MECHANICAL UPGRADE WORKS

AT

MIDLETON CBS PRIMARY SCHOOL, ROSARY PLACE, MIDLETON, CO. CORK

REF: E26.2879

DATE: October 2026

PRELIMINARY HEALTH & SAFETY PLAN
FOR WORKS TO THE SCHOOL

REF: E26.2879

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PRELIMINARY SAFETY & HEALTH PLAN

This Preliminary Safety and Health Plan has been prepared in accordance with Article 12(1)(a) of SI 504 of 2006, the Health, Safety and Welfare at Work (Construction) Regulations 2006.

The purpose of the Preliminary Health & Safety Plan is to provide information for the Project Supervisor for Construction Stage (PSCS) to assist him in the preparation of the Project Health & Safety Plan and the Safety File for the Project. It generally covers the arrangements for the implementation of and compliance with the Construction Regulations

APPLICABLE REGULATORY REQUIREMENTS

- All construction work will be carried out in compliance with all applicable Safety Laws and Regulations in Ireland and with:
- Safety, Health and Welfare at Work Act, 2005
- Safety, Health and Welfare at Work (General Application) Regulations, 1993
- Safety, Health and Welfare at Work (Construction) Regulations, 2006

1.0 GENERAL DESCRIPTION OF PROJECT

1.1	**Client**	Board of Management Midleton CBS Primary School Rosary Place Midleton Co. Cork
1.2	**Project Description**	Boiler Replacement Works and associated Mechanical & Electrical Work
1.3	**Site Location**	Midleton CBS Primary School Rosary Place Midleton Co. Cork
1.4	**Consultant** Mechanical/Electrical	DOMA Consulting Engineers Ltd. T/A Matt O'Mahony& Associates 8 Sidney Place Wellington Road Cork Ph. 021-4506364 E-mail email@mattomahony.ie
1.5	**Project Supervisor Design Process (PSDP)**	DOMA Consulting Engineers Ltd. T/A Matt O'Mahony& Associates 8 Sidney Place, Wellington Road, Cork Ph. 021-4506364 E-mail email@mattomahony.ie
	Project Supervisor, **Construction Phase (PSCS)**	Nominated Contractor
1.6	**Drawings/Specifications**	Scope of works, drawing and specifications from Matt O'Mahony & Associates.
1.7	**Further Information**	Existing information, plans etc. where available may be obtained from the Client through the Consultant.
1.8	**Communication**	All communication shall be directed through Matt O'Mahony & Associates.

2.0 CLIENT'S REQUIREMENTS

2.1 Safety Objectives

The Client intends to appoint the contractor as Project Supervisor for the Construction Stage as defined by the Safety, Health and Welfare at Work (Construction) Regulations 2006.

The Client requires that the Contractor as Project Supervisor for the Construction Stage further develop, as necessary, this Preliminary Safety and Health Plan for the construction site, prior to the commencement of the works and make adjustments to the Plan, where required, during the works.

The Client requires that the Contractor comply with the Safety, Health and Welfare at Work Acts and Regulations current at the date of Tender and with all their requirements for the protection of his employees and the employees of the subcontractors on site as well as any site visitors or people who may gain access to the site.

The Client requires that the Contractor shall, in respect of all people and/or site activities, provide for and ensure compliance with all health, welfare and safety standards and regulations whatsoever arising from the works. The Contractor shall be responsible for the health and safety of all persons employed on the site whether under his direct control or not.

The Contractor shall ensure that safe practices and methods for work are adopted at all times.

The Contractor in that capacity or in his capacity as Project Supervisor for the Construction Stage shall have notified the Consultant in writing, prior to the commencement of the works, if he considers that any requirement relating to the time for carrying out the works or any part of the works or the design of the works or specification of materials within the work methods and procedures necessarily hazardous or in any way to prevent the

works from being safely carried out in respect of which notice the Consultant shall issue such necessary instructions as he shall deem fit.

The Contractor shall ensure that the insurance cover required to be maintained and maintained by the Contractor in pursuant to the Contract shall provide indemnity in respect of any claim for bodily injury or property damage which the Contractor may incur by reason of the performance, the functions and duties of the Project Supervisor for the Construction Stage of the Project.

The Contractor shall assist the Project Supervisor for the Design Process in preparing a Safety File for the Project.

The Contractor shall be responsible for monitoring and maintaining safety on the site and shall respond immediately to any instruction in this regard issued by the Consultant.

2.2 Permits and Authorisation

The Client shall facilitate all reasonable access to the property for the execution of the works. The Client will require advance notification of access requirements to areas and the Contractors scheduling of works in these areas. The Client requires that a developed programme and schedule of access be agreed in advance of the commencement of the works in order that where necessary preparations may be made for moving of classified materials etc.

2.3 Security

The Contractor shall be responsible for the overall security of the site for the duration of the works. This includes all internal areas to which the Contractor will require access. The property must be locked at the end of each work day.

The Contractor shall secure the site to ensure no unauthorised access to the property or the areas of the works. The Contractor shall ensure that all equipment, plant and materials are secured at all times.

The Contractor shall prevent the risk of damage or theft of property whether his own or that of others including the Client's property.

2.4 Temporary Works

The Contractor shall provide the PSDP with the appropriate Design Certificate for all Temporary Works.

3.0 GENERAL DESCRIPTION OF SITE AND RESTRICTIONS

3.1 Site

The Site boundary will vary during the course of the works. Boundaries and site delineation to be agreed with the client in advance of specific works.

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The access to the site is via single vehicular access on the southern boundary of the property. This is separate to the main entrance gate to the adjoining School site.

3.2 Adjoining Land Use

Industrial – Commercial / Domestic.

3.3 Site Restrictions

The Client shall facilitate all reasonable access to the site for the execution of the works. The Client will require advance notification of access requirements to areas and the Contractors scheduling of works in these areas.

3.4 Access Restrictions

The Contractor shall coordinate his activities, deliveries etc. in order to prevent congestion of the public roadway and footpaths.

The Client shall facilitate all reasonable access to the property for the execution of the works. The Client will require advance notification of access requirements to areas and the Contractors scheduling of works in these areas. The Client requires that a developed programme and schedule of access be agreed in advance of the commencement of the works in order that where necessary preparations may be made for moving of class materials etc.

3.5 Work Hours Restriction

This is to be agreed with the client.
Work hours shall be restricted to normal site hours. Further restrictions may apply due to the use of certain areas of the property for post primary school use. The Client will facilitate all reasonable access but requires that a developed programme and schedule of access be agreed in advance of the works.

3.6 Other Contractors which may effect the work

We have no knowledge of any other Contractor's involvement which may affect this work.

3.7 Services

There are no as-built drawings of existing services. Therefore a risk assessment will have to be carried out in advance.

3.8 Welfare Services

The Contractor shall provide temporary facilities of his own.

3.9 Waste Materials

The Contractor is responsible for collection and disposal of his waste material, of every kind. The Contractor shall provide suitable, recognizable waste containers, and these shall be removed from site as soon as they are full. The contractor shall advise of and only use recognised and approved disposal services for the site.

3.10 Site Rules & Regulations

The Contractor is responsible for ensuring that his staff, agents, employees and / or subcontractors are aware of the safety and security requirements. In addition, each contractor shall perform his own safety induction for site personnel, to include the particular requirements of the site given in this Health & Safety Plan.

Any person accessing the SITE to work is required to have undergone Health & Safety Awareness Training and shall have “SAFE PASS” certification. A copy of same shall be held in the safety file.

During fire or evacuation procedures, vehicular traffic shall park so as not to block access.

A Plan of Contractor Safety talks and courses is to be submitted by the Contractor to the design team.

3.11 Fire and Emergency Evacuations

The Contractor will be required to have in place a safety plan for the safe evacuation of the Emergency Assembly Area designated.

The Contractor shall provide portable fire fighting equipment whenever and wherever welding, cutting, grinding or other operation is taking place where there is a high risk of fire.

The Contractor shall provide his own First Aid facilities for his workforce. The Contractor shall provide sufficient trained First Aiders to provide adequate cover for his workforce whenever work is proceeding. A sticker on their helmet should identify these people.

4.0 INTENDED PROJECTION COMPLETION TIME

4.1 Project Period

Construction will commence during period of Time as set out in Tender Documents.

Completion will carried out on a phased basis to be agreed with the client in advance.

4.2 Basis of Estimated Project Duration

The estimated duration for the execution of the works as per phasing schedule.

The intended project dates and estimated duration are, however, provisional and open to change dependant on the Contractor's safety requirements and subject to the confirmation by the Project Supervisor for the Construction Stage that they are practical.

5.0 PARTICULAR RISKS

The contractor shall also allow for the testing and removal of asbestos to include post testing as appropriate the boiler house area before decantation of plant begins.

The following is the non exhaustive list of particular risks to the Safety Health and Welfare of persons as set out in Schedule 1 of SI 504 of 2006 together with the opinion of the Project Supervisor for Design Process on what elements if any of the works may fall within each particular risk category. It should be noted that many of the risks on the project may arise out of working methods which are at the discretion of the Contractor and as such cannot be determined by the Project Supervisor for Design Process.

It should also be noted that all construction work includes excavations, and work at a height as well as handling substances such as cement, bitumen etc. with which there is a risk associated. It is our view that these or any normal building risks are not particular risks associated with the construction industry and as such are not listed in this document.

5.1 Works which put persons at work at risk of burial under earth falls, engulfment in swamp land or falling from a height where the risk is particularly aggravated by the nature of the work or process used or by an environment at the place of work or site.

5.2 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.

We know of none.

5.3 Work with ionising radiation requiring the designation of controlled supervised areas as defined in Article 20 of directive 80/836/Euratom.

We know of

5.4 Work near high voltage power lines.

We know of none

5.5 Work exposing persons at work to the risk of drowning.

We know of none

5.6 Work on wells, underground earthworks and tunnels

We know of none

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

We know of none

5.8 Work carried out in a caisson with a compressed air atmosphere

We know of none

5.9 Work involved in the use of explosives.

We know of

5.10 Work involving the assembly or dismantling of heavy prefabricated components.

We know of

5.11 Working on Existing Electrical Fitting and Fixtures

The Construction Stage Plan shall be take full cognisance of the General Application Regulations Part 3 (Electricity). And prepare Risk Assessments as required by these regulations.

5.12 Working on Existing Electrical Elements

Replacement of electrical system and associated builders work. The locations and degree of manual handling involved shall be fully assessed and a method statement put in place to minimize manual handling and use mechanical means wherever possible. All areas shall be checked for other services before any digging commences.

5.13 Working in Confined Spaces

All attic spaces and other such confined area shall be assessed by the contractor under the Confined Space Regulations and addressed accordingly.
All risks such a fume inhalation, explosion, fire etc. Must be considered and addressed as part of the site safety plan. An Emergency Plans must be put in place for the Works. Please refer to current Confined Space Regulations on this matter at all times.

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

6.0 Design Risk Assessment

6.1 Please refer to Appendix A for a schedule of design risk sheets

7.0 DESIGN CONCLUSIONS

7.1 Design Conclusion

The proposed works consist of Boiler Replacement Works and associated Mechanical & Electrical Work installation at Midleton CBS Primary School, Rosary Place, Midleton, Co. Cork.

There is a particular risk to personnel of falling from elevated heights, and unmarked underground services.

For and on behalf of Matt O'Mahony & Associates (Project Supervisor for Design Process)



Signed:

John Geaney MCIBSE
Matt O'Mahony & Associates

Dated: 02/11/2026

APPENDIX A
DESIGN RISK REGISTER