for

The Office of Public Works

RA A2 Designers Risk Assessment – A2 Architects

Job:	Roof Repair + Refurbishment to Café and Entrance Reception Building at Garinish Island, Co. Cork
Project Status:	Tender
Prepared By:	Peter Carroll
Checked By:	Luis Pedro
Date:	10/14/26
Sheet:	1 of 5

Key:

Persons at Risk
C = Construction Personnel
P = General Public / Occupants / Users
O = Maintenance & Cleaning Operatives

Likelihood
H = Certainty or near certainty
M = Reasonably likely
L = Very seldom or never

Severity
H = Fatality, major injury causing death, long term injury or illness
M = Injury or illness causing short-term disability
L = Minor incident

Risk Rating Matrix

		Likelihood		
		H	M	L
Severity	H	3	3	2
	M	3	2	1
	L	2	1	1

H = High
M = Medium
L = Low

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GENERAL HAZARDS

Ref	Hazard	Persons at risk			Initial Risk			Mitigation and risk control measures undertaken during design	Reduced Risk Rating	Refer to
		C	P	O	Likelihood	Severity	Risk Rating			
GEN-01	Asbestos	X	X	X	H	H	3	No known asbestos on site.	n/a	
GEN-02	Construction Traffic	X	X		M	H	3	Contractor to provide own means of private construction materials transport and construction personnel from mainland to Garinish Island. All water safety precautions must be strictly adhered to in ensuring that all construction personnel exercise caution when travelling to Garinish Island by boat. Proof of private boat hire from the mainland to Garinish Island for all construction materials transport and construction personnel needs to be produced in advance of a contract pre-start meeting. Contractor to submit method statement to highlight designated routes for site traffic, including turning circles. Items to control risk to be considered: 1. Berthing at Jetty and Slipway 2. Proposed Site Compound and Access Route. 3. Contractor to exercise due care when accessing the site by pedestrians, limiting speeds and debris. 4. Adequate signage to be provided around site compound where required. 5. Manoeuvring of construction plant. 6. Deliveries to site from slipway to be managed with extreme care.	2	Main Contractor to submit method statement

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Ref	Hazard	Persons at risk			Initial Risk			Mitigation and risk control measures undertaken during design	Reduced Risk Rating	Refer to
		C	P	O	Likelihood	Severity	Risk Rating			
GEN-03	Access for safe construction	X	X		H	H	3	Contractor to ensure use of appropriate separation such as hoardings, fences, crash barriers, signage and lighting along pedestrian access and take other measures felt necessary to prevent unauthorised access to the area in which are taking place. Appropriate measures to be taken for works adjacent to visiting OPW Staff using facilities on Garinish Island.	2	Main Contractor / PSCS
GEN-04	Access to site	X	X		M	H	3	Adequate signage to be provided with necessary protection measures taken to ensure adjacent routes are kept clear of construction materials.	2	Main Contractor to submit method statement
GEN-05	Slips and Trips	X	X		L	H	3	Contractor's safety personnel should be inspecting and reviewing this risk, especially on or near the slipway / jetty as well as the water's edge on a continual basis ensuring good housekeeping policy is adapted. Contractor should minimise this risk by ensuring all materials are adequately stored both after use and on arrival to site.	1	Main Contractor / PSCS
GEN-06	Injury due to failing from a height	X	X		M	H	3	Any scaffolding must be erected as per the latest codes of practice. Temporary walkways with handrails should be provided at each void. If a harness system is to be used near water's edge then a rescue procedure must be in place prior to any works being carried out. No construction or maintenance personnel should be allowed to operate alone. Trained persons will be required for all cleaning, maintenance and construction operations.	2	Main Contractor / PSCS

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Ref	Hazard	Persons at risk			Initial Risk			Mitigation and risk control measures undertaken during design	Reduced Risk Rating	Refer to
		C	P	O	Likelihood	Severity	Risk Rating			
GEN-07	Objects falling from heights.	X	X		M	M	1	Wearing of hard hats and protective clothing at all times.	2	Main Contractor / PSCS
GEN-08	Noise, vibrations, fumes and excessive dusting.	X	X		L	M	2	Noise and vibration should be kept to a minimum and the contractor shall take all necessary steps to abate these to avoid inconvenience to others. Attention is drawn to the recommendations given in BS 5228, 1997. "Noise Control on Construction and Open Sites"	1	Main Contractor / PSCS
GEN-09	Chemical substances, skin burns from lime, cement, retardants, etc.	X			M	M	2	Protective clothing to be worn to protect body parts such as skin, hair and eyes as recommended by suppliers and in accordance with H&S guidelines.	1	Main Contractor / PSCS
GEN-10	Wind	X	X		L	H	3	Contractor will need to set out plan for materials handling safely when on site; and also materials storage; e.g. avoid risk of large rooflight windows or roof slates for example being caught in the wind, either when being handled or being stored on site.	1	Main Contractor to submit method statement

FIT-OUT HAZARDS

Ref	Hazard	Persons at risk			Initial Risk			Mitigation and risk control measures undertaken during design	Reduced Risk Rating	Refer to
		C	P	O	Likelihood	Severity	Risk Rating			
SS-01	Lifting of building elements	X	X		L	H	3	Lifting procedures to be outlined by the Contractor, in particular lifting of roof lighting and roofing materials.	2	Main Contractors Method statement
SS-02	Chemical substances from painting, welding, timber protection	X			M	M	2	Method statement to describe stock of chemical products. Specific care to be given to conditions (temperature, humidity, sufficient ventilation) in these areas.	1	Main Contractor to submit method statement.

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SERVICES HAZARDS

Ref	Hazard	Persons at risk			Initial Risk			Mitigation and risk control measures undertaken during design	Reduced Risk Rating	Refer to
		C	P	O	Likelihood	Severity	Risk Rating			
SE-01	Existing Live Services	X	X		L	H	3	The Contractor will be able to take power, water and lighting from existing supply to the Café Reception building for the duration of the proposed construction period. The Contractor is to familiarise themselves with the meter board to ensure power can be managed carefully during works. PSCS to consult with OPW on existing site services on the island	2	Main Contractor / PSCS

RISK ASSESSMENT NOTES

1. It Is expected that the Contractor will comply fully with the Safety Health and Welfare at Work (Construction) Regulations 2013 and the Safety Health and Welfare at Work (General Application) Regulation 2007 to 2016.
2. It is expected that the Contractor will comply with the various "Safe Systems at Work Plan" published by the HSA, in particular the Hare Building (2005) document
3. Other parties please take note: These are designer risk evaluations of design options carried out in-house for the purposes of our complying with with designers duties under the Safety Health and Welfare at Work (Construction) Regulations 2013. the evaluations relate only to those aspects/elements of the project which we are responsible.