- Unauthorised access to partially installed security fencing.

1.1.3 Stakeholder/operational risks

- Ongoing operations impacts
  - Reduced parking/vehicle movement causing operational disruption for Osprey House and Shannon Business Centre; and
  - Emergency access constraints during tie-in works.
- Communication and user behaviour risks
  - New crossing/gates/route confusion leading to unsafe behaviour (e.g., pedestrians crossing outside the new marked area).
- Coordination between multiple parties
  - Delays due to interfaces between road authority, utility providers, client/security teams, contractors, and designers.

1.1.4 Environmental and regulatory risks

- Dust, noise, and emissions
  - Dust from earthworks affecting nearby occupants and road visibility.
  - Noise beyond permitted limits causing complaints/enforcement.
- Pollution incidents e.g. cement/contaminants washout, fuel spill, or silt-laden runoff resulting in regulatory breaches.
- Waste management and disposal
  - Contaminated arisings classification errors leading to non-compliant disposal; and
  - Excess material requiring costly offsite handling.

1.2 Contractor awareness items

- All works must be approved by the Client and Design Team, and no works will be allowed without receiving written authorisation from the Facilities Manager. If there are any change to the design of a tenant's demise as Shannon Airport Group manage Brookvale Plaza. The Plaza has a Building Manager to assist with any issues and to provide support for all projects. The aim of the Works Contractor is to seek to ensure Phase 2 works are completed within the allocated timeline and to do so in the safest possible way;
- The Works Contractor to review nuisance limits pertaining to Noise, Vibration and Dust as applicable;
- Work within a functioning commercial block campus;
- Adjacency of works to occupied blocks;
- Agreed access arrangements (envisaged via ground floor main entrance);
- Necessity for construction noise not to exceed permitted dB(A) levels – these levels may be below typical CoP limits;
- Necessity to maintain shared services and evacuation access routes around the property;
- Undertake works within defined areas under the control of The Works Contractor;
- The Works Contractor and their supply chain contractors shall take reasonable care to maintain a high level of safety and security during construction when access points are provided to permit the passage of construction materials and personnel;

- Surrounding public lighting, and Plaza infrastructure presence;
- The constant interface risk for the Works Contractor with neighbouring commercial office property users | stakeholders | neighbours | members of the public | carpark users;
- Cleanliness of the site at the end of each work shift must be secured nightly; and
- Security of site areas.

2 Construction requirements

2.1 Person in Control of the Premises

The Works Contractor is responsible for all onsite health & safety. The Works Contractor will also take on the responsibility of the *'person in control of the premises'* as identified in Section 15 of the 2005 Act. The *'person in control of the premises'* will as far as is reasonably practicable ensure that provided access, egress, articles or substances provided for use are safe and without risk to health to site operatives, office block personnel, office staff | tenants, visitors and office staff | tenants. The Works Contractor shall review and fully implement the requirements of Section 15 as it applies to the designated Phase 2 site area and any other afforded areas by the Client and or Shannon Airport Group.

2.2 Preliminary Safety & Health Plan

This Preliminary Safety and Health Plan has been developed by DCON Safety Consultants acting in the capacity of Project Supervisor for the Design Process as per the Safety, Health and Welfare at Work (Construction) Regulations, 2013 - 2023.

2.3 Client responsibilities

The document is intended to fulfil the obligations of AirNav Ireland Dublin Limited as a Client under Regulation 9 of the Safety, Health and Welfare at Work (Construction) Regulations, 2013 -2023 in providing information on health, safety and welfare matters that shall be considered when undertaking Phase 2 contract works. This document seeks to provide:

- A general description of the project;
- Client's considerations and management requirements;
- Restrictions and existing onsite hazards and quantifiable risks i.e., safety hazards, health hazards and any significant design and construction hazards. The Works Contractor is to incorporate this information into the Construction Stage Safety & Health Plan as required under Regulation 16 to demonstrate that appropriate account shall be taken of the health and safety arrangements, prior to the commencement of works on site; and
- Should unforeseeable hazards be identified during the construction phase, The Works Contractor is to develop various dynamic assessments. The Works Contractor shall review the information included or referenced within this document and provide all relevant information requested, to demonstrate that appropriate health & safety arrangements shall be implemented.

2.4 Legislative requirements | standards | guidelines

The Works Contractor shall comply with all relevant Acts, Regulations and Codes of Practice which apply during the construction stage and facilities maintenance period. The Works Contractor shall ensure that, as a minimum, all aspects of the works and project facilities comply with good industry practice, law and all necessary consents including, but not limited to the following:

- The Safety, Health and Welfare at Work Act 2005;
- The Safety, Health and Welfare at Work (Repeals)(Commencement) Order, 2015;
- The Safety, Health and Welfare at Work (General Applications) Regulations 2007 to 2022 (in particular Chapter 2 of Part 2 (Regulations 27 to 61 in relation to the use of work equipment), Chapter 3 of Part 2 (Regulations 62 to 67 in relation to personal protective equipment) and Part 4 (Regulations 94 to 119 in relation to work at height);
- The Safety, Health and Welfare at Work (Repeals)(Commencement) Order, 2015;
- The Safety in Industry Act 1980;
- The Safety, Health and Welfare at Work (General Applications) Regulations 2007 to 2022;
- The Safety, Health and Welfare of Work (Construction) Regulations, 2013 to 2023;
- The Construction Products Regulation (CPR) 2013;
- Any other recommendation or Code of Practice made by the Health and Safety Authority including new Code of Practice (Vulnerable Persons), July 2024;
- Asbestos and the provisions of the Safety, Health and Welfare at Work (Exposure to Asbestos) (Amendment) Regulations 2025;
- Law and Good Industry Practice on Disability including those of the National Disability Authority;
- Fire Services Act 1981;
- Good Industry Practice in respect of Fire;
- Requirements of Utility Providers;
- Relevant Irish Standards ("Irish Standards"), British Standards ("British Standards"), Codes of Practice ("Codes of Practice"), EU Directives ("Directives") or equivalent European Standards ("European Standards");
- Relevant TII Publications;
- Local Byelaws and Regulations; and
- Regulations and requirements of all Relevant Authorities.

The Works Contractor shall provide for complying with the above including PSCS questionnaire completion to the satisfaction of AirNav Ireland, all mandatory notifications and notices for display. Compliance with these Regulations, By-Laws, Standards and Guidelines shall relate to those most up to date or reasonably foreseeable as being in force or published at the time of Contract Award.

The Works Contractor shall identify any hazards that the design may present during construction and subsequent use and maintenance. Where possible, the hazards shall be eliminated, or the risk reduced. Where hazards cannot be eliminated, provision shall be made for control of those risks and the transfer of the necessary information on those control measures and any and residual risks together with any design assumptions to the Works Contractor.

2.5 Contractor responsibilities

- All Phase 2 works particular working with or near live energies and roadway traffic must be carefully planned, organised, supervised and carried out;
- The place where work at height is done is safe;
- All work at height takes account of pedestrian footfall and vehicular movements;
- Those involved in work at height, road works, & with energies are instructed and competent; and
- Equipment for work at height is appropriately inspected ensuring against accidental fire creation when undertaking Phase 2 works.

The Works Contractor is to incorporate this information into their Works Specific Safety & Health Risk Assessment and Method Statement (RAMS) to demonstrate that appropriate account shall be taken of the health and safety arrangements, prior to the commencement of works on site. If hazards are identified during works, The Works Contractor shall review these and demonstrate that appropriate health & safety arrangements can be implemented post risk assessment and recorded in the AirNav Ireland work permit.

3 Health & safety drivers

- Zero reportable accident and incidents (0.00 Accident Frequency Rate);
- Securing and maintaining a safe workplace for all;
- Securing everyone's safety by attaining to a high level of safety performance, care for safety of property users | stakeholders and roadway users;
- Caring for the workforce – personal development & training, respect, high standards of welfare etc.;
- Respecting the campus community by considering their impact on property stakeholders | partners in prioritising courtesy and minimising the impact of deliveries; and
- Protecting and enhancing the plaza and roadway environments.

3.1 HSE monitoring performance

AirNav Ireland expects all contractors to monitor their health and safety performance whilst conducting work activities on their behalf. In addition, AirNav Ireland and Shannon Airport Group reserve the right to audit health and safety performance and review the health and safety documentation provided by the Works Contractor and their supply chain in order to ensure that it is current and continues to reflect the work activities undertaken.

4 Site location

4.1 Site address

Phase 2, Osprey House, Brookvale Plaza, East Park, Shannon

4.2 Site contact details

All initial contact shall be made through the Client. Visitors shall not visit the site without prior approval from the above.

5 Project details

5.1 Summary

The project comprises the following works:

- Vehicular access and boundaries - Construction of a new combined vehicular entrance and exit serving Osprey House and a new vehicular exit serving Shannon Plaza Centre, together with alterations to existing access and boundary arrangements;
- Pedestrian connections - Provision of a new pedestrian entrance and crossing on Smithstown Road to connect with the adjoining Shannon Enroute Centre, and construction of a covered pedestrian walkway; and
- Security and associated site works - Installation of security fencing, controlled access gates, associated signage and lighting, together with landscaping and all associated site development works.

5.2 General site area and protection note

AirNav Ireland shall make available to The Works Contractor the project Site (Phase 2) in accordance with the Contract and LCC roadway licenses. No area of the works space will be allowed to be accessed unless it is duly protected.

5.3 Project safety management needs

Works shall be undertaken under a single contract across a defined period. The Works Contractor shall be responsible for the overall site management, programming and coordination of their supply chain | sub-contractors within the delivery of the overall works requirements. Works present several health and safety challenges that require the implementation of a robust Safety Management System. It is accepted that successful health and safety management is a high priority and as such the creation of a positive safety culture is a primary objective for AirNav Ireland. To achieve such a culture and overcome the various challenges several key enablers have been identified that provide focus for all involved in the project. These are referred to as to as "*Five Safety Enablers*" and include:

- Leadership – Visible and Proactive;
- Expectation – Setting the Standard;
- Knowledge – Educate and Train;
- Communication –Consistent Message of 'Care and Concern;' and
- Incentive – Acknowledge and Reward.

5.4 Site location

All works are to be carried out within the confines of the Phase 2 site redline with logistic movements timelines informed by AirNav Ireland and LCC (outside site areas).

5.5 Site constraints – access

The project shall be subject to several site-specific constraints including, but not limited to:

- Working adjacent to existing block properties and associated roadways which will remain fully operational; and
- Restricted access and egress requirements.

- The Works Contractor is responsible to protect plaza estate assets, paving –landscaping, services etc. The Works Contractor is responsible to make any repairs if damaged. The Works Contractor is also responsible for to always maintain and upkeep these areas when in their use; and
- Vehicular access will be afforded to the Works Contractor accounting for made available carpark spaces – skips, material receipt movements will be able to use external at grade agreed locations.

5.6 Sequencing of the works

Works are to be completed across a single circa 16-week timeline run from January to April 27, with Phase One handover on Osprey House property works by end February 2027. Works shall be appropriately staged to ensure operational continuity and safe logistical movements in and around the Park. The Works Contractor shall be responsible for all costs associated with sequencing the works to suit required operational condition outcomes and safe work methods | practices (including out of hours permitted works).

5.7 Works programme

Envisaged works programme: January – April 2027 (inclusive of soft start – mobilisation); the circa 16-week duration shall be subject to the Works Contractor as PSCS deeming that the programme is appropriate to enable works to be delivered safely and without risk.

5.8 Areas affected by works directly or indirectly

- The Works Contractor is expected to provide for carefully covering and protecting in place fittings against damage from impact or any other cause;
- The Works Contractor is expected to provide for the design and installation of all temporary supports to any structure, corridor item etc. that are required to be retained;
- The Works Contractor is responsible for protecting the works always against damage from failure of the structure through collapse, impact or any other cause; and
- The Works Contractor is to provide all necessary protection to prevent any damage to existing building services, fittings and any other site features which are to remain in position after the execution of the works.

5.9 Site utilities

Utility connections occur outside the site boundary; the Works Contractor shall be required to take precautions to include but not be restricted to temporary services diversions maintaining supply to all areas of the campus in agreement with the Client and relevant utility service provider(s).

5.10 Water supply for contractor

The Works Contractor shall arrange for temporary water supply with the Landlord as may be required. This supply may be metered, and any costs incurred about installation of same, usage of water and reinstatement on completion is to be borne by The Works Contractor.

5.11 General notes on mechanical and electrical services

- All mechanical & electrical services to be in line with the prevailing tender documents; and
- All temporary service diversion designs are to be proven against relevant design requirements, CIBSE, ETCI guidelines etc.

All works that have an associated medium to high-risk rating are subject to Risk Assessment review and the implementation of a Safe Working Method Statement. All Risk Assessments shall be written and recorded by The Works Contractor on a Risk Assessment Register.

5.12 Date of planned commencement

January 2027

5.13 Date of completion

DCON Safety Consultants have assessed the construction programme timeline with the TIG led Design Team and deem the programme suitable in terms of time afforded to carry out works safely on the understanding that the project is adequately resourced. Shall the scope of works be varying | change; the adequacy of the time for completing the works shall be reassessed by all project stakeholders in consultation with the Client.

5.14 Working hours

- The Works Contractor shall note that the Property operates 24 hours a day, 365 days a year, and that there will be ongoing operations around each of the work areas during the construction operations;
- The Works Contractor will have access to the site Monday to Friday under the approved Site Works Procedures, Property Works Risk Assessment and P^2W, unless expressly stated otherwise in the sections below. The Works Contractor will be permitted to work on Saturdays & Sundays subject to obtaining the express written permission of the Landlord at least 48 hours in advance;
- Work hours in the property for noisy or disruptive works is to be agreed with the Client pre-commencement; and
- During the fit-out project, Phase 2 have installed a fire alarm isolation switch for the fire alarm systems on the floors – the following conditions will apply:
  - Every morning before the site opens the contractor checks in with the Phase 2 Facilities Team at the front desk so that the floors can be isolated;
  - The Works Contractor must ensure the current fire safety systems are protected during the works. That is all smoke heads are covered;
  - At the end of every day the contractor must ensure there is at least a 20-minute downtime for dust to settle and remove the covers from the smoke heads; and
  - The Works Contractor must report to the Phase 2 Front Desk and inform them they are leaving site and inform them they have removed the covers from the smoke heads and instruct the Facilities Team to turn back on the system.

6 'Good neighbour' charter

The Works Contractor when working onsite, are to consider their direct and indirect impact on other block tenants, commercial partners, property stakeholders and roadway users etc. Informing, respecting and showing courtesy to those affected by works is a driving commitment of AirNav Ireland. It is a condition of working at the property that The Works Contractor develops their delivery methodology around the following headings:

6.1 Care about appearance

- Constructors shall ensure sites appear professional and professionally managed;
- Ensuring that the external appearance of sites enhances the image of the industry;

- Being organised, clean and tidy;
- Enhancing the appearance of temporary facilities, stored materials, vehicles and plant; and
- Raising the image of the workforce by their appearance.

6.2 Respect the community

- Constructors shall give utmost consideration to their impact on office block operations and functionality;
- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on any internal office block campus roadways and public roads; and
- Working to create a positive and enduring impression.

6.3 Protect the environment

- Constructors shall protect and enhance the environment;
- Identifying, managing and promoting environmental issues; and
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.

6.4 Secure everyone's safety

- Constructors shall attain the highest levels of safety performance to ensure a 0.00 Accident and Incident Frequency Rate;
- Having systems that care for the safety of AirNav Ireland staff, office staff | tenants and the workforce;
- Minimising security risks to office block operations;
- Having initiatives for continuous safety improvement; and
- Embedding attitudes and behaviours that enhance safety performance.

6.5 Value their workforce

- Constructors shall provide a supportive and caring working environment;
- Providing a workplace where everyone is respected, treated fairly, encouraged and supported;
- Identifying personal development needs and promoting training;
- Caring for the health and wellbeing of the workforce; and
- Providing and maintaining high standards of welfare.

7 Particular risks

The following is a non-exhaustive list of risks, as defined within the first schedule of the Safety, Health and Welfare at Work (Construction) Regulations, 2013 – 2023:

Particular Risks	Yes	No
Burial under earth falls		P
Falling from a height (ladder use | podium use | scaffold use | raised floor ope removal)	P	

Work which puts persons at risk from chemical or biological substances constituting a particular danger to the safety and health of such persons or involving a legal requirement for health monitoring – ACM presence to be confirmed in ground	P	
Work with ionising radiation requiring the designation of controlled or supervised areas as defined in Article 20 of Directive 80/836/Euratom		P
Work near high voltage power lines (live floor energies) - All services are to be deemed live until proven	P	
Work exposing persons at work to the risk of drowning		P
Work on wells, underground earthwork and tunnels		P
Work carried out by divers at work having a system of air supply		P
Work carried out in a caisson with a compressed air atmosphere		P
Work involving the use of explosives		P
Work involving the assembly or dismantling of heavy prefabricated components	P	
Any other work, which may involve 'Particular' risk ▪ The Works Contractor is required to take all necessary and appropriate precautions including all observations on board to mitigate any potential risk to office block stakeholders during the works; ▪ Roadway works; ▪ W@H needs - review of riser safety (structural floor presence prior to first entry); ▪ Temporary work design elements e.g., traffic management | site boundary retention | service diversions (as needed) | temporary supply of services e.g., electrics, etc. | temporary supply of services e.g., electrics etc. and fire compartmentalisation (as required) ▪ Maintenance of existing life safety systems during works; ▪ Working in close proximity to a myriad of live services; ▪ Temporary fire stopping needs; ▪ Machinery | plant use; ▪ Logistically moving materials to and from the Phase 2 site area; ▪ Works adjoining | adjacent to occupied block properties creating a constant interface risk; ▪ Phase 2 works that requires a careful and considered methodology: ▪ Falling materials during remedial activities; ▪ Presence of connected services;	P	

▪ Noise and vibration; ▪ Fire creation; and ▪ Floor protection needs ▪ Effects of works on others - noise and vibration nuisance shall be controlled and monitored to minimise inconvenience to adjacent property areas. Concrete dust arising from construction activities shall be minimised and controlled. In the event of any activity presenting risk or nuisance, measures shall be taken to reduce the noise at source. ▪ Manual handling – generally etc.		

8 Property information (refer to appendices)

8.1 Information | limitations

The location of works dictate the restrictions necessary to complete the works safely and without risk. The Works Contractor are envisaged to:

- Comply with office working restrictions and procedures that include but not limited to:
  - Day to day construction activities require The Works Contractor to:
    - Contractor Foremen/Supervisors will be required to fill out a Dynamic Risk Assessment before commencing works each day. This is a contractor document which ensures a focus on their approach to safety each day;
    - Risk Assessment & Method Statements (RAMS) are required for all works and must be submitted for acknowledgement at least 48 hours in advance of the works commencing. A hard copy of the RAMS should be kept on the safety notice board at the area the works are taking place;
    - A safety notice board must be placed outside all work areas to notify the operations team that project works are ongoing, and unauthorised access is not permitted. A copy of The Works Contractor RAMS, and Permit should be placed in a holder on the safety notice board;
    - A main site safety station should be provided by The Works Contractor and will be positioned to suit each phase of the project within their site area. The safety station should include but not limited to; safety notice board, project info/notice board, site evacuation plan, PPE requirements signage, multiple PVc A4 holders, fire extinguishers, evacuation siren, ear plugs dispenser & eye wash;
    - All work areas must be cleaned down at the end of each day and waste removed to designated skips. Clean as you go policy must be implemented by all.
  - General -
    - A site-specific project induction must be completed by all personnel working on the project;
    - The Works Contractor will be expected to conduct weekly progress & safety meetings with their project team. A weekly report should be generated from this and submitted to AirNav Ireland at the agreed date. AirNav Ireland reserve the right to sit in on the weekly meetings;

  - The Works Contractor and their sub-contractors will be expected to conduct their own regular site safety audits as well as weekly toolbox talks. Copies of the audits and toolbox talks must be sent to AirNav Ireland;
  - Technical Design – all proposed plant & equipment intended for use in the project must have prior approval of the client. Formal technical submissions must be submitted for approval for all major items;
  - Change Control – a formal change control process will be implemented ensuring no change can commence without all relevant approvals and instructions in place;
  - Working in a property adjacent to other occupied operational office spaces; and
  - Maintaining operational business & service continuity, property serviceability etc.
- Neighbouring block operational safety shall be a standing agenda item during progress meetings throughout the works;
- Take cognisance of office staff | tenants within surrounding areas where safe access | egress must be facilitated at all times;
- Not use the site for any other purpose other than carrying out the works;
- Implement an appropriate signing in and out system for all site operatives and visitors;
- The Works Contractor must do everything possible to minimise disruption, disturbance, noise, dust, vibration etc. arising from construction activities;
- Ensure that unauthorised persons cannot encroach on areas occupied by The Works Contractor;
- Ensure that any work which may involve a risk to disruption to existing live services in neighbouring commercial areas is agreed in advance the relevant utility representative, as necessary. All such work shall, in any event, must be pre-planned and agreed. Risk Assessments and Method Statements ('*RAMS*') must be prepared, issued and agreed in advance of all work on or near live services;
- Maintain always clear emergency escape routes and access to existing fire hydrants; and
- The Works Contractor compound shall be within the confines for the site.

8.2 Client and landlord restrictions

The following restrictions are present:

- Rights of Way etc.; and
- Traffic and Parking Restrictions.

Further restrictions may exist than those listed above. The Works Contractor shall liaise with the Landlord to ascertain if there are additional items which may impact upon the project.

9 Reports | investigations

9.1 Asbestos

Asbestos material may be presence in the ground – full adherence to current Asbestos Regulations, 2025

9.2 Services survey

To be provided by Shannon Airport Group.

10 Existing information

10.1 Available information

10.1.1 Health and safety file dwg

A quantity of existing safety file information should be made available to the Works Contractor in terms of as-built information and equipment registers (Shannon Airport Group provide access to this file).

10.1.2 Eliminate | reduce by design

- Risks are to be identified, eliminated at source, substituted for a lesser risk, reduced and or controlled; and
- Temporary works management, traffic management, limited access, The Works Contractor must promote elimination of fall risks. Such measures shall seek to *'engineer in'* solutions to reduce foreseeable risks.

11 Operational plan requirements

11.1 Production of operational plans

The Works Contractor must develop the following operational plans prior to the commencement of works and include them in 'Plan'. These plans are 'live' documents and therefore subject to review and change as maybe required:

- Logistical and Material Delivery Plan - (i.e., lay down areas, *'just in time'* delivery policies, sequential material delivery policies etc.). The Works Contractor shall liaise with AirNav Ireland agreeing appropriate material receipt and travel methods;
- Public Road Temporary Traffic Management Plan;
- Storage Area Plan - taking in to account storage requirements such as:
  - Non-Conformance areas / contaminated materials storage area;
  - Flammable storage areas (in agreement with the Property Fire Marshall);
  - Lay down areas (e.g., temporary storage of materials); and
  - Fabrication areas (if required).
- Emergency Plan - shall incorporate the following:
  - The organisation of personnel, responsibilities and training (in relation to Fire and Emergency Evacuation Coordinator and Deputy Coordinator, Fire Warden, General Operatives and Subcontractors);
  - Communication of arrangements (e.g., Site Safety Notice Boards / Emergency contact details);
  - Fire protection measures (i.e., designated escape routes, flammable material use / storage, hot work permit systems, raising of fire alarm, recording of inspections / drills / tests etc.);
  - Emergency Procedures highlighting fire evacuation procedures, assembly points, roll calls etc.; and
  - Prevention measures highlighting Risk Assessments and Method Statements, 'No Smoking' policy and disposal of waste.
- Noise Attenuation Scheme Plan - shall be incorporated in relation to all aspects of the construction works for the works and thereafter implemented by The Works Contractor in

accordance with agreed details (if required) to ensure that noise limits are achieved at the nearest sensitive locations. The Works Contractor is to take due cognisance of noise generated by onsite plant & equipment by using less noise generating plant & machinery. Where noise is generated, The Works Contractor has a responsibility to incorporate noise monitoring measures whereby elimination is the preferred option as per requirements set out in the Safety, Health, and Welfare at Work (General Application) Regulations, 2007-2022; and

- Dust Minimisation Plan - shall be incorporated in relation to the construction phase of implementing the works (i.e., from site mobilisation/enabling to site demobilisation). The plan shall address best available technology to minimise air blown dust and particles from being emitted from the site, including:
  - Airtight dust sheeting to all access points into each work area;
  - Covering skips; and
  - With approval from the Landlord, the replacement of smoke sensors with heat sensors during works.

12 Site wide elements

12.1 Access | egress | contractor compound

12.1.1 General access

The position of general access and egress and means of transport of materials to site and on-site transportation requirements are to be discussed & reviewed during the pre-contract and post contract design stages to identify the potential hazards with building layout and positioning, thus allowing the development of a safe and efficient traffic management plan. Consideration shall be given to the following:

- Maintaining safe and clear access to all areas of the property;
- Protection of office staff | tenants from site activities;
- General roadway / football routes to be kept clear always; and
- Delivery of materials to be under supervision to avoid contact with persons. Deliveries to be programmed to avoid high trafficked times thus minimising congestion and conflict with other deliveries.

12.2 Location of unloading

The location of the delivery | unloading point is to be within the dedicated main entrance access door considering:

- There is space available for delivery of materials to site;
- Adjacent property areas will continue to be occupied;
- Drivers are to be aware of the site and approach roadway constraints on any bordering roadways;
- Unloading shall NOT be done without supervision; and
- Vehicles shall not manoeuvre without a suitable and trained Banksman.

12.3 Contractor car parking

A sufficient number of carpark spaces is available to the Works Contractor in and around the site.

12.4 Welfare arrangements

Under Regulation 17 (3) a & b, the Works Contractor shall co-ordinate the arrangements for the provision and maintenance, in an appropriate condition, of site welfare facilities for all persons at work on the construction site, in accordance with Part 14 of the Safety, Health & Welfare at Work (Construction) Regulations, 2013-2023. Welfare arrangements are to be suitable and sufficient considering the site undertaking.

12.5 Storage provisions

The Works Contractor shall avoid where possible the storage of flammable materials on site e.g., paints, thinners, cleaners, adhesives etc. Shall this be unavoidable then the exact position shall be agreed, as gas and fuel will need to be identified in the fire & emergency plan that must be approved by the Campus Fire Officer. All materials are to be stored within an appropriate storage container.

12.6 Housekeeping | disposal of waste

Good housekeeping is an essential part of a safe and efficiently run site. Waste materials shall be disposed of promptly and into suitable containers. Waste shall be removed from site at regular intervals to avoid a build-up of rubbish.

12.7 Emergency procedures | routes | exits

The Works Contractor is to provide suitable firefighting equipment and maintain an emergency evacuation procedure throughout the progress of the works. A competent person shall be appointed to act as a fire marshal, and the proposed fire emergency procedures are to be described in the '*Plan*.' The adopted procedures are to be brought to the attention of all operatives and visitors to the site. Care shall be taken to ensure all emergency routes are to remain open throughout the duration of the project. Waste skips shall only be positioned as permitted by Shannon Airport Group on so as to ensure that emergency access/egress routes around Block 1 and 3 remain unobstructed.

12.8 First aid

The Works Contractor is to provide adequate provisions for the administering of first aid. The amount of first aid equipment is to be assessed based upon the risk of the project and the numbers of personnel on site. A trained first aider | appointed person must be identified and remain on site throughout the duration of the project.

12.9 Site traffic

The movement of delivery vehicles outside the property is to be closely monitored and shall only be done under the supervision of a suitable and trained Banksmen with notice given to AirNav Ireland and Office block Police as directed. A risk assessment must be carried out to identify potential risk. Suitable control measures are to be put in place to protect Landlord staff, tenant office staff | visitors. The Works Contractor is to down brief all supply chain contractors regarding vehicular weight and height restrictions which apply when travelling within campus.

12.10 Accident | incident reporting

Action in the event of an accident | incident:

- Raise alarm as per property evacuation plan requirements.

13 Clients and occupiers' activities

13.1 Site security

The Works Contractor is responsible for ensuring that the site remains 100% secure at all times. In order to protect office staff | tenants, other property occupiers from on-site activities a detailed description of security arrangements including hoarding, fencing, signage, signing in/out procedures etc. must be included within specific RAMS.

13.2 Rules and procedures

13.2.1 Site rules and other restrictions on contractors, suppliers and others (indicative)

The Works Contractor is expected to address details of contractor management in their '*Plan*.' The Works Contractor must review all arrangements for site security, occupational health related issues, traffic management, contractors, visitors and employees:

- Ensure that their activities are conducted safely, without risk to health, and in accordance with all relevant health and safety legislation and best practice;
- Provide trained and competent employees;
- Ensure all employees report in and report out at the site office recording their name, company and time on site in the Works Contractor register;
- Ensure all employees are provided with suitable and sufficient personal protective equipment;
- Cooperate fully with office block contractor security requirements;
- Conform to the requirements contained within any Shannon Airport Group contractor code of conduct documentation;
- Report immediately any incidents to Site Management and AirNav Ireland;
- Maintain fire tender access and egress to all surrounding infrastructure;
- Maintain safe, clean and clear access to all neighbouring commercial properties;
- Speed restrictions are to be down briefed and complied by all persons;
- Ensure adequate dust prevention / restriction measures are in place to protect the surface of all provided roadways within the site and surrounding estate;
- Restrict deliveries / construction vehicle movements outside the site boundary before the times of known interface to seek to eliminate the risk of interface with existing and neighbouring occupiers and peak time carpark use;
- Prevent damage to any public realm area especially where percolation systems may exist;
- Recognise the potential for concealed services within the floors;
- Not to use the site for any other purpose other than carrying out the works;
- Ensure that a suitably qualified and competent Banksman be in attendance/escorting all construction vehicles including delivery vehicles, when vehicles are manoeuvring on shared campus construction roadway;
- Enclose the site area for the protections of persons and securing the work area against unauthorised persons or intruders;
- Ensure no area of the site to be left unsecured overnight;

- Provide all necessary welfare facilities for site operatives, existing toilet/welfare on site; facilities will only be used;
- The use of radios or any other musical device by contractors is strictly prohibited without authorisation;
- Ensure against lone working at any time;
- Ensure high visible vests to be worn always;
- Prevent the use of alcohol onsite;
- Prevent the use of drugs onsite;
- Prevent the playing of music on site;
- Ensure any work which may involve a risk to disruption to existing live services is agreed in advance all affected stakeholders and utility providers. All such work shall, in any event, be pre-planned and agreed. Risk Assessments and Method Statements ('RAMS') must be prepared, issued and agreed in advance of all work on or near live services;
- Ensure that no construction activities are carried out without a documented safe system of working;
- Prepare a specific site plot area traffic management plan (this plan shall be dynamic in nature and shall be required to be amended as work progress dictates) is required prior to commencing work on site, heavy pedestrian movements, site mobilisation etc.;
- Ensure noise, dust and vibration (potential disruptive works) causing work to adhere to committed parameters prior to commencing work on site;
- Anticipate (and eliminate where possible) works considered to be disruptive to adjacent operational and retail properties;
- Ensure that no horseplay takes place on site;
- Ensure against catcalling by construction personnel;
- Ensure against the use of inappropriate or coarse language; and
- Ensure that construction personnel are properly dressed always.

13.3 Permits to work

Contractors shall note that separate permits must be obtained for the following work activities:

- Work on energised systems;
- Working at height;
- Roadworks;
- Confined space entry locations;
- Riser works;
- Work on pressurised systems; and
- Limitation of access (as applicable).

Should the Works Contractor be aware of such activities that require a permit to work then they must be drawn to the attention of the Client and be included within task specific RAMS.

13.4 Temporary works

The Works Contractor is to consider all works which may affect the interface with office block stakeholders and office staff | tenants. All temporary works design and management is to be carried out in accordance with the Safety, Health and Welfare at work (Construction) Regulations, 2013 and relevant Approved Codes of Practice. DCON Safety Consultants recommend that The Works Contractor adopt the process and forms as found in Appendix 2 of the HSA Publication '*Approved Code of Practice - The Safety, Health and Welfare at Work (Construction) Regulations, 2013'*. The definition of Design is incorporated in Safety, Health & Welfare at Work Act, 2005:

- Section 8(2)(a) - to manage and conduct work activities ins such a way, as far as responsibly practicable, the safety, health and welfare act of his employees;
- Section 8(2)(e) - to provide systems of work that are planned, organised, performed, maintained so as to be. As reasonably practicable, safe and without risk to health;
- Section 17(2) of Act states "A person who designs a project for construction work shall ensure, so far is reasonably practicable that the project –

  (a) is designed and is capable of being constructed to be safe and without risk;

  (b) can be maintained safely and without risk to health during use, and

  (c) complies in all respects, as appropriate, with the relevant provisions.

13.4.1 Temporary works coordinator (TWC) - (Works Contractor appointment requirement)

The person selected as TWC must be possess relevant:

- Experience - i.e., recognise the need for Temporary Works;
- Knowledge – relevant knowledge of proposed construction methodology and Temporary Work Code of Practice; and
- Training (2-day CIF Temporary Works Coordination Course).

13.4.2 Responsibilities of TWC

- Should be formally appointed as early as possible by The Works Contractor | PSCS;
- Co-ordinate all temporary works activities;
- Communicate with all relevant parties;
- Ensure design briefs are prepared;
- Ensure temporary works are designed and checked;
- Ensure temporary works are erected | used | dismantled in accordance with relevant documentation;
- Issue permits to load | dismantle;
- Keep Records (drawings | calculations | risk assessments etc.);
- Specific risk assessments have been carried out;
- Implementation of a safe working method statement based on said risk assessments is available and communicated to all involved;
- Erectors are in possession of relevant up to date drawings; and

- Supervisory procedures are in place.

13.4.3 Design brief requirements

- A Design Brief is required because it is a starting point for decisions, calculations and drawings;
- All concerned with the construction element should be involved;
- Design is to be done by a competent person i.e., subcontractor / supplier / consultant etc.;
- TWC is to ensure design has been checked appropriately; and
- The design conforms with actual site requirements (i.e., not generic).

13.4.4 Design brief content summary

Items generally required in a Design Brief include but not limited to:

- Relevant permanent works drawings;
- Statement with sketches of what is required;
- Loading information if applicable;
- Permanent works specification if applicable;
- All limitations – programme / loads / space available etc.;
- Design standards and or guidance documents; and
- Advice as to when the design is required.

14 Client safety file (refer also to Appendices)

The Safety File is information collated by the project supervisor for the design process under Regulation 13(a) & (b) of the Safety, Health and Welfare at Work (Construction) Regulations, 2013. The Safety File is a record of information for the Client and Landlord of Phase 2 which focuses on safety and health in relation to the day-to-day usage, maintenance, alteration and demolition of the structure. The information contained within the file shall alert those responsible for the structure and the services within it of any significant risks to safety and health that shall be addressed during further works to or within the structure. The Safety File document must be held in PDF format while also being capable of handling AutoCAD, MS Word, Excel files etc. To make this task achievable co-operation between and co-ordination of all the relevant parties is of essential, right from the outset of the project. The Works Contractor is responsible under Regulation 21 for the co-ordination of arrangements among contractors to ensure the provision of relevant information, in writing, thus enabling the completion of the safety file.

A key issue for AirNav Ireland is the ability to comply with the legislative requirements for this project that relate to the safety file. The Works Contractor have established the need to set the correct foundations for the management of health & safety by setting clear policy, objectives, duties and responsibilities, process and procedures. The type of file required to be handed to the PSDP at substantial completion is 1nr. soft copy as installed dwg, associated services schematic and screen technical literature capable of upload to the cloud system.

15 Effective relationship with contractor

DCON Safety Consultants recognises that the key principle in relationship management is the fostering of a closer relationship with contractor than may have been typical of industry norms previously. Relationships in our opinion are developed with a foundation of respect in well-managed health & safety teams and contribute to a spirit of collaboration and an atmosphere of mutual trust throughout the project lifecycle. We will create an effective relationship with the project supervisors to ensure successful delivery of health & safety by:

- *'Best person for the job'* – This approach shall be adopted on the project to assist team integration and creating a join sense of purpose;
- Contractor Engagement - Engaging with The Works Contractor at the earliest opportunity after notification of preferred status to reiterate the health and safety goals and expectations of AirNav Ireland;
- Acknowledging that the relationship is important! - Listening to the project supervisors to understand how they view and propose to ensure the health and safety expectations of the client. We will invest time and energy to understand The Works Contractor needs and to deal with anything that gets in the way. Effective and non-judgemental listening will prevent the creation of distance and defensiveness at site and project meetings;
- '*Top Down'* Approach - Recognising effective health & safety management performance comes from 'a top down' approach. It must be demonstrated and reinforced at every level of management through to the workforce so that there is no doubt about the behaviour that is expected on this project;
- Facing any differences directly - Our philosophy of confronting and attempting to understand differences before they become an issue is a pro-active solution approach;
- Win-Win Solutions - Working towards solutions where both parties win. We will seek to achieve a win–win solution and this in turn builds exciting and satisfying relationships;
- Informal forums - Meeting The Works Contractor informally prior to site management and principal meetings so they feel comfortable raising issues that are important to them;
- Open Communication Culture - Developing a culture at each meeting and site visit whereby people can express their feelings. We will create relationships by sharing thoughts, opinions and project deliverables. Our organisational culture encourages people to connect which in turn will generate a passionate commitment to achieve the health & safety goals of the project.
- Advice & Recommendations - Providing health and safety annotations / suggestions as needed'
- Team Recognition - Acknowledging 'good to excellent' safety attitudes and systems of work onsite'
- *'No Blame'* Environment – Supporting a near miss incident culture under a 'no blame' environment; and
- Best Practice Guidelines - Agreeing and implementing best practice guidelines in providing continual improvements e.g., site management and sub-contractor team risk management awareness, behavioural development, Workplace Transport Safety; temporary works management and traffic management and site layout design.

Appendix 1 – AF 1 form (28 Oct 26)

HEALTH AND SAFETY AUTHORITY

Safety, Health and Welfare at Work (Construction) Regulations 2013

Approved Form (AF 1)

Regulation 10

Particulars to be notified by the Client to the Health and Safety Authority before the design process begins

NOTE:

This form is to be used to notify of any project covered by the Safety, Health and Welfare (Construction) Regulations 2013, which will last longer than 30 days or 500 person days. It can also be used to provide changes in appointments since initial notification of projects.

Any day on which construction work is carried out (including holidays and weekends) should be counted, even if the work on that day is of short duration. A person day is one individual, including supervisors and specialists, carrying out construction work for one normal working shift.

This Notification is to be made by Registered Post to HSA, Metropolitan Building, James Joyce Street, Dublin 1; or as may be directed by the Authority.

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1 **Client:** Provide name, full address, telephone number and e-mail address for the Client. If more than one Client, please attach details of all Clients on a separate sheet.

Name:	AirNav Ireland		
Address:	The Times Building, 11-12 D'Olier Street, Dublin 2		
Telephone:	+353 1 603 1505	E-Mail:	

2 **Project Supervisor Design Process and Health & Safety Coordinator:** Provide name, full address, telephone number and e-mail address for the PSDP and Health & Safety Coordinator for the Design Process.

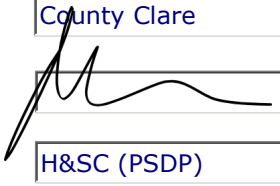
PSDP Name:	The Interiors Group Limited	H&S C. Name:	DCON Safety Consultants Limited
Address:	Unit A3, Centrepoint Business Park, Oak Drive, D12	Address:	Suite 5, Fitzwilliam Square East Dublin 2
Telephone:	+353 1 577 2910	Telephone:	+353 1 611 1556
E-Mail:	info@interiorsgroup.ie	E-Mail:	diarmuid.condon@dconsafety.com

3 **Project Supervisor Construction Stage and Health & Safety Coordinator, if known:** Provide name, full address, telephone number and e-mail address for the PSCS and Health & Safety Coordinator for the Construction Stage.

PSCS Name:		H&S C. Name:	
Address:		Address:	
Telephone:		Telephone:	
E-Mail:		E-Mail:	

4 **Information on Construction Work:** Please provide your details of the following.

Description of Project:	The project relates to the construction of a new combined vehicular entrance and exit serving Osprey House and a new vehicular exit serving Shannon Plaza Centre, together with alterations to existing access and boundary arrangements. Pedestrian connections - Provision of a new pedestrian entrance and crossing on Smithstown Road to connect with the adjoining Shannon Enroute Centre, construction of a covered pedestrian walkway and associated site works.
Exact Address of Construction Site:	Brookvale Plaza, East Park Shannon County Clare

Signed:  by or on behalf of the Client

Position:	H&SC (PSDP)	Date:	28 October 2026

Appendix 2 – Design risk assessments

The Interiors Group Unit A3, Centrepoint Business Park, Oak Drive,re Dublin 12 D12 A2CF **T:** +353 1 557 2910 **E:** info@interiorsgroup.ie **W:** www.interiorsgroup.ie	**DESIGNER RISK ASSESSMENT & HAZARD IDENTIFICATION** *(Incl Particular and Other Significant Risks)* **This is a non-comprehensive list of possible hazards and risks**	**Job No.**	260207
		Date Issued:	01.11.2026
		Version:	1
Project:	Osprey House and Shannon En-Route Centre, Shannon, County Clare, Ireland	**Author:**	MS
Stage:	Detail Design	**Checked:**	MS

REF	HAZARD	RISK Y=Yes N=No	AFFECTED PARTIES	RISK LEVEL H=High M=Medium L=Low	DESIGN ACTION	RESIDUAL RISK Y=Yes N=No	CONTRACTOR/OTHER PARTY ACTIONS
1.	Biological hazards	Y	Contractor	H	Works around sewage, plants and vegetation, soil and ground contamination could be potential hazards remaining due to the scope of works that cannot be avoided.	Y	Contractor to prepare RAMS covering drainage, vegetation clearance and excavation. Provide welfare with hot water and hygiene facilities, PPE/RPE, vaccination advice and health surveillance. Treat ground as potentially contaminated until surveyed, with stop-work and reporting procedures, gas monitoring where required, no confined-space entry without permit, and licensed disposal of waste. Use competent arborists and specialists for invasive species, and check for nesting birds and bats before clearance.
2.	Underground works	Y	Contractor	H	The risk can't be avoided as excavations are required for works foundations and underground services modifications.	Y	Contractor to prepare RAMS for all excavation and underground works, supervised by a competent person. Review the utilities survey. Operate a permit-to-dig system with hand digging near services. Refer conflicts to the PSCS.
4.	Unstable ground	Y	Contractor/Public	M	Recommend ground investigation or trial pits and design foundations accordingly.	Y	Contractor to prepare RAMS for all excavation works and review any ground investigation data before starting. Treat ground as potentially unstable near the stone wall, trees, drainage and made ground. Inspect daily and after adverse weather, and provide edge protection. Stop work and inform the PSCS if movement or unexpected conditions are found.
5.	Ground bearing capacity	Y	Contractor/Public	L	State assumed bearing capacity pending investigation, and confirm foundation loads with the structural engineer.	Y	Contractor to assess ground conditions before positioning heavy plant, concrete delivery vehicles. Include plant weights and ground checks in lifting and traffic plans, and keep plant clear of excavations, kerbs and verges. Stop work if the ground shows signs of failure.
7.	Trees/planting	Y	Contractor	H	Trees to be removed from grounds due to security clearance required around new fencing.	Y	Contractor to provide Method Statements for trees removal and planting. Tree-felling by competent arborist, felling plan and exclusion zones, root protection (fencing/ground protection), stump grinding checked against services, new planting watered and maintained.

9.	Airborne contaminants	Y	Contractor/Public	M	Demolition of wall, paving and concrete bases will create dust. Silica dust from cutting paving/stone.	Y	Contractor to use water suppression, on-tool extraction and wet cutting for stone, paving and concrete. Provide face-fit tested FFP3 RPE where required, avoid dry sweeping and cover stockpiles. Screen works near the occupied building and monitor dust at the boundary.
10.	Existing building on site	Y	Contractor/Third Party/Public	H	Works around existing building on site where access to third party contractors or AirNav staff will be required.	Y	Contractor to protect the building with hoarding and barriers, and not lean ladders or materials against the facade. Agree service isolations in advance with AirNav. Coordinate daily with the fit-out contractor on access, deliveries and shared areas. Maintain a safe entrance and fire routes at all times.
11.	Adjacent activities	Y	Contractor/Third Party/Public	H	Works around live existing office building, carparks and public roads can't be avoided.	Y	Contractor to implement a traffic management plan agreed with AirNav and the roads authority. Secure road-opening or lane licences where needed. Phase closures with banksmen, segregate pedestrians and vehicles, and keep works separated from public routes. Provide clear signage and communicate programme changes to AirNav daily.
13.	Access of Goods	Y	Contractor/Third Party/Public	M	Access through main and private roads. Security clearance required.	Y	Contractor to provide method statement for disposal and removal of goods. Store materials in the agreed compound away from live areas.
15.	Hazardous substances	Y	Contractor	H	Non-hazardous materials to be specified at design stage. Existing asbestos contamination in soil/underground services to be verified by the contractor.	Y	Method statement to be in place before works. Specialist to inspect soil and ducting prior to removal of any hazadous substances and materials.
17.	Fire Safety	Y	Contractor/Third Party/Public	M	Works involve the installation of new partitioning and room enclosures on the subject floors. Works will entail delivery of materials and supplies to the site. Build-up of any waste materials from site deliveries within the building generally and on escape routes is to be avoided to reduce fire hazards. Fire alarm systems to remain operational in the building.	Y	Contractor to control hot works with permits, keep emergency routes, hydrants and fire vehicle access clear at all times. Locate the compound and material storage away from the building, and brief operatives on the alarm and assembly points.
18.	Access/Egress	Y	Contractor, Public, User, Third Parties	H	Agreed routes for access/egress from the site area/s within the building to be identified, agreed and set down within the site constraints section of the Construction Management Plan.	Y	Safe access and egress to and from the site must always be maintained. The site and access routes must be laid out and utilised to minimise risk to operatives or adjacent occupiers/users of any conflict with construction traffic/plant. Contractor to prepare site set-up plan and method statement to demonstrate safe operation of the site for both operatives and occupants of adjacent buildings.
19.	Unauthorised Access	Y	Contractor, Public, User, Third Parties	H	Public and AirNav staff will be nearby area of works. Area could present anti social behavior / protests around site.	Y	Contractor to install temporary hoarding or fencing around works, lock the compound and control gates. Display warning signs, secure plant and materials at the end of each shift, and remove or lock ladders. Inspect the perimeter daily and report any breach to AirNav security.

20.	Falling from height	Y	Contractor	M	The works involve the the installation covered walkway structure and new lighting poles.	Y	Contractor to prepare RAMS and a lifting plan for the installation of the covered walkway structure and lighting poles, with lifts supervised by an appointed person using certified equipment and trained operators. Confirm underground and overhead services before positioning footings and poles. Establish exclusion zones below lifting and overhead work, use banksmen, and segregate pedestrians and traffic from the works. Use MEWPs or towers for roof and lighting installation, with edge protection and restrictions in high wind. Store and handle glass, steel and poles using mechanical aids, and keep fragile roofing areas clearly signed. Ensure electrical connections are made only by competent, qualified personnel.
24.	Chemical or biological substances	Y	Contractor	H	Works involve use of cement, epoxy resins, etc.	Y	Contractor to provide method statement before use of any chemica products. PCSC to ensure use of PPE and RAMS are in place.
26.	Work near high voltage power lines	Y	Contractor	H	Works may involve temporary disconnection and re-connection of electrical installations to high voltage power supplies. Refer also to M&E Consultant's Risk Assessment.	Y	Contractor to note the location of services on M&E Consultant's drawings. Contractor to carry out his own investigations to locate existing electrical supplies.
27.	Manual Handling	Y	Contractor	H	Works involve transporting or supporting of a load by one or more people. The following activities are included: lifting, holding, putting down, pushing, pulling, carrying, or moving of a construction materials, furniture and fittings.	Y	Contractor to ensure that all construction workers are in the possession of a manual handling training certificate. Lifting and carrying risks should be eliminated or reduced where possible: use of mechanical lifting aids, delivering materials directly to the point of their use, making load smaller or lighter to be easier to lift, allow adequate room for the work. the ground should be even and firm where possible, particularly when pushing / pulling loads. Use suitable coverings if necessary. Keep the site areas clean and tidy. Ensure enough lighting so that workers can clearly see what they are doing. Avoid working in extremes of temperature if possible. Provide the right additional controls or personal protective equipment (PPE) where you cannot change these conditions.
30.	Working in or near excavations	N	Contractor	M	Excavation works will be carried out for foundations and services adjustments.	Y	Contractor to provide edge protection, barriers and lighting around all excavations, and keep plant and spoil back from edges. Use banksmen near traffic, segregate pedestrians, and inspect daily. Cover or backfill excavations at the end of each shift where possible.
33.	Fragile roofs or materials	Y	Contractor	M	Design the walkway roof for permanent safe access or edge protection, and mark fragile sheets clearly.	Y	Contractor to prohibit walking on rooflight or PV panels, and use crawling boards, nets and MEWPs for access. Provide fall protection, display fragile-roof warnings and brief all operatives. Include fragile areas and access methods in the Safety File.
34.	Noise	Y	Third Parties/Public	H	There will be noise from the construction activities. It is not anticipated that noisy work activities will affect the public.Where any activity generates a noise level excess of 80dB operatives will wear hearing protection for the duration of the activity.	Y	Contractor to provide method statements as required demonstrating how noisy activities can be minimised for the other building occupants/users.
36.	After build maintenance	Y	Contractor, User, Client	L	Specify low-maintenance finishes and safe access to glazing, gutters, rooflights, PV and gates.	Y	Contractor to provide O&M manuals, a maintenance plan and safe access details for the Safety File. Train AirNav staff on gate, turnstile and access control servicing, and label fragile or restricted areas.

LOHAN & DONNELLY
Consulting Engineers

13 Gardiner Place, Mountjoy Square, Dublin 1. T: 01 8787770
W: www.lohan-donnelly.com E: info@lohan-donnelly.com

CIVIL & STRUCTURAL DESIGN RISK ASSESSMENT

Project:	Air Nav Ireland
Element of Works:	Scheme Design
Design Stage:	Planning Application Stage
Revision:	0

Client: The Interiors Group	**L&D Project Number:** 26128	**Designer (Company):** Lohan & Donnelly	**Engineering Discipline:** Civil & Structural	**Document No.:** 26128-LDE-ZZ-ZZ-DRA-0001

DRA No.	System / Location / Area	Identify hazards and the associated consequence that your design may present during construction, operation, maintenance, commissioning, and removal *Outline what the potential to cause harm is (to workers or members of the public)*	Initial Risk Rating *See Likelihood and Severity Categories and Risk Matrix Below*			Actions by Designer to Reduce Risk Rating *a) Can the risk be avoided in so far as is reasonably practicable by changing the design or specification?* *b) Can the risk be reduced in so far as is reasonably practicable by changing the design or specification?* *c) If the final risk rating is still significant, explain why and what others need to do to minimize the risk.* **Apply the General Principles of Prevention to the design – See below** **Design controls to be included in specification or on drawings as appropriate.** **Designers should avoid instructing the PSCS or Contractors as to how residual risks are controlled on site unless the control measure is intrinsic to the design**	Residual Risk Rating *See Likelihood and Severity Categories and Risk Matrix Below*			Impact on other Designers *Indicate other designers, by discipline (including company name as appropriate), who need to be informed of the Risk*	Information to be forwarded from the Designer to the PSDP and / or others *Include relevant design assumptions, constraints, etc.* *Identify "Particular Risks" (see below) / and other Residual Risks*	Is the information required in the Preliminary S&H Plan (Plan), Safety File (File) or both?	
			L	S	R		L	S	R			Plan	File
1.	Deep excavations for foundations, sewers installations	**Hazard:** Risk of burial under earth fall, undermining existing foundations and site boundaries **Consequence**: Musculoskeletal Injuries, Crushing, Fatality	**3**	**4**	**H**	A) The design or specification cannot be changed as this infrastructure is required for the installation of buried sewers and construction of foundations. B) The risk cannot be avoided however this is standard installation work for groundworks contractors with relevant experience of such works. C) The risk will still exist as the works will need to be completed within retained excavations. Excavations are still required for new sewers and foundations. The PSCS is to ensure method statements are completed for all works.	**2**	**4**	**M**	N/A	PSCS to ensure that method statements are in place before excavations of foundations can take place. These shall include the use of tracked excavators, manholes and trench boxes or similar temporary earth retention systems.	Yes	
2.	Equipment – Manual Handling of trench boxes,walkway steel framing, associated drainage components such as couplers, pipe sections, manhole covers, and shutters for concrete elements	**Hazard:** Lifting and assembly of Heavy Equipment & components **Consequence**: Musculoskeletal Injuries, Crushing, Fatality	**3**	**3**	**M**	A) The risk cannot be avoided as the equipment will be required as part of the project installation. B) The risk cannot be avoided however, some items such as the steel balcony framing can be delivered in smaller shipping sections and assembled onsite. C) Contractor to consider the use of heavy lifting equipment. Contractor to include a procedure within method statements prior to carrying out works.	**2**	**2**	**L**	N/A	Contractor to include procedure for offloading, transporting and placement of equipment and components within method statement prior to carrying out construction work (if applicable)	Yes	
3.	Exposure to chemical substances	**Hazard:** Improper use of chemicals e.g. cements, epoxy resins **Consequence**: Fatality, Burns, Trauma	**3**	**4**	**H**	A) The risk cannot be avoided as the works are required by the building design. B) The risk cannot be avoided however this is standard installation work for specialist contractors trained in application of such systems. C) The risk will still exist as the works will need to be completed. The PSCS is to ensure method statements are completed for all works involving chemical substances.	**2**	**3**	**M**	N/A	PSCS to ensure that method statements are in place before any such chemical products are used. PSCS to ensure all personnel have the correct PPE and have received the appropriate training.	Yes	

Likelihood (L) Categories

5 Certain or Near Certain
4 Very Likely
3 Likely
2 Somewhat Likely
1 Unlikely

Severity (S) Categories

5 Multiple Fatalities
4 Permanent Total Disability, Single Fatality
3 Major Injury, Lost Time Injury
2 Minor Injury, Restricted Workday Case
1 Slight Injury, First Aid

Risk (R) Matrix

LIKELIHOOD \ SEVERITY	5	4	3	2	1
5	High	High	High	Medium	Low
4	High	High	Medium	Medium	Low
3	High	High	Medium	Low	Low
2	High	Medium	Medium	Low	Low
1	Medium	Low	Low	Low	Low

Risk Acceptability

High (H) Unacceptable, must reduce. Communicate Residual Risk if applicable.

Medium (M) Tolerable, assuming risk has been reduced as far as "Reasonably Practicable". Communicate Residual Risk

Low (L) Tolerable. Communicate Residual Risk.

General Principles of Prevention

1. Avoid risks
2. Evaluate unavoidable risks
3. Combat risks at source
4. Adapt work to the individual, especially as regards the design of places of work, the choice of work equipment and the choice of systems of work, with a view, in particular, to alleviating monotonous work and work at a predetermined work rate and to reducing the effect of this work on health
5. Adapt the place of work to technical progress
6. Replace dangerous articles, substances or systems of work by safe or less dangerous articles, substances or systems of work
7. Give priority to collective protective measures over individual protective measures.
8. Develop an adequate prevention policy in relation to safety, health and welfare at work, which takes account of technology, organisation of work, working conditions, social factors and the influence of factors related to the working environment
9. Give appropriate training and instructions to employees

"Particular Risks"

Non-Exhaustive list from Schedule 1 of the Republic of Ireland Construction Regulations 2006

1. Falling from a height
2. Burial under earthfalls
3. Engulfment in swampland
4. Exposure to chemical or biological substances
5. Exposure to ionising radiation
6. Contact with high voltage power lines
7. Drowning
8. Work on wells, underground earthworks and tunnels
9. Work carried out by divers at work having a system of air supply
10. Work carried out in a caisson with a compressed air atmosphere
11. Work involving the use of explosives
12. Work involving the assembly or dismantling of heavy prefabricated components

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CIVIL & STRUCTURAL DESIGN RISK ASSESSMENT

Project:	Air Nav Ireland
Element of Works:	Scheme Design
Design Stage:	Planning Application Stage
Revision:	0

Client: The Interiors Group	**L&D Project Number:** 26128	**Designer (Company):** Lohan & Donnelly	**Engineering Discipline:** Civil & Structural	**Document No.:** 26128-LDE-ZZ-ZZ-DRA-0001

DRA No.	System / Location / Area	Identify hazards and the associated consequence that your design may present during construction, operation, maintenance, commissioning, and removal *Outline what the potential to cause harm is (to workers or members of the public)*	Initial Risk Rating *See Likelihood and Severity Categories and Risk Matrix Below*			Actions by Designer to Reduce Risk Rating *a) Can the risk be avoided in so far as is reasonably practicable by changing the design or specification?* *b) Can the risk be reduced in so far as is reasonably practicable by changing the design or specification?* *c) If the final risk rating is still significant, explain why and what others need to do to minimize the risk.* **Apply the General Principles of Prevention to the design – See below** **Design controls to be included in specification or on drawings as appropriate.** **Designers should avoid instructing the PSCS or Contractors as to how residual risks are controlled on site unless the control measure is intrinsic to the design**	Residual Risk Rating *See Likelihood and Severity Categories and Risk Matrix Below*			Impact on other Designers *Indicate other designers, by discipline (including company name as appropriate), who need to be informed of the Risk*	Information to be forwarded from the Designer to the PSDP and / or others *Include relevant design assumptions, constraints, etc.* *Identify "Particular Risks" (see below) / and other Residual Risks*	Is the information required in the Preliminary S&H Plan (Plan), Safety File (File) or both?	
			L	S	R		L	S	R			Plan	File
4.	Existing underground services	**Hazard:** There may be existing underground electrical and mechanical services running across the site. Electrocution, Electrical Burns, Fire **Consequence:** Musculoskeletal Injuries, Electric Shock, Burns, Fatality, Accidental shutdown of Services	**2**	**5**	**H**	A) The risk cannot be avoided as existing underground ducting is present to serve external services. B) The risk cannot be eliminated as existing underground ducting is present to serve external services. There are limited as-built records for services in this area. C) Contractor to carry out CAT scans and review available drawings to locate all services if necessary. Contractor to manage during construction.	**1**	**5**	**M**	N/A	The relevant Contractor shall include a procedure for scanning the excavation area prior to proceeding. Contractor to review latest service records plans from utility providers. Works are to proceed with caution.	Yes	
5.	Underground work in trenches, manholes, service ducts, confined spaces, etc.	**Hazard:** Falls, trips, fumes, crushing **Consequence:** Musculoskeletal Injuries, Fatality,	**3**	**5**	**H**	A) The risk cannot be avoided as new foundations and underground sewers are required for the design. B) The risk cannot be designed out as new foundations are required for the design and new underground drainage are required to serve new services. C) A permit to work system should be instigated by the PSCS and no lone worker in confined spaces i.e. trenches, manholes etc.	**3**	**5**	**H**	Confined spaces, trenches, manholes to be clearly identified on the drawings and/or communicated with the Drainage Contractor on-site.	The Contractor shall include a procedure within method statement prior to carrying out construction works. A permit to work system should be instigated by the PSCS and lockout/tag out procedure formally put in place. Contractor should utilize appropriate safety equipment i.e. harnesses and frames when entering confined spaces where possible.	Yes	

Likelihood (L) Categories

5 Certain or Near Certain
4 Very Likely
3 Likely
2 Somewhat Likely
1 Unlikely

Severity (S) Categories

5 Multiple Fatalities
4 Permanent Total Disability, Single Fatality
3 Major Injury, Lost Time Injury
2 Minor Injury, Restricted Workday Case
1 Slight Injury, First Aid

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5. Adapt the place of work to technical progress
6. Replace dangerous articles, substances or systems of work by safe or less dangerous articles, substances or systems of work
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8. Develop an adequate prevention policy in relation to safety, health and welfare at work, which takes account of technology, organisation of work, working conditions, social factors and the influence of factors related to the working environment
9. Give appropriate training and instructions to employees

"Particular Risks"

Non-Exhaustive list from Schedule 1 of the Republic of Ireland Construction Regulations 2006

1. Falling from a height
2. Burial under earthfalls
3. Engulfment in swampland
4. Exposure to chemical or biological substances
5. Exposure to ionising radiation
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CIVIL & STRUCTURAL DESIGN RISK ASSESSMENT

Project:	Air Nav Ireland
Element of Works:	Scheme Design
Design Stage:	Planning Application Stage
Revision:	0

Client: The Interiors Group	**L&D Project Number:** 26128	**Designer (Company):** Lohan & Donnelly	**Engineering Discipline:** Civil & Structural	**Document No.:** 26128-LDE-ZZ-ZZ-DRA-0001

DRA No.	System / Location / Area	Identify hazards and the associated consequence that your design may present during construction, operation, maintenance, commissioning, and removal *Outline what the potential to cause harm is (to workers or members of the public)*	Initial Risk Rating *See Likelihood and Severity Categories and Risk Matrix Below*			Actions by Designer to Reduce Risk Rating a) *Can the risk be avoided in so far as is reasonably practicable by changing the design or specification?* b) *Can the risk be reduced in so far as is reasonably practicable by changing the design or specification?* c) *If the final risk rating is still significant, explain why and what others need to do to minimize the risk.* **Apply the General Principles of Prevention to the design – See below** **Design controls to be included in specification or on drawings as appropriate.** **Designers should avoid instructing the PSCS or Contractors as to how residual risks are controlled on site unless the control measure is intrinsic to the design**	Residual Risk Rating *See Likelihood and Severity Categories and Risk Matrix Below*			Impact on other Designers *Indicate other designers, by discipline (including company name as appropriate), who need to be informed of the Risk*	Information to be forwarded from the Designer to the PSDP and / or others *Include relevant design assumptions, constraints, etc.* *Identify "Particular Risks" (see below) / and other Residual Risks*	Is the information required in the Preliminary S&H Plan (Plan), Safety File (File) or both?	
			L	S	R		L	S	R			Plan	File
6.	Working in neighborhood / beside roadway	**Hazard:** Traffic collision with personnel or machinery **Consequence:** Musculoskeletal Injuries, Crushing, Fatality	**2**	**5**	**H**	A) The risk cannot be avoided as the works are required in the determined location. B) The risk can be reduced through the use of appropriate traffic management and control measures onsite. C) Contractor to plan and sequence the works to incorporate measures to segregate zone of works from passing traffic at all times, to maintain security and prevent public access to the site at all times and to erect appropriate warning signage in conjunction with relevant authorities.	**1**	**5**	**M**	N/A	Contractor to determine method statements and procedures for working adjacent to main road, including for excavating spoil, moving and placing trench boxes and sewer pipes, backfilling and compacting trenches, reinstating topsoil and reseeding, all prior to commencement of works onsite.	Yes	

Likelihood (L) Categories	Severity (S) Categories	Risk (R) Matrix	Risk Acceptability	General Principles of Prevention	"Particular Risks"
5 Certain or Near Certain 4 Very Likely 3 Likely 2 Somewhat Likely 1 Unlikely	5 Multiple Fatalities 4 Permanent Total Disability, Single Fatality 3 Major Injury, Lost Time Injury 2 Minor Injury, Restricted Workday Case 1 Slight Injury, First Aid	SEVERITY / LIKELIHOOD L5: High, High, High, Medium, Low L4: High, High, Medium, Medium, Low L3: High, High, Medium, Low, Low L2: High, Medium, Medium, Low, Low L1: Medium, Low, Low, Low, Low	**High (H)** Unacceptable, must reduce. Communicate Residual Risk if applicable. **Medium (M)** Tolerable, assuming risk has been reduced as far as "Reasonably Practicable". Communicate Residual Risk **Low (L)** Tolerable. Communicate Residual Risk.	1. Avoid risks 2. Evaluate unavoidable risks 3. Combat risks at source 4. Adapt work to the individual, especially as regards the design of places of work, the choice of work equipment and the choice of systems of work, with a view, in particular, to alleviating monotonous work and work at a predetermined work rate and to reducing the effect of this work on health 5. Adapt the place of work to technical progress 6. Replace dangerous articles, substances or systems of work by safe or less dangerous articles, substances or systems of work 7. Give priority to collective protective measures over individual protective measures. 8. Develop an adequate prevention policy in relation to safety, health and welfare at work, which takes account of technology, organisation of work, working conditions, social factors and the influence of factors related to the working environment 9. Give appropriate training and instructions to employees	Non-Exhaustive list from Schedule 1 of the Republic of Ireland Construction Regulations 2006 1. Falling from a height 2. Burial under earthfalls 3. Engulfment in swampland 4. Exposure to chemical or biological substances 5. Exposure to ionising radiation 6. Contact with high voltage power lines 7. Drowning 8. Work on wells, underground earthworks and tunnels 9. Work carried out by divers at work having a system of air supply 10. Work carried out in a caisson with a compressed air atmosphere 11. Work involving the use of explosives 12. Work involving the assembly or dismantling of heavy prefabricated components

Design Risk Assessment Register

On behalf of

AirNav

for

Osprey House (Phase 2)

at

Osprey House, Brookvale Plaza, Shannon

Project Reference: 25150
Document Reference: 25150-DRA-0001

Date: 28-10-2026 Revision: 00

Prepared By: Anmol Tiwari

Approved By: Simon Killeen

Electrical Services

Feature/Element / Activity	Hazard Identified	Design Elimination Efforts	Risk Reduction Measures	Residual Risks / Info for Others	Communication Method
Site lighting levels and contour design	Insufficient illumination, excessive brightness or uneven light levels may create trip hazards, reduce visibility or cause visual discomfort.	Develop lighting calculations and contour plots for access roads, paths, parking and external working areas; select luminaires appropriate to the required lighting criteria.	Verify illuminance and uniformity in calculations; select suitable optics and mounting heights; coordinate lighting with landscaping, building façades and obstructions.	Final performance depends on installed aiming, surrounding surfaces and as-built conditions; commissioning verification required.	Lighting calculations, contour plots, luminaire schedule and design drawings
Light spill and glare to neighbouring areas	Glare or obtrusive light may affect road users, neighbours, adjacent buildings or security cameras.	Use controlled-beam luminaires and position columns to direct light only to intended areas.	Assess spill at site boundaries and sensitive locations; specify shields, tilt limits, dimming or curfew controls where required.	Changes to landscaping, luminaire selection or mounting height may alter light spill.	Lighting contour report, luminaire data sheets and coordination drawings
Lighting columns and foundations	Column instability, impact damage or underground service clashes may cause injury or service disruption.	Coordinate column positions with roads, access routes, buried services and site constraints; allow for structural foundation design.	Specify foundation and fixing design by competent designer; maintain clearances from underground utilities and vehicle swept paths.	Foundation adequacy depends on confirmed ground conditions and final column/equipment loads.	Column layout, foundation details, utility survey and structural design information
Maintenance and access to luminaires	Falls from height or unsafe access during cleaning, lamp/driver replacement and inspection.	Select maintainable luminaires and locate equipment to minimise difficult access where practicable.	Provide safe access strategy, suitable column access arrangements and isolation provisions; consider lowering columns or access platforms where appropriate.	Contractor and maintenance provider to confirm access equipment and safe system of work.	Lighting layouts, maintenance strategy and O&M information
External lighting installation and cable routes	Electric shock, cable damage or service interruption during installation and future excavation.	Coordinate lighting duct routes with other utilities and avoid unnecessary crossings; identify routes on coordinated site drawings.	Specify suitable duct type, burial depth, warning tape/tiles, draw cords and accessible draw pits in accordance with project requirements.	Actual ground conditions and existing services may differ from survey information.	External lighting layouts, duct route drawings, utility survey and specifications
Duct bends, draw pits and cable pulling	Cable damage, excessive pulling tension or inability to replace cables may result in failure or unsafe installation.	Design routes with practical bend radii, draw-pit spacing and cable pulling lengths.	Check cable pulling requirements; provide draw pits at changes of direction and suitable intervals; seal duct ends against water and debris.	Final cable installation method and pulling tension to be verified by the installing contractor.	Duct schedule, typical details and cable installation specification
Excavation and reinstatement	Buried service strikes, collapse of excavations, trips or damage to finished surfaces.	Use available utility records and surveys to coordinate the route and minimise excavation near known services.	Require service detection and safe excavation procedures; provide suitable covers, barriers and reinstatement details.	Unknown services may remain; contractor to verify locations before excavation.	Site utility drawings, pre-construction information and method statement
Lighting circuit isolation and testing	Electric shock or energisation during installation, testing or maintenance.	Provide circuit segregation, identification and accessible isolation points in the design.	Specify suitable protective devices, earthing/bonding, testing and commissioning in accordance with applicable electrical rules.	Safe isolation and permit arrangements remain the responsibility of the contractor/operator.	Single-line diagrams, circuit schedules, test and commissioning records

Electrical Design Risk Assessment Osprey House

Feature/Element / Activity	Hazard Identified	Design Elimination Efforts	Risk Reduction Measures	Residual Risks / Info for Others	Communication Method
LV underground duct routes	Damage to live electrical services, electric shock, fire or loss of supply during excavation and future works.	Coordinate routes with existing utilities and other proposed services; minimise crossings and avoid high-risk areas where practicable.	Specify suitable electrical ducts, burial depth, separation, warning tape/tiles, route markers and draw pits to applicable standards and utility requirements.	Existing service records may be incomplete; exact locations must be confirmed on site.	LV duct layout, utility coordination drawings, specifications and survey records
Cable pulling and duct capacity	Cable damage, overheating or inability to install/replace cables due to inadequate duct capacity or excessive pulling forces.	Size ducts and draw pits for the proposed cables, bend radii and future maintenance needs.	Check fill capacity, pulling lengths and bend radii; provide draw ropes and accessible draw pits; keep ducts clean and capped until use.	Final cable dimensions and installation method to be confirmed before installation.	Cable schedule, duct schedule, typical details and installation specification
Excavation near live services	Electrocution, service outage, fire or injury from striking existing cables.	Use verified utility information and coordinate the design to avoid known live services where practicable.	Require CAT/Genny or equivalent detection, trial holes and safe-dig procedures before mechanical excavation; maintain safe clearances.	Residual risk from undocumented services remains until verified during site investigation.	Pre-construction information, utility survey and contractor RAMS
Duct entry into buildings and substations	Water ingress, fire/smoke spread or damage to electrical equipment through unsealed penetrations.	Coordinate duct entries and penetration locations with building, electrical and fire-compartment designs.	Specify suitable sealing against water ingress and tested fire-stopping where ducts penetrate fire-rated elements; maintain required compartmentation.	Sealing performance depends on correct installation and future alterations being controlled.	Builder's-work drawings, penetration schedule and fire-stopping register
ELV ducts for data, telecoms, security and controls	Damage to communications or safety/security systems; loss of data or system functionality.	Coordinate ELV routes with other utilities and define dedicated ducts or segregation from LV power as required by system design and applicable standards.	Specify duct identification, separation, warning tape, draw cords, accessible draw pits and route markers.	Final segregation and separation requirements depend on the selected systems and supplier requirements.	ELV duct layout, containment drawings, system schematics and specifications
Cable pulling and future replacement	Cable sheath damage, excessive pulling tension or blocked ducts may cause intermittent faults or costly replacement.	Design routes with adequate duct capacity, bend radii and draw-pit access for the anticipated cable types.	Provide draw ropes, sealed duct ends, accessible draw pits and spare ducts where justified by the design.	Future system expansion may exceed the capacity provided; spare capacity should be agreed with the client.	Duct schedule, cable schedule, system supplier requirements and as-built drawings
Crossings with LV and other services	Electrical interference, damage during excavation or loss of communications service.	Coordinate crossings and routes with LV, water, drainage and other underground services.	Maintain specified separation; use dedicated ducts and crossing details where required; verify routes before excavation.	Actual positions of existing utilities may differ from record drawings.	Combined services drawing, utility survey and coordination records

Electrical Design Risk Assessment Osprey House

Feature/Element / Activity	Hazard Identified	Design Elimination Efforts	Risk Reduction Measures	Residual Risks / Info for Others	Communication Method
Duct ingress and environmental exposure	Water, silt or debris entering ducts may obstruct cables or damage equipment.	Avoid low points and route ducts to suit site levels where practicable.	Specify suitable duct sealing, drainage arrangements where needed, and weather-resistant external terminations.	Performance depends on site levels, groundwater and installation quality.	Duct details, external termination details and installation specification
EV charging units and locations	Poor positioning may create vehicle collision risks, obstruct pedestrian routes or restrict access for maintenance and emergency services.	Coordinate charger locations with parking layouts, vehicle swept paths, pedestrian routes and accessible parking requirements.	Provide suitable clearances, protective bollards where required, and safe access for users and maintenance personnel.	Final positioning depends on the approved parking layout and site conditions.	EV charger layout, site coordination drawings and equipment schedule.
EV electrical supply and distribution	Overloading, overheating, electric shock or fire due to inadequate electrical capacity or incorrect protection.	Calculate the anticipated EV charging load and coordinate it with the building electrical supply and distribution strategy.	Specify appropriately rated cables, protective devices, earthing and bonding, and load-management provisions where required.	Final capacity depends on the confirmed charger ratings, demand assumptions and available electrical supply.	Electrical load calculations, single-line diagrams, distribution board schedules and specifications.
Underground EV power ducting and cabling	Damage to existing services, electric shock, cable damage or supply interruption during excavation and installation.	Coordinate duct routes with existing and proposed utilities; minimise crossings and avoid known service conflicts.	Specify suitable ducts, burial depth, separation, warning tape, draw pits and draw cords in accordance with project requirements.	Undocumented services and actual ground conditions must be verified before excavation.	EV duct layout, utility coordination drawings, duct schedule and specifications.
Cable sizing and installation	Overheating, excessive voltage drop, cable damage or inability to accommodate the required charging load.	Design cable sizes and routes based on the calculated load, installation method, route length and applicable electrical requirements.	Verify voltage drop, current-carrying capacity, fault protection, derating factors and duct capacity; allow for practical cable-pulling arrangements.	Final cable sizes depend on selected equipment, installation conditions and confirmed cable routes.	Cable calculations, cable schedule, single-line diagrams and installation details.
Testing, commissioning and maintenance	Electric shock, incorrect operation or equipment failure during commissioning, inspection and maintenance.	Select maintainable equipment and provide access to isolation points and components.	Require appropriate inspection, testing, commissioning, labelling and maintenance instructions.	The contractor and operator must implement suitable safe systems of work and maintain the equipment.	Commissioning requirements, test records, maintenance strategy and O&M manuals.

Designers Risk Assessment

NRB consulting engineers
5th Floor
40 Mespil Road
Dublin 4
D04 C2N4

☎ +353 1 292 1941
✉ info@nrb.ie

Project No:	**26-140**
Project Title:	**AirNav**
Client:	**Interiorsgroup**
Design Stage:	**Planning Design**

Date:	**28.10.26**
Prepared By:	**Paul Burke**
Checked By:	**Brian McMahon**
Approved By:	**Seamus Nolan**

Issue type:	**P1**

	Significant Potential Hazards	Risk Classification			Design Action to be Taken to Reduce Risk	Design Action to be completed		Residual Risk			Future Action
		Likeli-hood	Severity	Risk Rating		By	Date	Likeli-hood	Severity	Risk Rating	
1	Presence of underground and overhead services.	3	3	9	Statutory undertaker drawings and correspondence to be obtained and reviewed. If available, underground services scan to be obtained, reviewed and incorporated into design drawings.	Contr.	t.b.c.	1	3	3	Contractor to contact service providers in order to ensure that underground services are deep enough to not require diversion. Hand excavations to be applied in the immediate vicinity of any services. Method statements to be prepared to demonstrate safe method of working. Appropriate HSA Guidance notes apply. Contractor to provide adequate height restriction “gateway” in accordance with Electricity board requirements.
2	Existing busy road which could include relatively high approach speeds.	3	3	9	Consideration to be given to permanent horizontal alignment design.	NRB	t.b.c.	1	3	3	Contractor to utilise appropriate methodology for traffic management including access/egress to any existing premises.
3	Existing public footpaths and cycle lanes, interaction with general public including existing residents and road users.	3	3	9	Provide appropriate pedestrian & cyclist routes & crossings.	NRB	t.b.c.	1	2	2	Contractor to utilise appropriate methodology for traffic management including access/egress to any existing premises.

Risk classifications:

Likelihood:	Remote = 1	Possible = 2	Probable = 3	**Risk Rating** = Likelihood x Severity
Severity:	Minor = 1	Serious = 2	Severe/fatal = 3	
Risk Rating:	1-3 = Low	4-6 = Medium	7-9 = High	

Designers Risk Assessment

	Significant Potential Hazards	Risk Classification			Design Action to be Taken to Reduce Risk	Design Action to be completed		Residual Risk			Future Action
		Likeli-hood	Severity	Risk Rating		By	Date	Likeli-hood	Severity	Risk Rating	
4	Exposure to hazardous substances	2	1	2	Where practicable, non-hazardous substances to be specified. Survey to be undertaken by main contractor and removed by specialist if identified.	NRB / Contr.	t.b.c.	2	1	2	Contractor to ensure that adequate PPE is provided, and that current HSA guidance is adhered to. Management Plan to be prepared. Carefully expose water main. Specialist to inspect prior to removal. Permit to work system and method statements to be in place before work begins. Notify HSA as required. Dispose of material by competent person in accordance with asbestos guidelines.
5	Visibility of Signal Heads, Signage & Road Markings.	2	1	2	Ensure design caters for adequate mounting heights and does not impair visibility.	NRB	t.b.c.	1	1	1	Contractor to confirm suitability of locations (i.e., obstructions not indicated on survey, overgrowing hedges, etc.).
6	Trees and shrubs resulting in visibility obscured.	2	1	2	Obtain permission to cut back vegetation.	NRB / Contr.	t.b.c.	1	1	1	Contractor to employ a professional maintenance company for any cut-back of hedges or trees.
7	Permanent access/egress for all users.	1	1	1	Design to be carried out to approved standards.	NRB	t.b.c.	1	1	1	Provision to be made for all users during the course of the works.

Risk classifications:

Likelihood:	Remote = 1	Possible = 2	Probable = 3	**Risk Rating** = Likelihood x Severity
Severity:	Minor = 1	Serious = 2	Severe/fatal = 3	
Risk Rating:	1-3 = Low	4-6 = Medium	7-9 = High	

Designers Risk Assessment

	Significant Potential Hazards	Risk Classification			Design Action to be Taken to Reduce Risk	Design Action to be completed		Residual Risk			Future Action
		Likeli-hood	Severity	Risk Rating		By	Date	Likeli-hood	Severity	Risk Rating	
8	Excavations (Especially for any road foundations + retaining structures)	2	3	6	Designer to define methods and take account of the ground conditions reducing excavation needs and depths. Permissions to change ground water levels to be checked prior to choice of method for foundations of the road. Methods of founding to be chosen according to recommendations stated in the SI unless safer method available.	NRB/ Contr.	t.b.c.	2	2	4	NO excavation to be carried out without appropriate stabilisation of the excavation. Permission to remove groundwater only if recommended in the SI. HSA Guidance Applies. Only competent subcontractors to be employed if piling will be used as road foundation. No untrained personnel to be employed for works in the vicinity of or with any heavy equipment.
9	Environmental considerations	2	2	4		Contr.	t.b.c.	2	2	4	Contractor to ensure that no construction related hazardous substances pollute groundwater or surrounding environment (i.e., machine oil, fuel, any other effluent, packaging material)

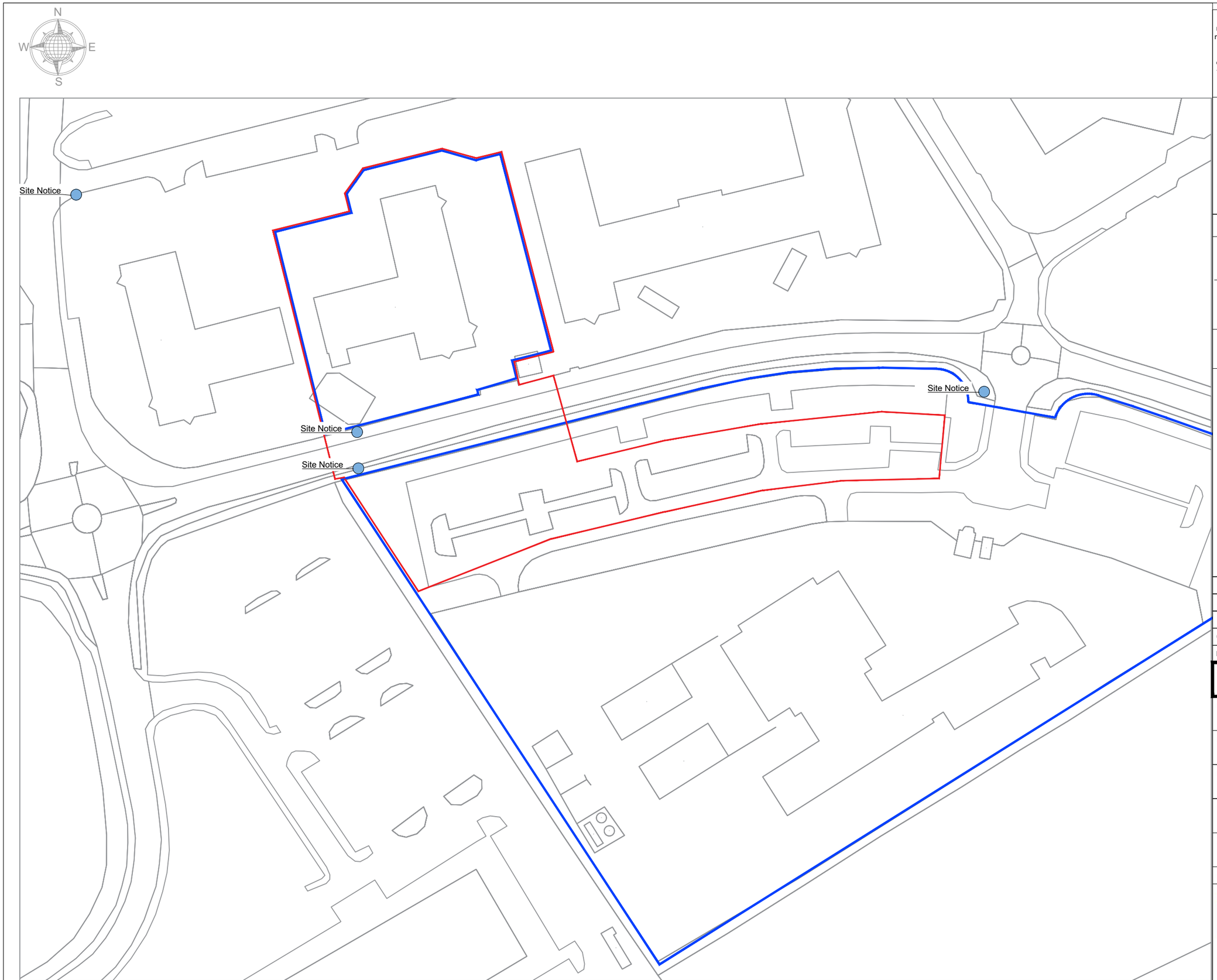
Risk classifications:

Likelihood:	Remote = 1	Possible = 2	Probable = 3	**Risk Rating** = Likelihood x Severity
Severity:	Minor = 1	Serious = 2	Severe/fatal = 3	
Risk Rating:	1-3 = Low	4-6 = Medium	7-9 = High	

Appendix 3 – Indicative client safety file list

Ref	Folders	SubFolder Ref Nrs	Documents included				
Folder Nr	**Folder Title**	**Subfolder Ref Nr**	**Subfolder Contents**	**Relevant to work package? (Y/N)**	**Does this constitute an as built drawing, specification or BOQ?**	**Is this relevant to Operation and Maintenance**	**Include in safety file?**
1.0	Contents & Health & Safety	1.1	Contents	Y	N	N	Y
	Contents & Health & Safety	1.2	Project Directory (Design Team)	Y	N	N	Y
	Contents & Health & Safety	1.3	Project Directory (Subcontractors)	Y	N	N	Y
2.0	Drainage | Civils	2.1	Ancillary Certifcate (PSCS | Main Contractor)	Y	N	Y	Y
	Drainage | Civils	2.2	Slot drains	Y	Y	Y	Y
	Drainage | Civils	2.3	Gully Grates	Y	Y	Y	Y
	Drainage | Civils	2.4	Manholes | Culverts	Y	Y	Y	Y
	Drainage | Civils	2.5	Inspection Chambers	Y	Y	Y	Y
	Drainage | Civils	2.6	Ducts | Channels	Y	Y	Y	Y
	Drainage | Civils	2.7	Pipes (Concrete | Plastic)	Y	Y	Y	Y
	Drainage | Civils (Road Make Up)	2.8	Soil, Stone Aggregates, Granular Materials, Bitumen Materials, Cement, Cement Mortar Information	Y	Y	Y	Y
3.0	Service ducting	3.1	ESB duct information (as installed | residual (in place) etc)	Y	Y	Y	Y
4.0	Electrical Installations	4.1	O&M Manuals incl Commissiong Reports, Ancillary Certificates	Y	Y	Y	Y
	Electrical Installations	4.2	M&E Consultants opinion of compliance	Y	N	Y	Y
	Electrical Installations	4.3	RECI/ECTI certification	Y	N	Y	Y
	Electrical Installations	4.4	Project Switchgear - Canopy Switchgear, Road Minipillars/Micropillars	Y	Y	Y	Y
	Electrical Installations	4.5	Project Lighting - Road Lighing Luminaires, Canopy Lighting Luminaires	Y	Y	Y	Y
	Electrical Installations	4.6	Project Cabling - Site Cat 6 Cabling, SWA Cabling and PL Contractor Cabling.	Y	Y	Y	Y
5.0	External railing, gates & landscaping	5.1	Bike Racks (Workshop Dwgs, Fitting | Fixture | Anchor Details)	Y	Y	Y	Y
6.0	As built information (validated by DT)	6.1	Civil & Structural Dwgs	Y	Y	Y	Y
	As built information (validated by DT)	6.2	Street Dwgs	Y	Y	Y	Y
	As built information (validated by DT)	6.3	Landscape Layout Dwgs	Y	Y	Y	Y
	As built information (validated by DT)	6.4	Electrical InstallationDwgs	Y	Y	Y	Y
7.0	Safety Audit (Roads)	7.1	Road Safety Audits	Y	N	Y	Y
8.0	Petrol Interceptor	8.1	O&M Manual, Product Information	Y	N	Y	Y
9.0	Roadway Finishes (Kerbs)	9.1	O&M Manual, Product Information	Y	Y	Y	Y
	Roadway Finishes (Signage)	9.2	O&M Manual, Product Information	Y	Y	Y	Y
10.0	Roadway Traffic Control Systems & RTPI equipment	10.1	As Built Information including cabling and ducting, plus O&M information (equipment)	Y	Y	Y	Y
11.0	Feature Canopy	11.1	O&M requirements including fittings and services, plus general building maintenance	Y	Y	Y	Y

Appendix 4 – Work dwgs (FIPO – refer to tender pack)



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GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND LEVELS ON SITE.
2. THIS DRAWING IS NOT TO BE SCALED.
3. CONFIRM ALL SETTING OUT DIMENSIONS.
4. SHOULD CONDITION OF SITE VARY FROM INFORMATION GIVEN PLEASE REPORT TO THE INTERIORS GROUP.
5. MATERIALS AND WORKMANSHIP TO BE COMPLIANT WITH THE IRISH BUILDING REGULATION STANDARDS AND CODES OF PRACTICE.
6. ALL WORKS TO BE EXECUTED WITH DUE CARE TO THE EXISTING SPACE/BUILDING/OCCUPANTS AND THIRD PARTIES.

LEGEND

Site in scope

Land in the ownership of the applicant

Site Notice location

CENTRE COORDINATES:
541855, 663291

PUBLISHED:
24/05/2025

MAP SERIES | MAP SHEETS:
1:2,500 | 4559-D
1:2,500 | 4559-C

ORDER NO.:
50468511_1

REV	DATE	CHK BY	DESCRIPTION
00	20.10.26	MS	Initial Issue

STATUS **PLANNING**

PROJECT: Air Nav Ireland - Civil Works

CLIENT: Air Navigation Ireland

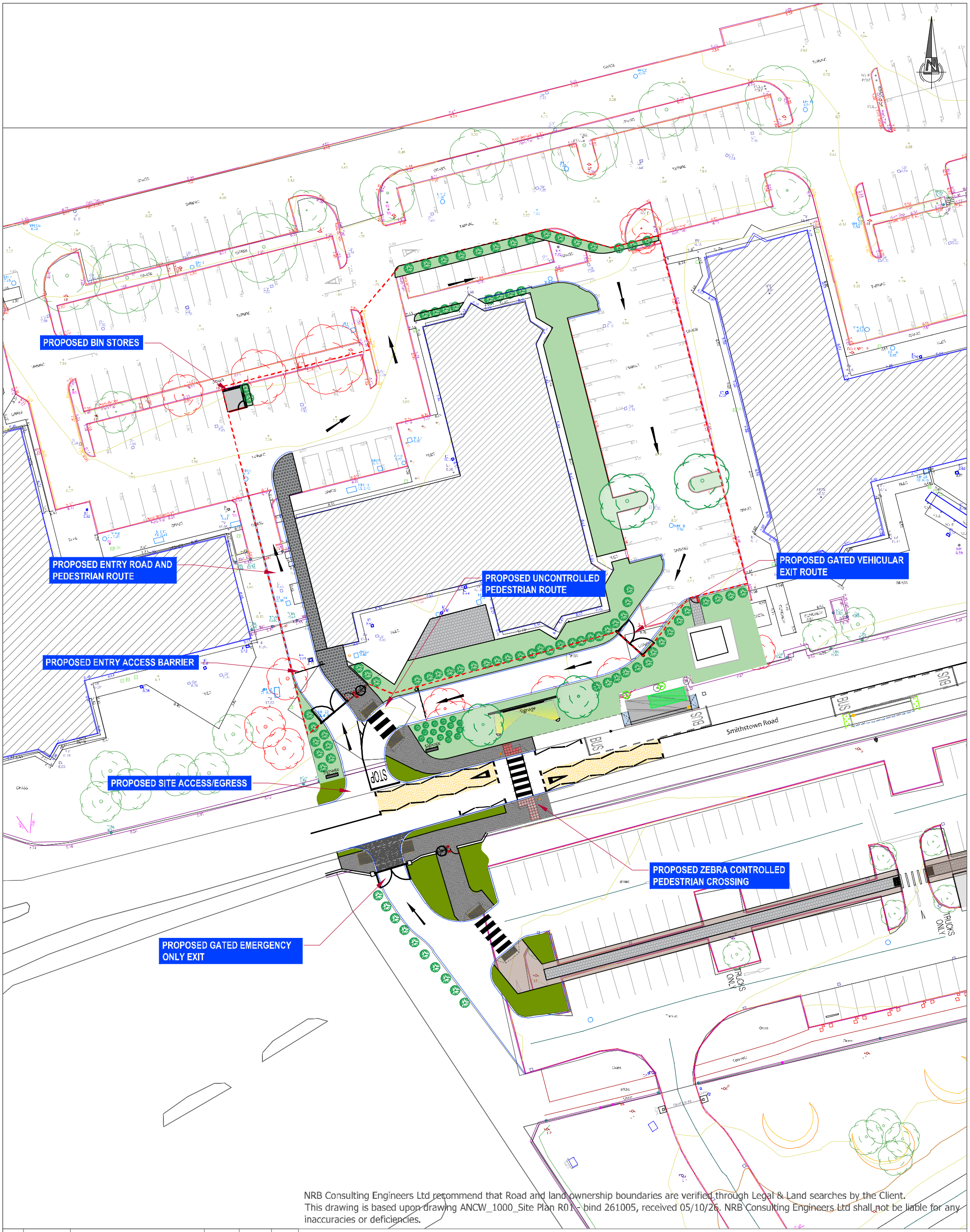
DWG TITLE: Site Location Map

DWG NO: 1000 | REV: 00

JOB NO: 260207 | SCALE @ A0: 1:1000

DATE: 20/10/2026 | DRN: MS

the interiorsgroup
Unit A3, Centrepoint Business Park
Oak Drive,
Dublin D12 A2CF
T: +353 1 557 2910
W: www.theinteriorsgroup.ie
E: info@interiorsgroup.ie



NRB Consulting Engineers Ltd recommend that Road and land ownership boundaries are verified through Legal & Land searches by the Client.
This drawing is based upon drawing ANCW_1000_Site Plan R01 - bind 261005, received 05/10/26. NRB Consulting Engineers Ltd shall not be liable for any inaccuracies or deficiencies.

REV	DATE	AMENDMENTS	DRAWN	CHK	APP

NRB Consulting Engineers Ltd
5th Floor
40 Mespil Road
Dublin 4
D04 C2N4

Phone: +353 1 292 1941
Email: info@nrb.ie
Web: www.nrb.ie
Registered in Ireland No. 491679

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Client

Project: AirNav Clare

Title: Proposed Site Layout

Project No.: 26-140

Drawing No.: NRB-SK-001

Drawn: PB

Checked: SN 21/10/26

Approved: SN 21/10/26

Date: 16-Oct-26

Scale @ A3: 1:500

Rev: B

NRB Consulting Engineers Ltd accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions to be worked to.

Purpose of Issue: ☐ Draft ☐ Information ☐ Approval ☐ As Built ☐ Tender ☐ Construction

N
W
E
S

HGV ENTRANCE GATE FOR EMERGENCY USE

REFUSE ARE RELOCATED

ADJUSTMENTS TO EXISTING TARMAC TO ALLOW ONE-WAY ROUTE AROUND THE WHOLE OSPREY HOUSE BUILDING

NTA BUS STOPS INDICATIVE LOCATION AS PER APPROVED SECTION 38

TURNSTILE AND DAC AUTOMATED PEDESTRIAN GATE WITH INTERCOM AND ACCESS CONTROL

3M HIGH 358 WELD MESH SECURITY FENCE TO OSPREY HOUSE PERIMETER

NEW VEHICULAR ENTRANCE AND EXIT SECURED BY BARRIERS AND GATES

NEW PEDESTRIAN CROSSING GUARDED BY FLASHING AMBER BEACONS CONNECTING AIRNAV SOUTH AND NORTH CAMPUS

TURNSTILE AND DAC AUTOMATED PEDESTRIAN GATE WITH INTERCOM AND ACCESS CONTROL

NEW VEHICULAR EXIT FOR EMERGENCY USE SECURED BY GATE AND SECURITY 3M HIGH FENCE

PEDESTRIAN ACCESS CONNECTION BETWEEN NORTH AND SOUTH CAMPUS

PROPOSED COVERED WALKWAY PATH WITH PAVING TO ITS FULL LENGTH

NEW 11 CAR PARKING SPORT TO THE BALLYCASEY CAMPUS

OSPREY HOUSE

EXISTING ENTRANCE

ESB SUBSTATION

Smithstown Road

Smithstown Road

BALLYCASEY

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND LEVELS ON SITE.
2. THIS DRAWING IS NOT TO BE SCALED.
3. CONFIRM ALL SETTING OUT DIMENSIONS.
4. IF DISCREPANCIES ARE FOUND BETWEEN INFORMATION GIVEN PLEASE REPORT TO THE WITNESSING GROUP.
5. MATERIALS AND WORKMANSHIP TO BE COMPLIANT WITH THE RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.
6. ALL WORKING TO BE EXECUTED WITH DUE CARE TO THE EXISTING SPACE/BUILDING/OCCUPANTS AND THIRD PARTIES.

LEGEND

- Area outside scope of works

SITE BOUNDARIES

- Osprey House property boundary line.
- Ballycasey property boundary line.

STRUCTURES

- Existing stone wall approx. 1000m height & 620mm thick
- New security fence. Refer to drawing 7200 for details.
- New covered walkway path. New paving to full length. Refer to drawing 7100 for details.

SURFACES TREATMENT

- Non-trafficked permeable paving
- Existing Tarmac road
- New Tarmac road
- New public footpath
- Existing public footpath
- Existing grass
- New grass
- New kerbs

REV	DATE	CHK BY	DESCRIPTION
00	25.10.26	MS	Initial Issue

STATUS: TENDER

PROJECT: Air Nav Ireland - Civil Works

CLIENT: Air Navigation Ireland

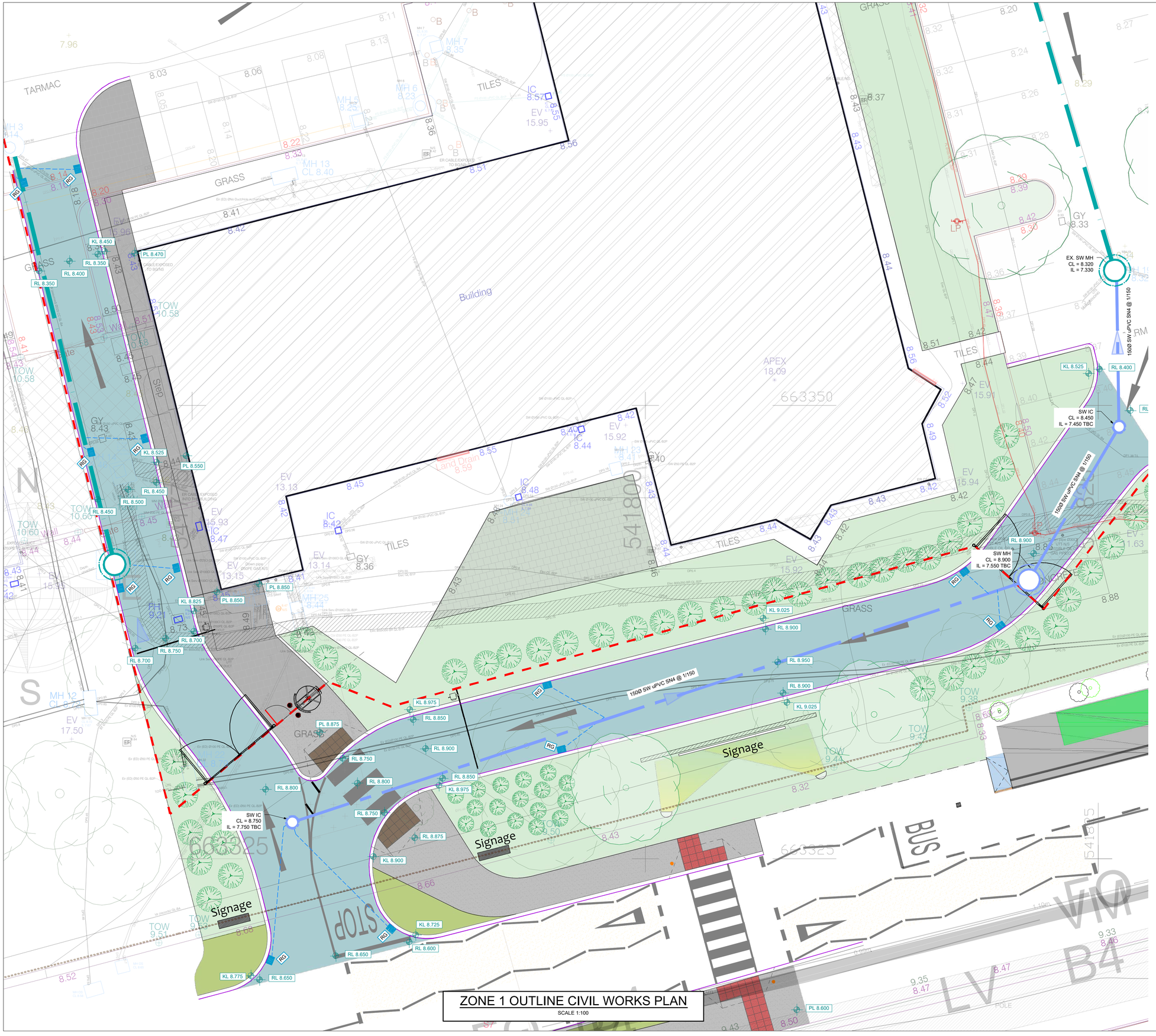
DWG TITLE: Proposed Site Plan

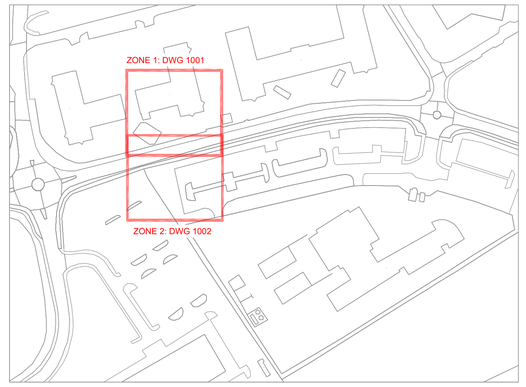
DWG NO: 1300 REV: 00

JOB NO: 260207 SCALE @ A0: 1:250

DATE: 25/10/2026 DRN: MS

AIRNAV IRELAND





SITE KEY PLAN

SCALE 1:2000

SURFACES LEGEND: GROUND LEVEL

- GRASSED/LANDSCAPED AREA
- NON-TRAFFICKED PERMEABLE PAVING, 60mm CLIMAPAVE PERMEABLE PAVING UNITS ON 50mm OF 6.3mm SAND LAYING COURSE ON MIN. 250mm TYPE 3 CGA GRANULAR FILL WITH MIN. 30% VOIDS RATIO & 110mmØ TWINWALL PERFORATED COLLECTOR PIPES
- 40mm OF SMA SURF10 TO IS EN 13108-5 ON 100mm OF AC20 DENSE BIN TO IS EN 13108-1 ON 150mm CL804 TO TII 800 SERIES ON 6F2 CAPPING LAYER
- NEW PUBLIC FOOTPATH TO BE TAKEN IN CHARGE, 150mm C28/35/D20/XC1 CONCRETE WITH BRUSHED FINISH ON MIN. 250mm SR21:2014+A1:2016
- 400 x 400 x MIN. 50mm BUFF COLOUR BLISTER TYPE A TACTILE PAVING ON 30mm COMPACTED BEDDING SAND ON 100mm C25/30/D20 CONCRETE ON MIN. 150mm SR21:2014+A1:2016
- NEW SLIPFORM KERB PROVISIONAL 400h x 200w GRADE C32/40/D20/XC4 CONCRETE WITH SAWCUTS AT 6m CTRS

DRAINAGE LEGEND

SURFACE WATER

EXISTING SURFACE WATER SEWER (INDICATIVE LOCATIONS ACCORDING TO PUBLIC MAPPING, SEWER LINE SIZES & DEPTHS TBC ONSITE).

BELOW-GROUND SURFACE WATER INSPECTION CHAMBER LINES, TO BE 150mm uPVC SN4 @ 1/150 GRADIENT U.N.O.WITH PROPRIETARY POLYPROPYLENE INSPECTION CHAMBERS BY WAVIN OR SIMILAR APPROVED U.N.O. D400 COVER U.N.O.

CAST IRON ROAD GULLY TRAP WITH D400 COVER AND FRAME, 150mm uPVC SN8 BELOW-GROUND PIPE AT MAX. 1/100 GRADIENT

MH

RG

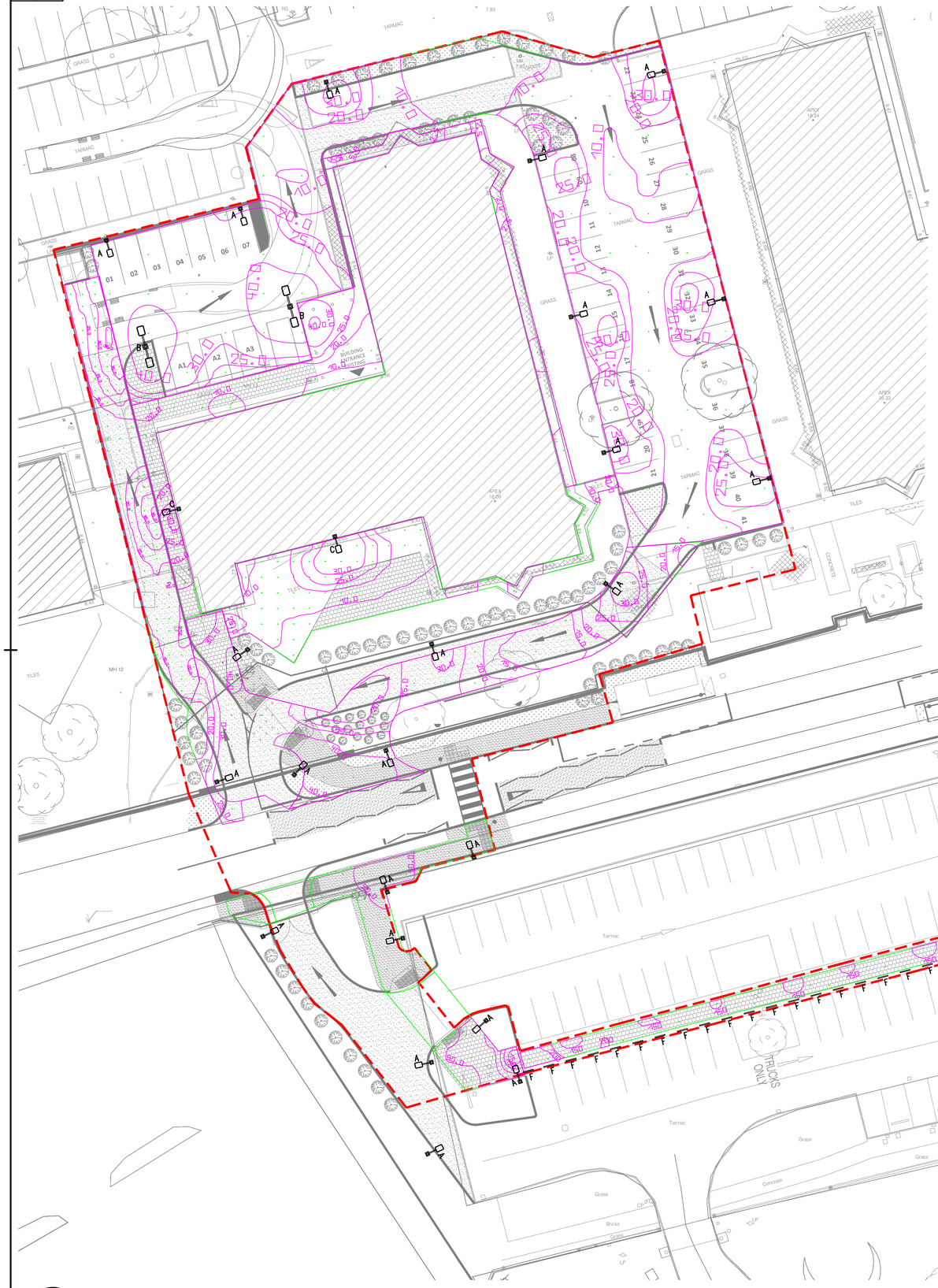
Rev	Date	Drn	Chk'd	Description
0	23/10/26	KH	FW	Issued for Planning Application

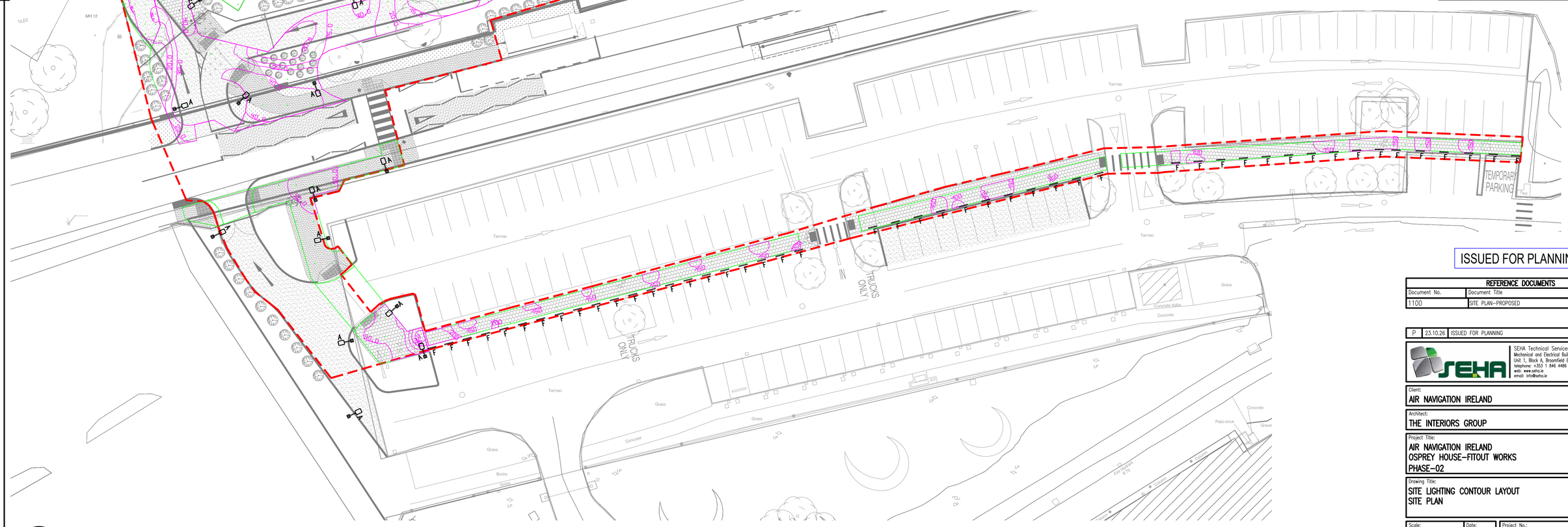
LOHAN & DONNELLY
Consulting Engineers
13 Gardiner Place, Mountjoy Square, Dublin 1. T: 01 8787770
W: www.lohan-donnelly.com E: info@lohan-donnelly.com

Project:	AirNav Ireland Osprey House Phase 2 for The Interiors Group
Drawing:	Outline Site Civils Works Plan Zone 1

Project No.	26128
Drg. No.	1001
Scale	1:100@A1
Date	Oct '26
Drawn	KH
Rev.	0

Model Reference:	26128-LDE-ZZ-ZZ-M2-SC-0001
Drawing Reference:	26128-LDE-ZZ-ZZ-GC-C-1001
Model Rev:	P01.01
Suitability:	S0





Luminaire list (Site 1)							
Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Maintenance factor	Connected load
A	Lena Lighting	TIARA 2 LED S 5200lm 740 RM7HE (29W)		1x LL LED 29W	5200 lm	0.80	29 W
F	Intra Lighting	Sequal 2M 60° 9100 lm 67 W 830 DALI IP65 white	13922118001	1x 2xPCB112-146x45 x1,5mm830BZ_700mA	1724 lm	0.80	13.4 W

#	Name	Parameter	Min	Max	Average	Min/average	Min/max
1	Calculation surface 1 (Entrance)	Perpendicular illuminance	11.2 lx	49.2 lx	28.2 lx	0.40	0.23
2	Calculation surface 2 (Roadway)	Perpendicular illuminance	7.51 lx	38.7 lx	21.1 lx	0.36	0.19
3	Calculation surface 3 (Carpark)	Perpendicular illuminance	3.74 lx	48.6 lx	22.6 lx	0.17	0.077
4	Calculation surface 4 (Pathway 1)	Perpendicular illuminance	3.25 lx	36.3 lx	15.3 lx	0.21	0.090
5	Calculation surface 5 (Pathway 2)	Perpendicular illuminance	6.19 lx	41.4 lx	18.8 lx	0.33	0.15
6	Calculation surface 6 (Pathway 3)	Perpendicular illuminance	1.27 lx	8.20 lx	5.02 lx	0.25	0.15
7	Calculation surface 1 Covered Walkway	Perpendicular illuminance	71.8 lx	238 lx	153 lx	0.47	0.30
8	Calculation surface 1 Carpark Entrance	Perpendicular illuminance	25.4 lx	167 lx	47.9 lx	0.53	0.15

GENERAL NOTES:

1. ALL WORKS SHALL BE COORDINATED WITH THE LATEST ARCHITECTURAL, CIVIL, STRUCTURAL, ELECTRICAL, IT AND SECURITY SPECIALIST DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS, EQUIPMENT LOCATIONS, CABLE ROUTES AND SERVICE REQUIREMENTS BEFORE COMMENCING WORKS.
3. FINAL EQUIPMENT QUANTITIES, MODELS, POWER REQUIREMENTS, NETWORK INTERFACES AND CONTROL SEQUENCES SHALL BE CONFIRMED WITH THE CLIENT AND RELEVANT SPECIALISTS BEFORE PROCUREMENT.
4. ALL ELECTRICAL INSTALLATIONS, PROTECTIVE DEVICES, EARTHING, CABLING AND ISOLATION SHALL COMPLY WITH APPLICABLE IRISH REGULATIONS, RELEVANT STANDARDS AND APPROVED MANUFACTURER'S REQUIREMENTS.
5. PROVIDE TESTING, COMMISSIONING, OPERATING INSTRUCTIONS, EQUIPMENT SCHEDULES AND AS-INSTALLED DRAWINGS FOR ALL NEW AND RELOCATED INSTALLATIONS.
6. DO NOT SCALE DRAWINGS. REPORT ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS TO THE DESIGNER BEFORE PROCEEDING.

LEGEND:

ESB MINIPILLAR

ESB MICRO PILLAR

400x400mm PUBLIC LIGHTING DRAW PIT

TIARA 2 LED S 5200LM 740 RM7HE (29W), 6METER HIGH POLE — A

TIARA 2 LED S 5200LM 740 RM7HE (29W), 6METER HIGH POLE (TYPE B, FITTED WITH A TWIN ARM) — B

TIARA 2 LED S 5200LM 740 RM7HE (29W) (TYPE C, WALL-MOUNTED TO THE BUILDING FACADE) — C

GROUND MOUNTED DIRECTIONAL SPOT LIGHTING — D

SURFACE MOUNTED LIGHT FITTING UNDER THE COVERED WALKWAY — F

2x125mm⌀ PUBLIC LIGHTING DUCT

SCOPE OF WORK OUTLINED IN RED



29W TIARA 2 LED S 5200LM 740 RM7HE, 6METER HIGH POLE.

ISSUED FOR PLANNING

REFERENCE DOCUMENTS		
Document No.	Document Title	Rev.
1100	SITE PLAN-PROPOSED	04

P	23.10.26	ISSUED FOR PLANNING	ZA JS

SEHA Technical Services Ltd.
Mechanical and Electrical Building Services Consulting Engineers
Unit 1, Block A, Broomfield Business Park, Malahide, Co. Dublin.
telephone: +353 1 846 4486
web: www.seha.ie
email: info@seha.ie

Client:
AIR NAVIGATION IRELAND

Architect:
THE INTERIORS GROUP

Project Title:
AIR NAVIGATION IRELAND
OSPREY HOUSE-FITOUT WORKS
PHASE-02

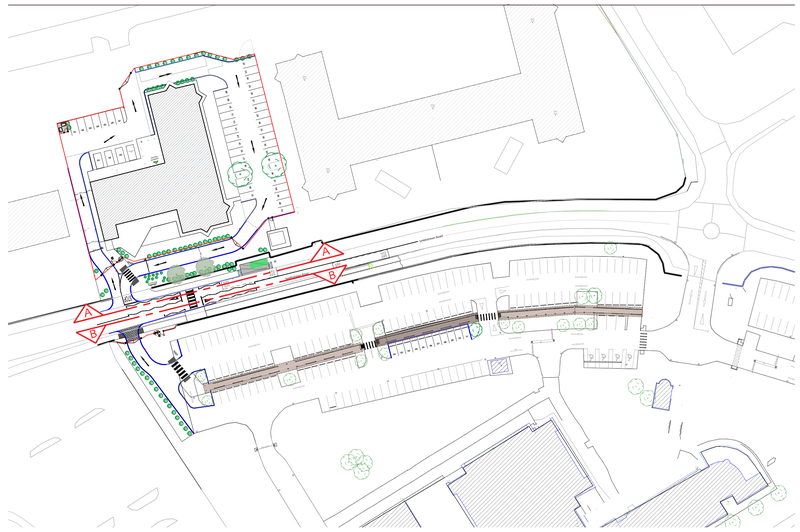
Drawing Title:
SITE LIGHTING CONTOUR LAYOUT
SITE PLAN

Scale:	Date:	Project No.:	Revision:
1:250 @A1	02.02.26	25-150	P
Originator: ZA	Checked: PH	Approved: SK	Drawing No.: 60-S0

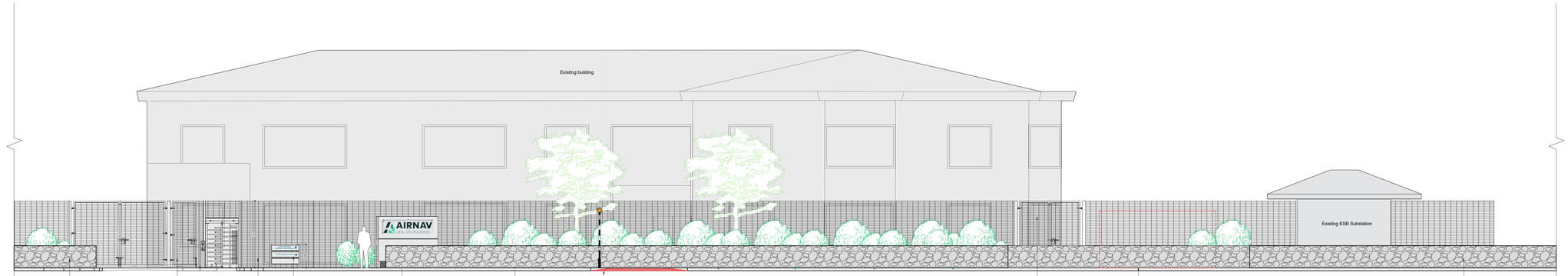
01 / 60-S0 SITE LIGHTING CONTOUR LAYOUT-SITE PLAN
SCALE: 1:250@A1

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SEHA CAD FILENAME: 25150-60-S0.dwg

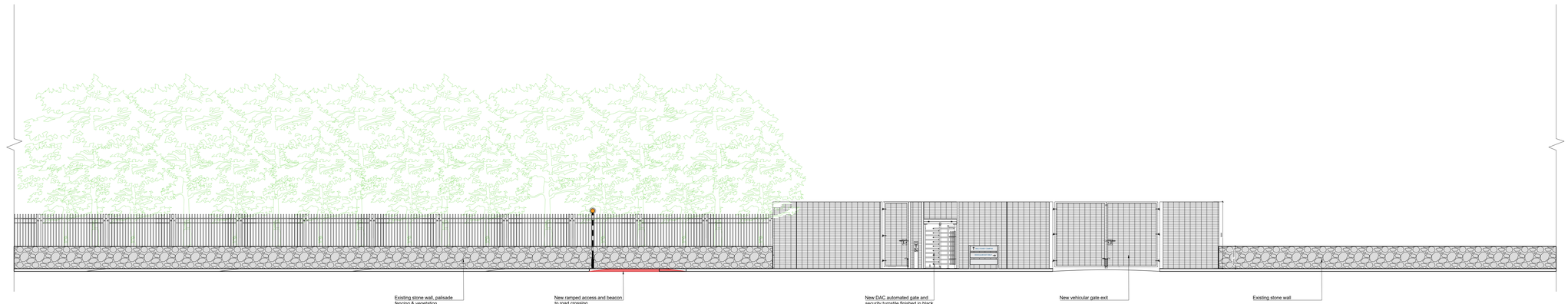


Site Plan - Elevations Key Locations
Scale: nts



Existing stone wall
New vehicular gate entrance, DAC automated gate and security turnstile finished in black
New 3m high security fencing in black finish
Signage totem on light grey background
Existing stone wall
New ramped access and beacon to road crossing
New vehicular gate exit
Bus Stop location as per NTA drawings
Existing stone wall

1
7300
ELEVATION A
SCALE: 1:75



Existing stone wall, palisade fencing & vegetation
New ramped access and beacon to road crossing
New DAC automated gate and security turnstile finished in black
New vehicular gate exit
Existing stone wall

1
7300
ELEVATION B
SCALE: 1:75

GENERAL NOTES

1. VERIFY ALL DIMENSIONS AND LEVELS ON SITE.
2. THIS DRAWING IS NOT TO BE SCALED.
3. CONFIRM ALL SETTING OUT DIMENSIONS.
4. ANY DISCREPANCIES IN THE DRAWING INFORMATION GIVEN PLEASE REPORT TO THE INTEGERS GROUP.
5. MATERIALS AND WORKMANSHIP TO BE COMPLIANT WITH THE RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE.
6. ALL WORKS TO BE EXECUTED WITH DUE CARE TO THE EXISTING SPACE/BUILDING/OCCUPANTS AND THIRD PARTIES.

REV	DATE	CHK BY	DESCRIPTION
00	25.10.26	MS	Initial Issue

STATUS	TENDER
PROJECT	Air Nav Ireland - Civil Works
CLIENT	Air Navigation Ireland
DWG TITLE	North & South Campus Elevations
DWG NO	7300
REV	00
JOB NO	260207
SCALE @ A0	1:75
DATE	25/10/2026
DRN	MS

AIRNAV IRELAND