Appendix PR - Particular Risks

3-B NCRR Main Works – Particular Risk

1. Adjacent Premises

- The site is located within an established urban area and comprises a mix of new construction and refurbishment works for archive and museum facility, and a dispensary building being converted into a parental facility.
- The development also includes works adjacent to retained structures, including a section behind Scots Church where only the front façade is retained.
- Adjacent buildings, pedestrian routes, and public areas will remain operational during the works.
- The site is located within an established urban / residential area. Adjacent residential properties and public areas may remain occupied and operational for the duration of the works.
- The Contractor shall take cognisance of adjoining premises and public interfaces when preparing the Construction Management Plan and Traffic Management Plan.
- Noise, dust and vibration shall be monitored and controlled to minimise disturbance to neighbouring properties.
- The Contractor shall provide dilapidation and condition surveys to adjacent structures where required.
- The site shall be fully segregated from adjoining properties and public areas by suitable hoarding, fencing, and access control measures.

2. Restricted Site Access and Traffic Management

- General access to the site is via a combined pedestrian and vehicular entrance gate on Seán MacDermott Street.
- Site access will be constrained due to the urban location and proximity to existing buildings and pedestrian routes.
- Works will involve construction traffic movements, deliveries, and plant access within a constrained site environment.
- The Contractor shall prepare and implement a Traffic Management Plan addressing:
    - Vehicle and pedestrian segregation
    - Plant movements
    - Public protection
- Particular attention shall be given to pedestrian movements adjacent to the retained façade behind Scots Church, where site access may impact pedestrian pathways.
- The Traffic Management Plan shall be agreed with the Client and Design Team prior to commencement on site.

3. Compound Location/Space Requirements

- The Appointed Contractor is to prepare a Site Set-up Plan and Method Statement to demonstrate the safe operation of the site, particularly in relation to construction plant.
- Adequate provision shall be made for plant, materials, welfare facilities, and storage.
- The Contractor shall ensure safe coordination of construction activities within limited working space.
- The Appointed Contractor is to develop the Traffic Management plan for the control of construction traffic to and from the site.

4. Services

5. The site is located within Dublin city centre on Seán MacDermott Street, Dublin 1 and bounded by Railway Street to the south and existing residential to the east, including the NCRR Social Housing site and residential to the west.
6. The site includes two separate areas including the main campus area (Site A) and an area on Seán MacDermott Street at the existing Scots Church façade (Site B), a protected structure.

- A utility survey report and existing utility drawings, together with other relevant information, have been produced.
- The exact locations of a number of existing underground services could not be confirmed at the time the survey was undertaken. The Contractor shall not rely solely on this information and will be required to liaise directly with all relevant utility and service providers, in advance of the works, to obtain the most up-to-date and reliable service information available.
- There are existing underground power lines, gas mains, data/communications cables, and drainage services present within the site, together with the potential presence of uncharted or unidentified services.
- The Contractor shall ensure all necessary control measures are implemented to prevent damage to existing services and shall ensure that the integrity and continuity of all live services is maintained for the duration of the works.
- All service identification, isolation, protection, and diversion works shall be subject to appropriate risk assessments and method statements prior to commencement.
- The Contractor shall locate, identify, and confirm all existing underground and overhead services prior to commencement of works.
- Measures shall be implemented to ensure continuity of supply to adjoining premises where required.
- Excavations associated with service installations may present a risk of contact with live services and contaminated ground.
- Weil’s disease and other biological hazards may be present during excavation and drainage works.

WORKS INVOLVING PARTICULAR RISKS

(As defined under Schedule 2 of the Safety, Health and Welfare at Work (Construction) Regulations 2013)

7. Fall From Height

- Site works will include, excavation, structural works, façade works, roofing works, and new construction at height.
- There is a risk of persons falling from height, falling into excavations, and being struck by falling objects.
- The Contractor shall ensure suitable collective and individual control measures are implemented to prevent falls and falling materials.
- All temporary edge protection, scaffolding, MEWPs, and working platforms shall be designed, erected, inspected, and maintained by competent persons.
- Floor and roof openings shall not be left open or unprotected while unattended.
- The Contractor shall always ensure stability of all temporary and permanent works.

8. Chemical or Biological Substances

- The Contractor shall ensure suitable PPE is worn by all personnel entering the site, including those undertaking site investigations and groundworks.
- Personnel may be exposed to construction chemicals such as adhesives, solvents, and sealants. The Contractor shall implement appropriate handling procedures and control measures.
- There is a risk of encountering Asbestos Containing Materials (ACMs). No disturbance shall occur without proper survey, assessment, and licensed specialist involvement.
- There is a risk of exposure to contaminated ground from previous site uses. The Contractor shall implement suitable precautions, including PPE and safe systems of work.
- Work on live drainage systems may expose personnel to biological hazards including hepatitis, tetanus, and Weil's disease. Only trained operatives shall carry out such works with appropriate protection.
- Entry into manholes, chambers, or drainage systems shall not occur without a confined space assessment, permit, and procedures in place.
- Dust generated from construction activities may pose respiratory hazards. The Contractor shall implement dust suppression measures and provide appropriate RPE where required.

9. High Voltage Power lines – Working with/in Vicinity of Electricity

- Works will be carried out in the vicinity of existing underground and overhead services, which constitute a Particular Risk.
- Existing services include underground power cables, gas mains, data/communications services, and drainage services, together with the potential presence of uncharted services.
- The Contractor shall liaise directly with all relevant service providers prior to commencement of works to obtain the most reliable and up-to-date service information.
- All services shall be located, identified, protected and, where required, isolated in advance of works.
- The Contractor shall ensure continuity and integrity of all live services for the duration of the works.

- Contractor/PSCS to prepare Method Statement for works in the vicinity of live over-ground cables.
- Contractor to refer to HSA Code of Practice for avoiding danger from underground services.

10. Ionising radiation

- Works may include redundant ionisation type devices as part of the original smoke detection system to be stripped out.

11. Risk of Drowning

- N/A

12. Work on wells, underground earthworks and tunnels

- Works will include excavations for foundations, drainage, services, and general groundworks associated with the development.
- The Contractor shall ensure that adequate control measures are implemented to prevent collapse of excavations, falls into excavations, and instability of surrounding ground.
- Excavations shall be supported, battered, or otherwise suitably retained as required and shall not be left open or unprotected when unattended.
- Temporary fencing, edge protection, and warning signage shall be provided around excavation areas.
- The Contractor shall ensure that excavation works do not adversely affect the stability of adjacent structures, boundaries, or public areas

13. Divers at Work with System of Air Supply

- N/A

14. Caisson work with Compressed-air Atmosphere

- N/A

15. Use of Explosives

- N/A

16. Assembly or dismantling of heavy prefabricated components

- Works will include installation and handling of structural elements and prefabricated building components.

- The Contractor shall minimise manual handling and shall use mechanical lifting methods were reasonably practicable.
- Risks include crushing, impact injuries, and instability during installation works.
- Works shall be carefully planned and sequenced by competent persons.
- Suitable control measures shall be implemented to ensure stability during assembly and installation operations.

Other Risks (not listed in Schedule 2 of SHWW Construction Regulations)

17. Confined Spaces

- Confined spaces may include manholes, chambers, service ducts, and deep excavations.
- The Contractor shall ensure that no entry into confined spaces is undertaken without a confined space risk assessment, permit-to-work system, and appropriate emergency arrangements.
- Risks include hazardous atmospheres, lack of oxygen, and restricted access/egress.
- Gas monitoring and rescue procedures shall be in place prior to entry.
- Confined spaces shall not be left open or unattended at any time.

18. Public Safety

- The site is located in an urban residential area with direct interface with public roads and neighbouring properties.
- The Contractor shall ensure that adequate hoarding, signage, lighting, and access control measures are implemented.
- Pedestrian and vehicular movements shall be segregated and controlled at all times.
- Construction activities shall be managed to ensure no risk to members of the public.
- All site access points shall be secured.

19. Fire Safety and Hot Works

- Fire risks may arise from hot works, temporary electrical installations, and storage of combustible materials.
- The Contractor shall implement a hot works permit system and appropriate fire prevention measures.
- Emergency escape routes shall be maintained clear and unobstructed at all times.
- Suitable fire-fighting equipment shall be provided and maintained on site.

20. Work involving boundary stability

- There is a risk of instability or damage to existing boundaries, adjoining structures, and protected structures during construction works.
- The Contractor shall implement adequate protection and monitoring measures to ensure the stability and integrity of all existing boundaries and adjacent structures.

- Works shall be carefully planned and controlled to prevent any adverse impact on neighbouring buildings or boundary elements.

21. Work involving lifting operations

- Lifting operations will be required for construction and installation works.
- The Contractor shall ensure all lifting operations are planned and supervised by competent persons.
- Exclusion zones shall be established and maintained.

22. Electrical Risks

- Works will involve the use of temporary electrical supplies and construction electrical installations.
- The Contractor shall ensure that all electrical works are carried out by competent persons.
- Electrical installations shall be inspected, tested, and maintained in accordance with statutory requirements.

23. Noise, Dust and Vibration

- Construction activities will generate noise, dust, and vibration which may impact adjacent residential properties.
- The Contractor shall implement suitable control measures to minimise nuisance and ensure compliance with statutory requirements.
- Dust suppression measures shall be implemented during cutting, drilling, and demolition activities.
- Works shall be carried out in accordance with agreed working hours and environmental constraints.

GENERAL NOTE

- Particular Risks are as defined within the meaning of the Safety, Health and Welfare at Work (Construction) Regulations 2013 and will be addressed in the Preliminary Safety and Health Plan by the Project Supervisor for the Design Stage (PSDP) and in the Construction Stage Safety and Health Plan by the Project Supervisor for Construction (PSCS).
- All tendering contractors shall note that the Preliminary Safety and Health Plan, together with a further comprehensive list of Particular Risks and Design Risk Assessments (DRAs), will be issued at tender stage.
- The Contractor shall develop Method Statements, Risk Assessments, and a Construction Stage Safety and Health Plan addressing all identified Particular Risks.