

CAIRN	No:	TEMPLATE-10	Version:	01	Effective Date:	10.06.22
	Title:	COM- EHS-10-TEMPLATE-CONSTRUCTION MANAGMENT PLAN 1				



BALLYMONEEN CONSTRUCTION MANAGEMENT PLAN

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1.0 Document Review

ISSUE NO	DATE	DESCRIPTION OF AMENDMENTS	REVIEWED BY	APPROVED BY
1	August 2025	Creation of Document at start of project	Colm Mc Mahon	Damien O' Brien
2	November 2025	Update to Temporary Haul Road Drawing	Colm Mc Mahon	Damien O' Brien

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2.0 Construction Management Plan

Cairn are the appointed PSCS to carry out the site development and housing construction work at the Ballymoneen site. The work activities will be carried out in accordance with the Safety, Health & Welfare at Work (Construction) Regulations, 2013.

This Construction Management Plan will provide clear guidance for the project team throughout the duration of the project and will be submitted to the Planning Authority once finalised.

The Construction Management Plan states the procedures to be followed to ensure the safety of personnel carrying out the work, visitors to site and any unauthorized persons obtaining access to site.

The Construction Management Plan is to be read in conjunction with the developed Health & Safety Management Plan for the site and the task specific Method Statements for the works, prepared and amended during the construction phase of the project.

During the works, all site access points, footpaths and roadways will be maintained in a satisfactory condition and the works carried out in such a manner as to cause minimum inconvenience to adjoining residents and land users.

The purpose of this plan is to outline the arrangements that have been put in place to manage the construction project.

It is Cairn Health & Safety policy to provide and maintain a safe and healthy working environment to all involved with the project. Cairn recognizes its duty to comply with the following standards:

- Safety, Health & Welfare at Work Act 2005
- Safety, Health & Welfare at Work (General Application) regulations 2016
- Safety, Health and Welfare at Work (Construction) Regs 2013
- Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects.
- Associated legislation and codes of practice.

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3.0 Description of Project

The site is located immediately west of Slí Gheal housing estate on the northern edge of Galway city and accessed from the Ballymoneen Road. The works consist of the demolition of 2 no. existing dwellings within the site including 1 no. two-storey dwelling (199 sqm) and 1 no. bungalow (234 sqm) and shed (13.64 sqm) and the development of 142 no. residential units and a Creche located in Ballymoneen Road, Co. Galway. The works will involve the construction of the following units - 99 no. houses (16 no. 2-bed, 77 no. 3-bed, and 6 no. 4-bed) 43 no. apartment units (21 no. 1-bed, 22 no. 2-bed) and a creche (179 sqm) along with all infrastructure works required to complete the development.

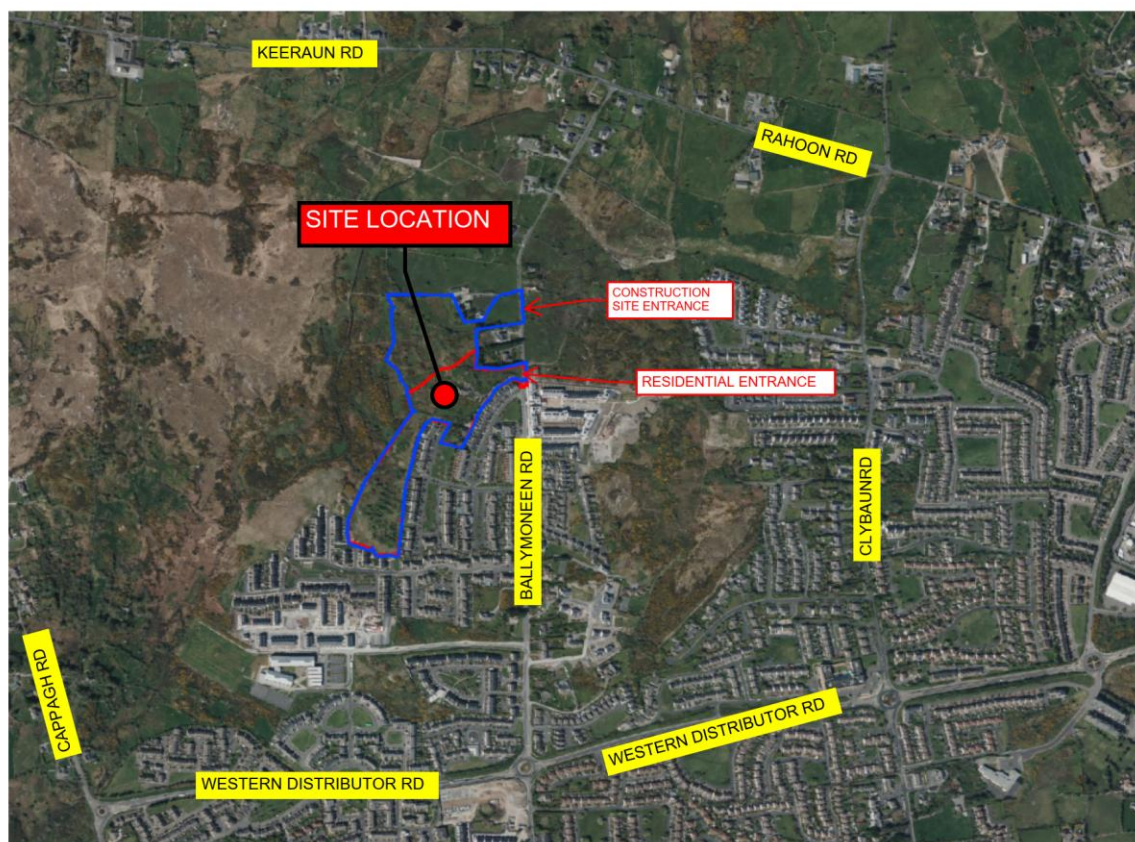


Figure 1 - Site Location (*not to scale – for information only)

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Figure 2 - Site Layout

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Phasing Plan:

A site phasing plan is still to be confirmed for the proposed development. A preliminary phasing drawing has been prepared with further details for future works to be made available. Figure 4 below is the current phasing plan that is under review for the works.

Justification for location of haul route outside of red line boundary

Whilst the haul road is located outside the red line, it is located within lands under Cairn ownership. All our sites require separate land for a compound, staff parking, storage facilities and haul routes, which we endeavour to locate optimally in order to ensure efficiency of build out, but also to ensure compliance with best practice from a Health and Safety perspective. This frequently results in the location of the compound and construction routes outside of the red line area, which is permissible under Class 16 of the P&D Regs 2000-2025, where these works are transient in nature and relate to works associated with the implementation of a permitted construction project either on site or on 'adjoining land'. The below (Figure 3) is the plan for the temporary haul access road.

Justification for location of construction access within the N6 Route Protection corridor

A secondary access to the Ballymoreen site for construction is critical to deliverability, as we will not be able to make units available for occupation unless our construction and customer traffic can be segregated. It also segregates construction traffic and associated nuisance issues from existing residents, most notably within Sli Gheal, from the outset of the project.

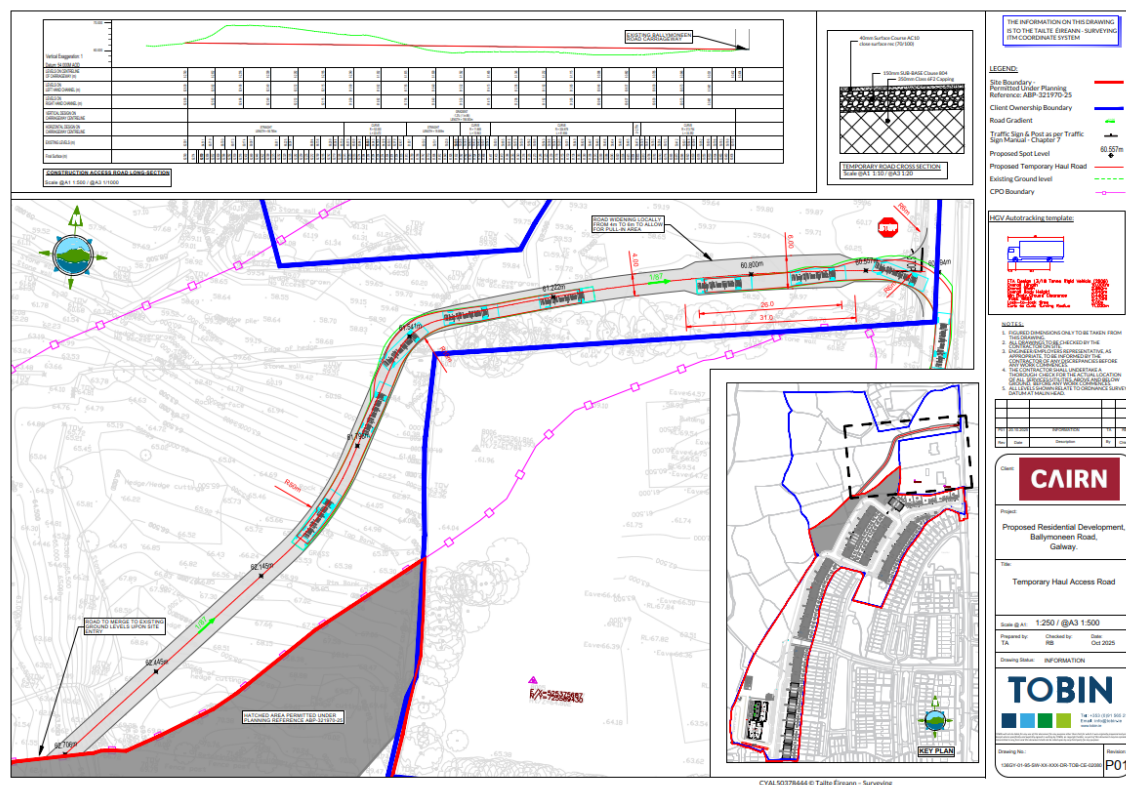


Figure 3 – Proposed Temporary Haul Access Road

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Figure 4 - Phasing Plan

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The project work will consist of the following:

- Erection of secure site boundary around the construction works area.
- Erection of environmental monitoring equipment for the project
- Site investigation works to enable program for restructure of the rock onsite
- Site enabling and site clearance works
- Completion of all civil works to achieve formation level within the development. Due to the topography of the current land rock will need to be manipulated
- Construction of new services for the development
- Construction of the residential units in the site as per phasing drawing above
- Complete all access road to a finished level

The 1st Phase of works is the construction of the show court which is due to be launched in H2 2026.

4.0 Restrictions on Working Hours

Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, 0800 to 1400 hours on Saturdays, and not at all on Sundays and public holidays. If work is required outside of this time permission will be sought from Galway CC prior to commencement.

5.0 Management Structure

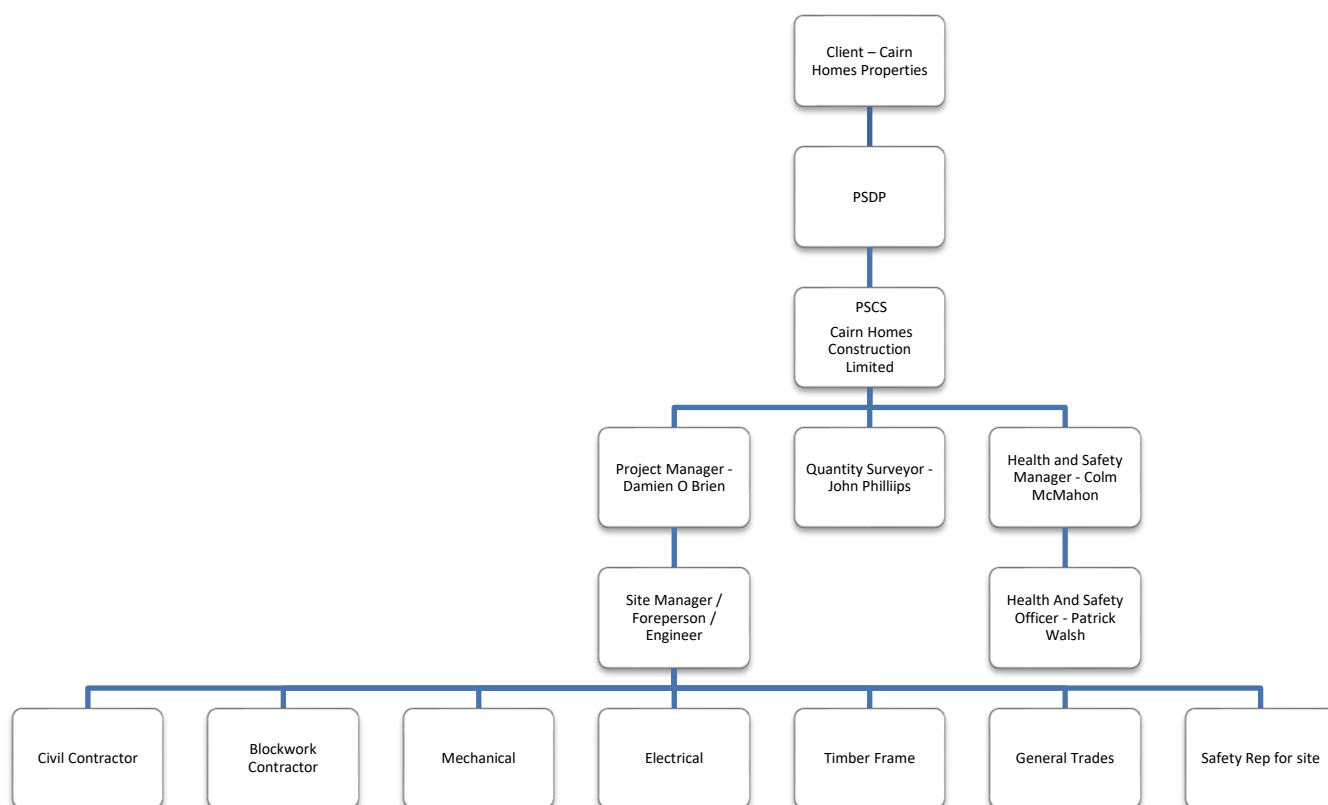


Figure 5 - Management Structure (Note – A live organisation chart will be available on request from site)

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Cairn will provide a site management team to coordinate the day-to-day work activities on the site. The site will be provided resources to effectively manage the work activities to ensure the Health & Safety of the contractors, workers and visitors to the site.

The names and contact details of the Cairn site management teams will be displayed at the entrance to the site compound and will be available at security.

The “look ahead” planning undertaken by the site teams will ensure the smooth delivery of the project and will highlight the potential hazards regarding interaction with the public and other public areas in advance of works.

Consultation will be undertaken with the following parties to ensure the efficient management of site works and the protection of all persons effected by the works.

- The Design Team
- The contractors,
- The TII,
- The local pedestrian traffic,
- The local Authority.

6.0 Site Set Up

Initial enabling works onsite will involve ground investigation works and securing of the construction site. The site will be secured as with a mixture of heras and Hoarding panels to create a secure site. Once the site is secured environmental monitoring as per the planning requirements will be installed prior to any site-specific civils works taking place. The creation of a temporary access road will be required to facilitate the site set up and commencement of site stripping and enabling works. The site will be accessed from Ballymoneen Road as shown below in figure 5. A temporary haul road will be created to the carpark and storage areas.

The enabling works will enable a streamlined approach to works onsite and significantly mitigate people and plant interface in the construction works area. All deliveries to site will be booked in with clear signage, speed limits and monitoring of all vehicles coming and going from site. Security officers will monitor and manage the access to and from site.

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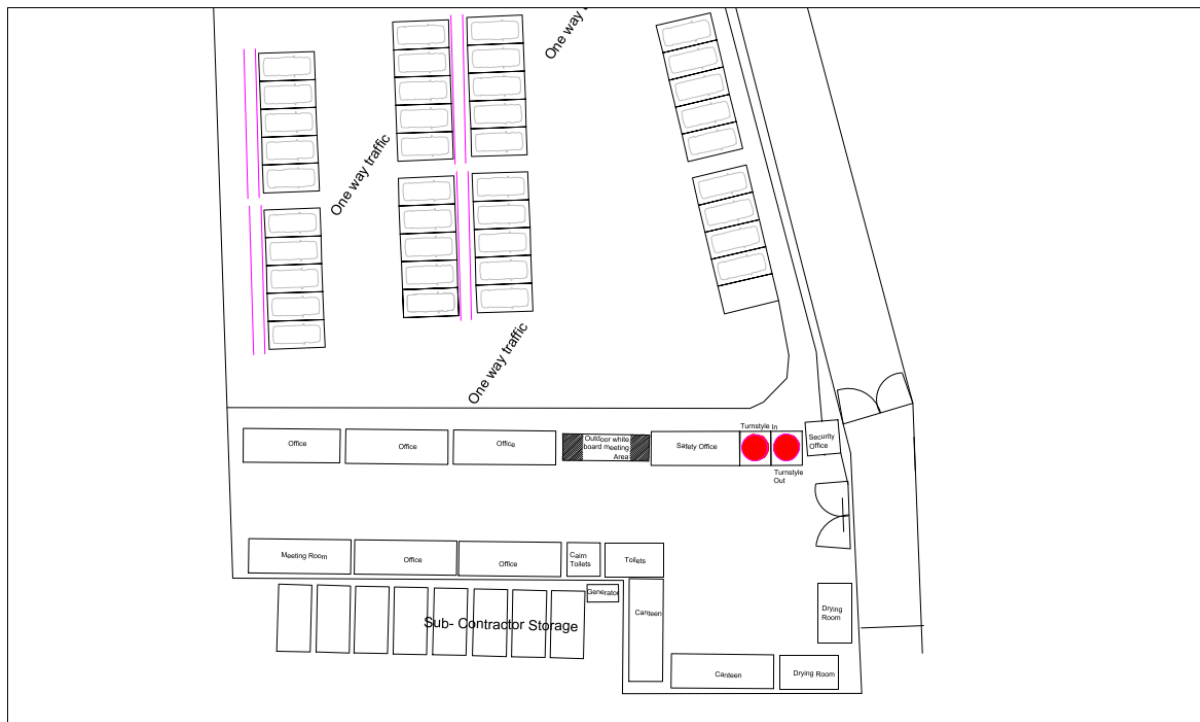


Figure 6 - Proposed Compound Layout

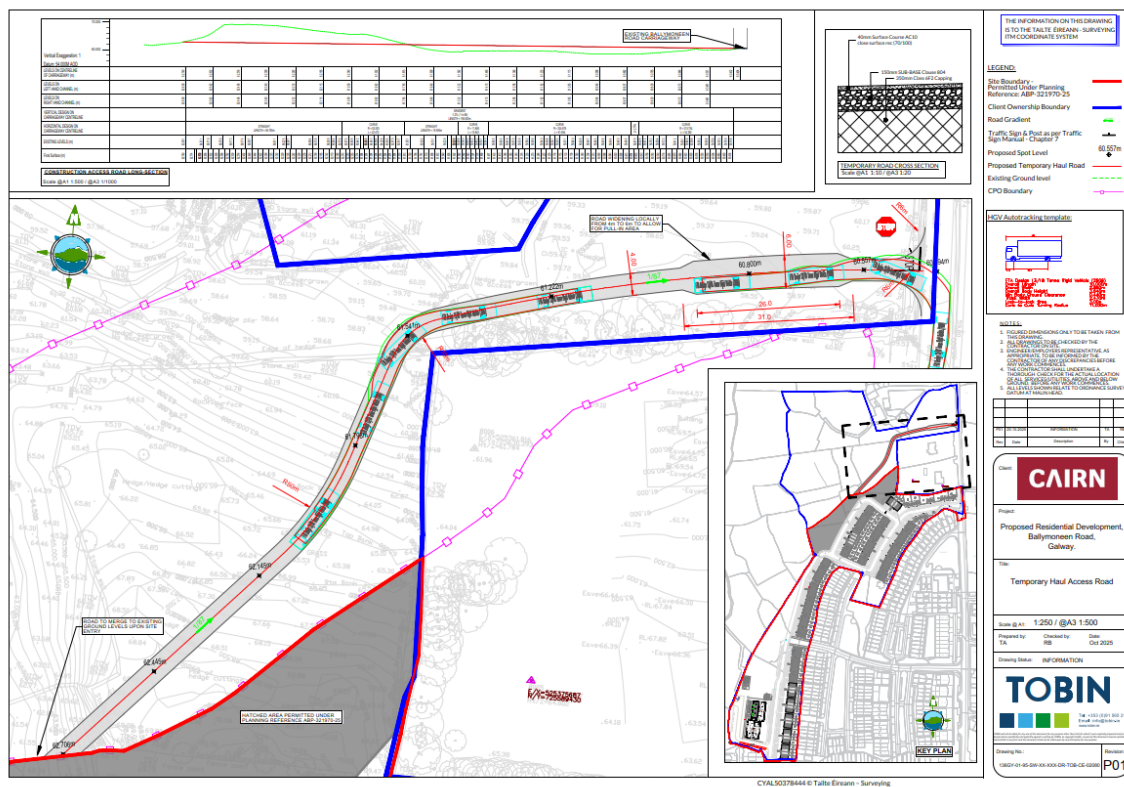


Figure 7 - Proposed Temporary Haul Access Road

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A site-specific traffic management plan will be in place for all works taking place in the public domain. Section 8 below will address the deliveries and traffic management protocols for the site. The site entrance will be formed on Ballymoneen Road immediately on commencement of the works on the site. Once the site entrance is formed the site compound will be established within the fenced off area within the blue line boundary as shown in figure 5 above. The location of the compound ensures the compound and site parking are located away from the main works area and the future residential access into the finished developments. Access will be controlled through the use of security, biometric access control systems and secure fencing of all works area.

The site compound consists of the following.

- Site Parking,
- Site office
- Meeting Room,
- QS office
- Health & Safety office
- Engineering office.
- Fully serviced canteen Blocks
- Toilet block
- Drying room.
- First Aid Station.
- Emergency Assembly point for the project.

The site set up will be carried out over the initial 5-6 weeks of the project, during the site clearance and construction of services and hard standings.

Signage

Signage will be displayed in accordance with Chapter 8 – Safety at Roadworks and in accordance with the traffic management plans prepared in advance of any road works outside the site boundary. The site access points will be clearly highlighted for public vehicular and pedestrian traffic.

General Warning and Keep Out signage will be displayed on site boundary to warn members of the public. General warnings and safety signage will also be displayed within the site boundary, particularly around hazards such as excavations. Additional signage displayed inside the site boundary include but not limited to :

- Visitors report to site office
- Location of parking
- Location of the site offices
- Location of First Aid Boxes and equipment.
- Speed limit signage 15KPH
- Warning live services (as required)

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- Wear PPE
- General construction site warning signage.

7.0 Site Security

A full survey of the site boundary reveals that there is an existing secure boundary in areas of the site separating the site from the existing neighbouring residential area. Cairn will erect a full site hoarding in line with best practice to secure the work zone using either hoarding or Heras fencing depending on the works in the area.

All areas that are not enclosed by the existing secure site boundary will be protected by secure hoarding panels. The combination of the secure hoarding, fencing and existing boundary protection ensures the site is completely enclosed. This existing site boundary will be maintained throughout the project.

Additional boundary protection will be required in the following locations:

- Secure fencing will be erected to enclose all road works and civil works locally.
- Between the sites pedestrian access walkway and the construction works.
- Between the site car park and the live construction area.
- Between the site compound and the live construction works.
- Between the show house areas and the site works areas as the site progresses.

In addition to the fencing, security will be positioned at the site entrance, to ensure safe passage of vehicles into and out from the site and to minimise interaction with members of the public. 24 hour monitored CCTV will be set up on site also to monitor the site compound and works areas outside the working hours of the site.

Parking

Designated parking area is provided in the site car park. It is proposed to cater for over 80 vehicles in this area to minimise the disruption to the local amenities and neighbouring residents. The location of the designated parking area will be within the site boundary located close to the site compound as shown in Figure 5 above. Parking is not permitted in any other area of the site or surrounding areas including public estates.

8.0 Deliveries Traffic Management and Site Access

The site will be accessed from Ballymoneen Road. A two-way system will be implemented with full signage erected to ensure all vehicles coming to and from site can easily gain access. Signage will be erected in the public domain to identify the site access points and notify all vehicles of the site entrance in line with best practice.

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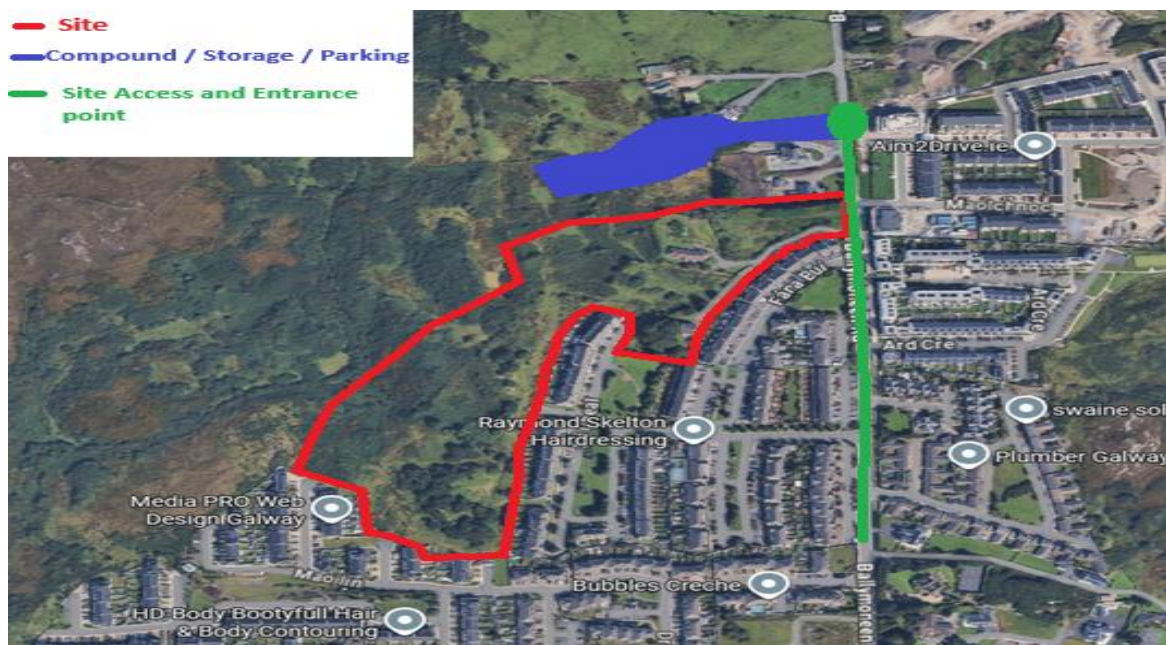
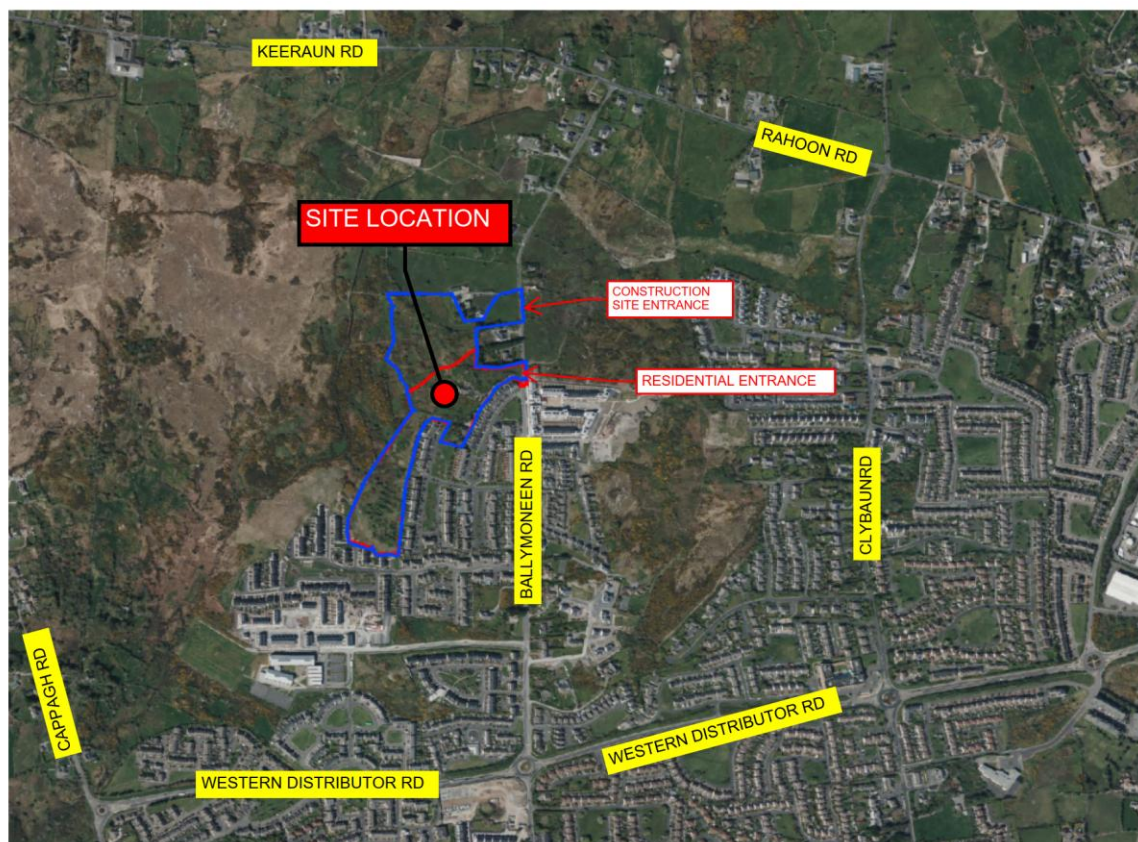


Figure 8 - Site access (Not to scale)

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Internal site traffic will be facilitated with the construction of a site entrance and an internal construction road network. An internal traffic management and logistics plan will be developed and updated as the project progresses.

The haul roads will be constructed at site set up stage. The road will be constructed of a stone base with a surface fit for intake of HGV and site deliveries. This road will allow for access to the site carpark, compound area and plant store. All deliveries and personnel entering site will be from this entrance. All non-construction vehicles will park in the carparking facility adjacent to the site entry. This main site entrance will be manned with site security.

The access road will be equipped with speed ramps, signage and will be cleaned as required based on ongoing review. A site entrance area will be created for show court area to prevent interaction between the public and the construction site. Hoarding and fencing will also be erected in this area.

The site access gate will be always attended by Security and each vehicle accessing the site at this point will be recorded on entry and exit to the site. Contractors and delivery drivers will be issued strict instruction to obey 15 Kph speed limits when driving along the access route.

This access point is located with clear site lines and minimal pedestrian traffic on a straight section of road. Speed ramps may be installed (as required) by Cairn to ensure construction traffic observes the speed limits.

A banksman / spotter will be used with vehicles when reversing or moving within the site. Deliveries and removal of waste will be managed daily to ensure the minimum number of materials and waste are on site at any particular time. Materials will be stored in the fenced off designated storage area on site located in the site compound area. Vehicle access is provided on existing or new hard standing to reduce the amount of construction waste and mud attaching to vehicles.

Cairn will ensure the maintenance of the public road and footpath, to prevent a build-up of mud or waste being dragged out onto the road. This can be achieved through a combination of washing down vehicles, keeping vehicles on hard standing at all times and the use of a road sweeper when needed. Cairn will review this on an ongoing basis and mitigate as required.

9.0 Environmental Controls

Site Clearance and Waste Removal

All civil work is carried out by an appointed specialist contractor in accordance with their proposed safe system of work. The sequence of work will ensure services and roads are in place in advance of house building to minimize the buildup of mud and soft ground through the project.

Waste removal information and volumes are provided in the **COM-EHS-13-TEMPLATE-WASTE MANAGEMENT PLAN**.

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Rock Breaking Operations

There is a substantial amount of rock breaking to be carried out on the project. Current topography surveys indicate the removal and relocation of over 25,000 cubic meters within the site. The material removed to achieved formation levels will be utilised (in line with circular economy) within the development to raise low level area and where practical completion of permanent works. The rock will need to undergo normal construction practices to be utilised in compliance with TII spec and building compliance. The following are the list of measures that will be in place for the works:

- Noise, dust, vibration monitors will be installed on the site by Environmental Measurements and the monitors will be plotted around the site as per the drawing below. Thes monitors are strategically located based on best practice to enable the site to mitigate, monitor and reduce any potential environmental risk from the development.
- The monitoring system is set up to alert the site team of any no potential conformances immediately to reduce the potential risk and allow for mitigation to take place.
- Acoustic barriers will be in place where needed and specifically areas where there are low existing boundary walls.
- Plant will be operated by highly trained and skilled operatives and smaller machines are to be used closer to existing structures.
- There will be full time site supervision of the works by the experienced Cairn management team.
- Regular liaison will take place with neighboring residents.
- Mechanical realignment of the site topography shall take place only between 0800-1700, Monday to Friday, and shall not take place on Saturdays, Sundays or public holidays.
- Dust suppression for all crushing or concrete works



Figure 9 - Proposed monitoring for works onsite

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Restrictions on Noise

Site Management will ensure all noise levels in the working area are assessed in detail around the site perimeter and within the site, with the relevant appropriate action to reduce the noise emissions, implemented once the noise levels are known.

Site management is fully aware of the location of the construction works in relation to the neighboring residential properties and will take all appropriate measures to reduce noise emissions from the site. These include but are not exclusive to:

- Shutting down plant when not in use,
- Keeping covers on compressors and other plant closed at all times.
- Managing work activities and work sequences to minimize noise exposure.
- Use of well-maintained and certified plant and machinery.

10. Restrictions on Dust

Site Management will take all necessary measures to reduce high dust levels on site. While levels of dust cannot be eliminated, Cairn will implement the process of wetting down the area to keep dust at ground level this will be particularly important in the following times:

- Throughout the site clearance works
- During summer works due to dryer weather wetting down and high levels of housekeeping will minimise rising dust.
- When using abrasive wheels. All cuts with consaw / grinder will utilise dust suppression to minimise rising dusts.

A diligent housekeeping policy is essential to ensure that the dust levels in the site are minimised. Dust creation is unavoidable however the scaffold boards, crash decks and ground area are to be cleaned down daily as high wind can blow dusts and debris off the scaffolds into public and resident access areas. Cairn will install dust monitors along the boundary between the site and the neighbouring residential areas and the public areas.

Environmental Monitoring

Environmental mitigation and monitoring will be carried out in accordance with legislative requirements, best practice and in line with Cairn standards and procedures so that construction activities are carried out in a manner that does not have a negative environmental impact. Suitable monitoring will need to be carried out in accordance with planning requirements and the advice from a hired external specialist consultant and in accordance with the specifications outlined in the site CEMP.

The results of all environmental monitoring will be reviewed by the Environmental Project Lead and saved in the correct site-specific folder on the company DMS. This will enable the Environmental Project Lead to monitor site

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performance, foresee trends of exceedances and enable corrective actions as necessary. Reports will be issued as required for compliance with site requirements, external bodies or senior management.

Public Safety

- A regular “Look Ahead” meetings are held by the project team with a view to assessing any works that may impact the neighbouring residential community or the general public.
- The access gate to the site will be attended during working hours by Task force Security.
- The construction site will be secured at the end of each working day by locking the front gates to the site. Warning signs will be erected all around the perimeter of the site.
- CCTV security system will be in place throughout the site outside of working hours.
- A diligent housekeeping policy will be operated to prevent a build-up of waste and construction materials.
- Noisy works must be kept to a minimum and the contractors must comply with the Safety, Health & Welfare at Work (General Application) Regulations 2007-2016.
- Dusty works to be kept to a minimum.
- The public roads and footpath will be monitored on an ongoing basis to ensure the waste or debris will not create a hazard on the public road.
- Any work to be carried out on public roads will be planned in advance and road opening licence requested from the local authority.
- Work on public roads will be carried out after careful planning, a traffic management plan, method statement and road opening licence are in place.
- All traffic management works will be set up and managed by persons trained to CSCS Signing, lighting and guarding at roadworks.
- Vehicles will be banked in the direction of movement when exiting the site into public access areas.
- Site hazards such as excavations and scaffolding will be left in a safe and secure manner, at all times.
- Excavations will be backfilled or fenced off will be managed as set out below.

Fire Risk Assessment

Fire Risk and fire prevention are key areas for Cairn as a business to manage as Project Supervisor for Construction Stage (PSCS) . On inception of a project Cairn will receive a Design Risk Assessment and Preliminary Health and Safety Plan for all projects from the Project Supervisor for Design Phase (PSDP) which will identify the key risks associated with each project .This document will then be reviewed and interpreted to allow for the management of high-level hazards associated with the project. These risks along with the general construction risks are then managed in line with best practice and all current SOP and documentation within our ISO 45001 certified system. For the management of fire across all the sites Cairn have in place a framework agreement with LnB Fire Risk Management Limited. LnB will on inception of a project complete a full survey of the area and review all documentation for the project to identify a fire risk management plan for the site. This plan will then be reviewed by the construction team and implemented across the fire management plan for the full site. This

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will identify the full management plan for the site from start to finish along with audits carried out to ensure implementation of the plan across the sites. See attached weekly fire point check that is complete during the course of the works.

Throughout the course of any construction process there is activities involved that will raise the potential of a fire being created through carrying out contracted work . Work such as flat roof install and sealing , cutting of steel products and welding etc. are all managed onsite in line with the company Hot Works SOP. This document (See attached) outlines the requirements and practices to be implemented to minimise potential risk of fire and reduce the potential of a fire occurring through the course of the works. All hot works that are undertaken will have personnel within the team that are fire Marshall trained, will identify preventative measures and complete the required checklist along with completing a 60-minute fire watch post all hot works taking place. A permit is issued at start of works and signed off on completion of fire watch by both the contractor supervisor and Cairn representatives. Along with the permit there is RAMS (Risk Assessment and Method Statements) in place for all works that are reviewed and agreed with the PSCS prior to any works taking place.

Managing escape of water risk on construction sites

The management of escape of water throughout the construction process is a multi-pronged approach that is led and developed by the mechanical and electrical coordinator that is assigned to each project. Prior to commencement of the project a design review is carried out and this is completed with the architects, designers and PSDP for the project. Design is reviewed and questioned based on experience , previous works completed and learning from all other project completed. Once completed and agreed a management plan is drawn up for the sites.

A management plan is then designed and programmed to reduce the potential damage caused if there is an escape of water during the 'switch on process' of water in the construction area. Bunds, dewatering systems , meters and alarms are all in place, connected and tested prior to the commencement of water input to all homes. Permanent supplies are installed as per the following process - Throughout the install of pipework to the building shut off valves are installed at each unit along with preliminary air testing carried out on all products. Leak tests and check sheets are completed at all phases of the install process, validated and signed off by the Cairn representative. All shutoffs are then marked on the construction drawings and identified to both the site teams , security and zone managers for each area. For pressurised water system there is motorised valves in pale and commissioned prior to water going into construction area to cut off water if an issue occurs.

All services are checked in the evening also prior to closing of site to ensure all valves are closed and enable the reduction of water ingress outside of construction works. All temporary mechanical installs are outside the building and routed to areas where if spillage occurs it will not affect the integrity of the construction product and material. All temporary services will also have a stop valve installed that is checked and turned off on a daily basis also. Security then review all services as part of their walkaround to make sure all are turned off

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Pest Control

Cairn has a framework agreement with 'Environmental Pest solutions' who undertake all the management of pest control across all developments. A review of site, compound and carpark is undertaken and bait boxes installed as required. Monitoring is undertaken weekly to start with to identify any high levels of activity and mitigation (additional bait boxes etc) implemented as required based on survey. The site is then reviewed monthly with all activity documented and reviewed with site team. As required the implementation of addition mitigation will be carried out to reduce the potential interface and create a safe working space while reduce the potential impacts on residents and members of the public.

Community Liaison Process

Connor Gallagher has been appointed as the point of contact and management of community liaison within the development. Cairn has a customer care department which can be contacted with regards to any issues 24/7 and this is through customercare@cairnhomes.com. The site points of contact are as below:

Site Contact Details	
Site Manager	Connor Gallagher – 086 203 8326
Project Manager	Damien O Brien - 086 701 3504
Environmental Health and Safety Manager	Colm Mc Mahon - 086 127 6295

11.0 Excavation Safety

Deep Excavation work is essential for the completion of this project. The following control measures are required to be met on site to ensure the safety of work in excavations on site.

- All excavation work is carried out by the specialist contractor appointed to the project
- Task specific method statements and risk assessments are carried out for each task.
- Soil surveys and ground exploration are carried out prior to commencement of any work on site and the results communicated to the tenderers of the project to ensure the hazards and risk controls are priced into the contractor's fees.
- Site safety management will observe and monitor excavation work on site.
- AF 3 forms will be used to record inspection of all excavation works on site.
- A combination of trench boxes and support systems are required to provide safe systems of work for entry into excavations.

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12.0 General Precautions and Controls

Site management have a responsibility to ensure, as far as is reasonably possible, the safety of visitors and contractors while on the site. To that end the following policies will apply:

- All visitors must be briefed on the hazards relating to the site. (Site Induction)
- All plant operators will be trained to CSCS standard prior to commencing work
- All scaffolding will be erected by trained professional scaffold companies.
- Cairn as PSCS will ensure full time supervision of the works on site at all times.
- Access control systems will be established at the site entrance.
- Security is on site at the site entrance at all times. All persons and deliveries entering the site must sign in at security prior to continuing.
- All worker and visitor access to the site office/compound is achievable without accessing the construction site area.
- Cairn personnel will accompany visitors or other designated person at all times, while on the site.
- Visitors are to be made aware and obey the site safety rules and emergency procedures e.g., the wearing of personal protective equipment, respect for the neighbours to the property, etc.
- All sub-Contractors on site will be inducted and must sign off their method statements before commencing work. Records of training must be on file and up to date.
- All weekly inspections of scaffold, work at height equipment, plant and machinery and excavations are displayed in the site office and updated as required.

13.0 Summary

The overall construction stage health & safety management plan and risk assessments will be prepared in advance of the Construction works commencing. The developed H&S plan will continue to be developed throughout the project as the project progresses and changes so too will the Health & Safety documentation for the project.