



CONSTRUCTION MANAGEMENT PLAN

Stewart
Construction Est.1902

Project:	Colbert Quarter Student Accommodation, Lady's Lane & Hunt Lane, Limerick City
Report Rev No.	1
Issue Date:	08/04/2026

Rev No	Date	Revised by	Checked by	Approved By	Description
1	07/04/2026	David Kelly			Document Issue for Pre-Planning Submission

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 1

Construction Management Plan

1.0 INTRODUCTION

- 1.1 Objective.....
- 1.2 Scope
- 1.3 Description of Works
- 1.4 Site Location

2.0 MANAGEMENT FRAMEWORK

- 2.1 Roles & Responsibilities
- 2.2 Inductions, Training, Awareness & Competency
- 2.3 Communication
- 2.4 Emergency Response

3.0 CONSTRUCTION CONSIDERATIONS

- 3.1 Construction Compound
- 3.2 Traffic / Pedestrian Management Plan
- 3.3 External / Internal Site Access Route(s) & Site Security
- 3.4 Road Maintenance
- 3.5 Erection, Operation & Dismantling of Cranes
- 3.6 Concrete Mixing and Concrete Wash-Water Control Measures
- 3.7 Bund of Material Storage
- 3.8 Existing Site Services
- 3.9 Working at Height
- 3.10 Hours of Operation

4.0 ENVIRONMENTAL MANAGEMENT

- 4.1 Erosion & Sediment Control
- 4.2 Dust, Noise & Vibration
- 4.3 Waste Management
- 4.4 Hydrocarbon & Chemical Management
- 4.5 Stockpile Management
- 4.6 Weed & Hygiene Management
- 4.7 Groundwater.....
- 4.8 Foul Water

5.0 SITE ENVIRONMENTAL AWARENESS

6.0 RECORD KEEPING

7.0 EMERGENCY PLANNING AND RESPONSE

8.0 APPENDICES

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 2

1.0 Introduction

This outline Construction Management Plan (CMP) sets out the requirements for the construction of a Purpose-Built Student Accommodation and associated enabling and site works at Lady's Lane / Hunts Lane (off Dominick Street) in Limerick City.

This plan identifies an indicative sequence of works from the initial enabling works through to sub-structure, works & services.

The proposed development will comprise the following:

- (a) permission to partially demolish the existing Tait Centre building on the identified site, and
- (b) permission for the construction of a single multi-storey residential student accommodation block ranging in height from six to eight storeys and providing 350 student bedspaces arranged across 51 no. Apartments/Clusters with shared kitchens and living rooms, with a Gross Internal Floor Area of 9,318 sqm

Communal facilities will include a café, gym, cinema, study rooms, laundry, and indoor and covered outdoor bicycle storage providing 129 no spaces.

A total of 1,228 sqm of amenity space will be provided, comprising 487 sqm of landscaped outdoor courtyards and rooftop terraces and 741 sqm of indoor communal areas.

Rooftop photovoltaic solar panels, green roofs, blue roofs, and biodiversity enhancement measures including swift boxes, bat boxes, or other avian or bat roosting features will be incorporated into the development as required.

Supporting infrastructure at ground floor level will include plant rooms, refuse storage and collection areas, service zones, and a dedicated ESB substation.

The development will be accessed on a pedestrian and cycle priority basis, with zero car parking.

All ancillary and associated site development works, including footpaths, drainage, public lighting, water supply, and sustainable urban drainage systems, will be provided

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 3

This document has been prepared to support the main proposed project specifications. It addresses management issues which are to be coordinated, carried out, supervised, and monitored daily on site.

The Main Contractor, Stewart Construction T/A JSL Group, will be responsible for ensuring that all works are carried out in accordance with the procedures outlined in this CMP and as directed by JFA Architects (PSDP) for the project. The Main Contractor must ensure that appropriately trained and competent Site Supervisors and Operatives of all trades oversee and carry out works on this project.

Prior to works commencing on site, the Main Contractor must prepare and provide the following documentation for approval by the project PSDP:

- Health & Safety Plan
- Traffic / Pedestrian / Logistical Management Plan
- Environmental Management Plan
- Construction & Demolition Waste Management Plan

1.1 Objective

The objective of this CMP is to ensure that robust management policies and procedures are implemented throughout the construction phase of the proposed Purpose-Built Student Accommodation Scheme (PBSA) with the aim of:

- Reducing the impact of the development during the construction process on the local area and neighbouring Buildings and Business's.
- Delivering a resource efficient construction process, achieving both waste reduction and improved efficiency.
- Developing good neighbour relationships.
- Good communication and information sharing between project stakeholders at all times.

1.2 Scope

This CMP defines the approach to be adopted by Site Management during the Construction Phase. Stewart Construction must ensure that compliance with the CMP, the procedures, work practices and controls is mandatory and must be adhered to by all personnel and contractors employed on the construction phase of the project.

This CMP seeks to:

- Provide a basis for achieving and implementing the construction related nuisance mitigation measures identified at the inception of the project.
- Adopt and comply with all relevant conditions identified by Limerick City and County Council at the Planning Stage of the Development.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 4

- Promote best quality and environmental on-site practices during all phases of the project.
- Day to day management protocol of neighbouring buildings to ensure good relations.
- Project safety Management and the PSCS role.
- Coordination and management of all Contractors and work activities.
- Security during construction.
- Establish and maintain temporary site facilities.
- Document and Information flow.

1.3 Description of Works

The proposed development shall comprise of the initial demolition of existing 2 storey buildings on site and the construction of a 6-8-storey Residential Student Accommodation block with 350 bed spaces arranged across 51 apartments with shared kitchen/dining areas, along with ground floor communal amenity space including reception, library, gym, laundry, study and leisure space facilities, together with plantrooms, ESB substation and external amenity space and secure bicycle parking facilities.

Works on site will be carried out on a phased basis, with the following outline construction sequence.

- Site set up.
- Isolations live utilities and connections to existing Tait Centre building.
- Hazardous materials surveys (including asbestos survey) and conditional surveys of neighbouring areas.
- Establish Pollution controls for Dust, Noise and Vibrations
- Soft strip demolitions.
- Demolition of overhead link crossing Hunts Lane, including temporary works installation
- Hard demolition & grub up foundations of Tait Centre building.
- Site excavation & Temporary Works.
- Tanking, waterproofing & Radon membranes
- Substructure & Drainage.
- Install Tower crane.
- Concrete frame superstructure.
- Precast stairs.
- Erect scaffold.
- External façade.
- Roof finishes.
- Internal fit out.
- Strike scaffold.
- Remove tower crane.
- Lift installations.
- Testing & commissioning.
- Snagging.
- Handover.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 5

1.4 Site Location



The proposed site is located between Lady's Lane (North) and Hunts Lane (South) in Limerick City. Vehicular Access is also provided to the site from Dominick Street to the West. Pedestrian access is also provided from Parnel Street to the East

2.0 Management Framework

Roles & Responsibilities

Stewart Construction have proposed a team of experienced individuals to successfully and safely carry out the construction of the proposed building. Each member of the team will have extensive experience on previous construction projects and also in sectors such as Biopharma, Education, Commercial and Fit Out.

Each member of the Project Team is assigned his/her own specific roles and responsibilities in accordance with our Quality Policy. An overview of their roles can be seen below.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 6

Stewart Construction Contracts Manager

The Contracts Manager will have overall responsibility for delivering the project with the support of the construction project team. The CM will have interface with client reps, design team members and contractors. Specific responsibilities will also include:

- Complete understanding of the scope of works involved in the project.
- Managing the contract activities and all risk.
- Oversee the management of the construction team.
- Oversee informing the client team of progress and risk regarding project objectives.
- Oversee that all requirements for health and safety, quality, environmental control, and project cost management are implemented.
- Advise on the production of technical submittals, RFI's and other information flow between with the design team.
- Management of project supervisors, supply chain members and sub-contractors with regard to performance, information flow, procurement, programme monitoring and quality of workmanship, health and safety and operation and maintenance information

Stewart Construction Environmental Health & Safety Manager and Health & Safety Officer

The Environmental Health & Safety (EHS) Manager is responsible for the provision and management of all environmental and safe systems of work in line with legislative requirements and industry best practice guidelines. The specific responsibilities owed to the EHS Manager:

- Develop, implement and review health, safety and environmental systems.
- Conduct inspections and periodic formal audits of the worksite to monitor environmental performance and identify and implement improvement strategies.
- Review and approve all sub-contractor's safe systems of work and any other documentation produced by sub-contractors.
- Ensure sub-contractor compliance with approved safe systems of work and the maintenance of records to demonstrate compliance.
- Motivate a commitment from all site operative from the outset, to meet the overall site safety objective of Zero accidents and incidents for the duration of the project.
- Prepare and Review the PSCS Construction Stage Health and Safety Plan and submit the AF2 commencement notice to the HSA.
- Report significant issues to the PSDP and Client Representatives.
- Preparation and Maintenance of the integrated project specific Construction, Environmental, Health and Safety Plan.
- Continuous auditing of the Safety Management system.
- Maintain the site rules and regulations document and update as required.
- Provide assistance and advice to all Construction project team members, site operatives and contractors as required.
- Provide and install an effective Permit to Work system.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 7

- Manage and oversee the receipt of all specialist and sub-contractor safety files prior to works commencing and ensure the correct Risk Assessment and Safe Working Methodology in all sub- contractor working activities and tasks.

Stewart Construction Project Manager

The Project Manager (PM) has the responsibility for delivery of the project and to meet the project objectives. The PM will lead all interfaces with the Client Reps, Design Team Members, Specialist Contractors and Sub-Contractors. Other specific responsibilities will include:

- Directly accountable for the safe operation of the project works and compliance with the CMP.
- Manage the tracking of information and design development.
- Informing the Client team of progress and risk regarding project objectives.
- Manage the project activity scheduling.
- Lead all meetings with contractors and supply chain to ensure project objectives are met.
- Provide fortnightly progress reports to Client on all areas of the project.
- Ensures that a project risk identification, assessment and control process has been undertaken and that all persons working on the project are made aware of the hazards and the risk control requirements.
- Management of project engineers, supervisors, supply chain and sub-contractors with regard to performance, information flow, procurement, programme monitoring and quality of workmanship, health and safety and operation and maintenance information
- Advise on the production of Technical Submittals, RFI's and other information flow between with the Design Team.

Stewart Construction Site Managers and Senior Engineers

The Site Manager and Engineer are responsible for the delivery of the project whilst also responsible for the safe delivery of the project on a day-to-day basis. Other specific responsibilities will include:

- Assists Project Manager in setting the worksite to ensure that all activities can be conducted in a safe manner both for persons working on the site, visitors and members of the public.
- Responsible for ensuring that pre-start communications are held daily with all personnel working on the project including sub-contractor personnel.
- Ensure that all safety and environmental incidents are reported to the Project Manager and Health and Safety Officer.
- Conduct ongoing inspections of the work site to ensure that HSA procedures are being followed – if breaches are detected take immediate and effective corrective action.
- Ensure that all personnel working on the site are competent to carry out tasks for which they are assigned by checking evidence of competency and observing work practices.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 8

- Manage and control the resourcing and production of all operatives and contractors.
- Manage and Control Site and Delivery Logistics and on-site scheduling.
- Ensure that activity scheduling is in line with the programme.
- Manage and Maintain site cleanliness.

Stewart Construction Quantity Surveyor

The Quantity Surveyor (QS) is specifically responsible for the commercial administration and cost control on the project: Specific QS responsibilities include:

- Managing the cost of the construction and subcontracts.
- Presenting and agreeing all cost for changes and variations.
- Issuing monthly cost reports.
- Identifying and notifying and potential cost risk to the Client.

Sub-Contractor Employees

All Sub-Contractors must nominate an individual who will co-ordinate health & safety and liaise with the PSCS and Stewart Site Management on all health and safety matters. Where a sub-contractor has 20 or more persons on site, or 30 or more persons under their control, they must nominate, in writing to Stewart, a Safety Officer.

All Sub-Contractors must submit a signed copy of their Safety Statement prior to any works commencing. This statement must include relevant information regarding their working activities as required under the Construction Regs 2013.

Where the PSCS or Stewart Site Management deems that any activity constitutes a high level of risk, Then the Sub-Contractor will be required to produce a detailed Risk Assessment and Method Statement for the site-specific sequence of work that they intend to carry out. This is to be submitted 5 working days prior to the job commencement date.

Work should not commence until Method Statements and Risk Assessment have been received and reviewed by the PSCS. Sub-Contractors must comply with the provisions set out by the Construction Regulations 2013, the PSCS Health and Safety Plan and the site-specific rules. Sub-Contractors Senior Management must ensure their employees have received the appropriate level of health and safety training and information on the works they are to carry out.

Prior to Sub-Contractors arriving to site to begin works, all personnel will be required to undertake a site-specific Stewart Construction Induction. During this Induction, the PSCS will provide Inductees with the relevant information regarding the project. All risks and hazards that may pose a risk of injury to site users will also be covered in the Induction. All training credentials for all personnel intending to work on site will also be reviewed at Induction stage.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 9

2.1 Inductions, Training, Awareness & Competency

Site Specific Induction

All personnel working on the project must be formally inducted by Stewart Construction. All operatives on the project must have current safe pass and manual handling certificates. Also, all machine operatives will need to produce current CSCS cards at induction. The site supervisor must keep a record of all site inductions. Information that will be discussed at the site induction includes.

- Location of Emergency Assembly Points, First Aid and Fire Stations.
- Site contacts and location of facilities, including nearest hospital.
- Discussion of major safety and environmental hazards and risks associated with the project.
- Discussions of controls to be implemented to minimize risk to employees, the public and the environment
- Review and completion of SPA's and Risk Assessments
- Notice to personnel of PPE requirements.
- Emergency and evacuation procedures noting the Site Supervisor and Site First Aider, their contact numbers and where they can be found.
- Environmental issues as outlined in the CMP.
- Site refuelling procedures, spill kit procedures, dust control and procedures for handling hazardous materials

Toolbox Talks

Toolbox talks must be conducted on a weekly basis or as the need arises due to a new hazard, risk or environmental aspect. Toolbox talks must be conducted by Stewart Construction Project EHS Advisor, Project Manager or sub-contractor's supervisors.

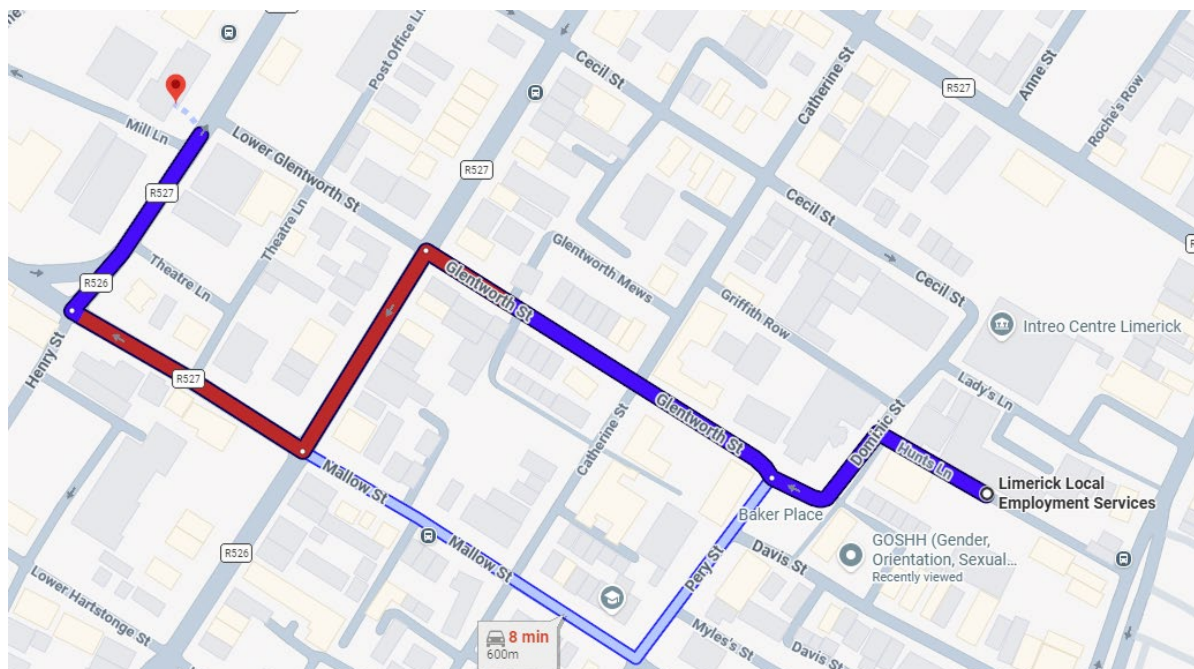
2.2 Communication

All employees, sub-contractors, client representatives and other interested parties must be included in consultation on safety, health and environment matters through daily pre-start consultation, toolbox talks, project meetings, incident reporting, incident investigation, quality audits, safety audits and ongoing workplace inspections by Site Supervisors.

Information and specific training must be communicated to employees through toolbox meetings, job pre-start meetings, safety alerts, notice boards and inductions. The Project Manager must ensure that any issues that arise are resolved, and feedback given to employees, sub-contractors and interested parties through the above channels. Management meetings must be held on a weekly basis, and all issues related to quality, health, safety and the environment can be reviewed and discussed.

2.3 Emergency Response

Stewart Construction will establish an Emergency Response Plan specific to the project. The plan will identify emergency contact details, first aid kits, defibrillators, assembly points, on-site fire stations, spill kits and their location and guidelines for emergency scenarios.



	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 12

3.2 Traffic / Pedestrian Management Plan

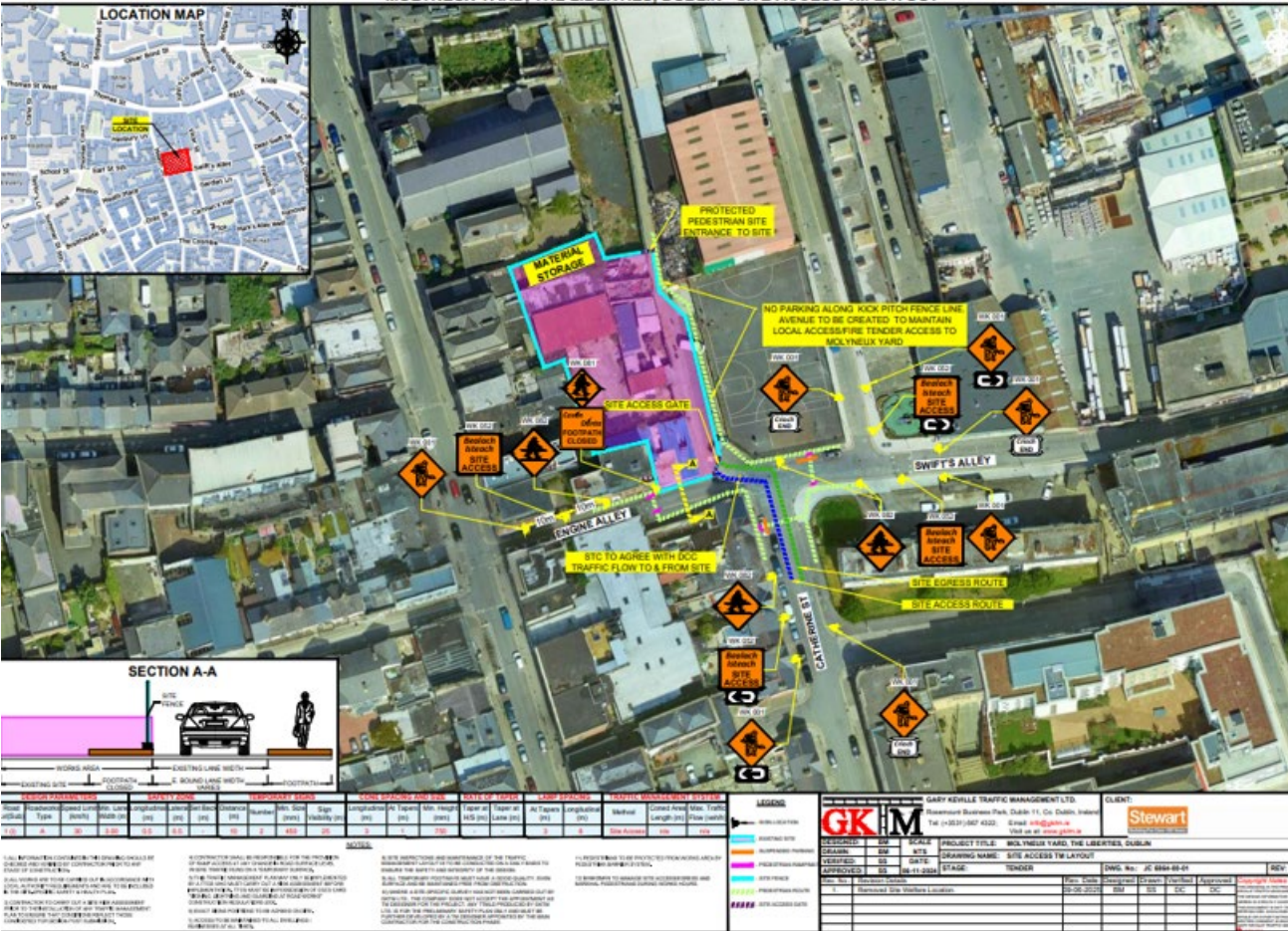
Stewart Construction will submit the Chapter 8 Construction Traffic/Pedestrian Management Plan, to Limerick City and County Council and the project PSDP for approval prior to any works commencing on site. The construction traffic entering and leaving the site will include general construction traffic and heavy goods vehicles delivering material, aggregates, concrete etc. The plan will also indicate roadway signage that will be erected prior to site works commencing.

Key Objectives of the Traffic/Pedestrian Management Plan.

- Minimize disruption to traffic, pedestrians, residents in the local area.
- Communicate effectively with all stakeholders in the area.
- Communicate with all contractors to ensure they are aware of all arrangements.
- Execute the works on site in an efficient manner.

All traffic activities must be examined with the associated traffic management systems and controls, and the necessary work procedures and codes of practice that are required to support a planned and coherent operation.

Example of a TMP



3.3 External / Internal Site Access Route(s) & Site Security

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 13

There must be no public access within the site. Stewart Construction traffic and site deliveries must be via a vehicular access/egress route as detailed in the proposed site layout drawing. The site access and egress points must be gated. Out of Hours access maybe required to Pery's Bingo Hall.

Spotters must be used at all times to coordinate all movements of trucks in and out of the site compound. Before cranes and high-reach plant and equipment are used on site, an assessment of the proximity of overhead electricity lines will need to be carried out to determine the location and area(s) of hazard zones. Control measures will need to be put in place to protect all site personnel.

The construction site will remain secured and always gated, with authorised pedestrian access only allowed to the site through controlled automated turnstiles based on biometric security identification for access.

The proposed location of the site accommodation in an adjacent property will require all personnel and visitors to access the site offices first, prior to accessing the construction site, giving site management control of all contractors and visitors. Stewart Construction will ensure that the site entrance and directional signage will be displayed directing all construction site personnel and visitors, to the site office to sign in. Warning signage must be in place around the site perimeter with additional signage erected at the entry and exit points to inform people of the PPE requirements and the dangers present on site. The main site signage shall contain reference to the Safety, Health and Welfare at Work Act, 2005 and the AF2 form. Traffic Marshalled deliveries will access the set down area to the front of the site and the gateman the site logistics manager will co-ordinate unloading/loading. Full PPE will be required by all delivery drivers within the set down area.

Based on the outline construction programme, the expected daily site personnel numbers for the project will vary between 10 – 200 persons at maximum, depending on work activities and project stage. No car parking will be available for site operatives and will locate off site given the spatial constraints. Site operatives must access the site and compound via a dedicated pedestrian turnstile gate utilizing an automatic biometric code system for access. This gate is to always remain closed when not in use by site personnel or deliveries. A telephone number for the site supervisor should be posted on the gate for all site visitors to call if they wish to gain entry to the site.

For pedestrian and traffic movement, the following must be adhered to.

- Means of egress in case of fire to be kept free at all times
- Limit access and control movement of unauthorized personnel.
- Ensure appropriate PPE is available for employees, contractors, visitors and others.
- Safe means of authorised access/egress to be provided to the site at all times.
- Safe access to the site should be provided at all times to the Employer's Representatives
- Clear Signage and wayfinding is to be used to assist the site operatives and site visitors.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 14

3.4 Road Maintenance

All roads in and out of the site should be inspected regularly and kept free from any deposits as a result of site works. The wheels and underside of all construction traffic leaving the site must be cleaned as required to prevent soiling of the public roads. In the event that any public roads become soiled by construction traffic from the site, these roads must be cleaned immediately. A road sweeper should be utilized if required. The site should be kept prepared with hardcore stone platforms/zones all times to ensure the loading and unloading of trucks will be maintained on a solid clean footing.

3.5 Erection, Operation & Dismantling of Cranes

It is proposed to utilize a tower crane on site to assist with substructure, superstructure and façade works of the building. Before cranes and high-reach plant and equipment are used on site, an assessment of the proximity of overhead electricity lines will need to be carried out to determine the location and area(s) of hazard zones. The tower crane must be erected by a competent team. Lift plans (prepared by an accredited appointed person) must be in place for all craneage activities on site. Trained CSCS crane operators along with trained CSCS slinger / signallers must be used for all craneage activities on site. We will seek a partial road closure for Lady's Lane to erect and dismantle the proposed tower crane.

3.6 Concrete Mixing & Wash-Water Control Measures

After concrete is poured on the site, the chutes of ready mixed concrete trucks and hoppers of concrete pump trucks must be washed out into a concrete washout pit before it hardens. In accordance with Best Practice, it is imperative to retain all the concrete washout water and solids in leakproof containers, so that this caustic material does not reach the soil surface and then migrates to surface waters or into the ground water. This material must be removed to a license facility whenever it is being disposed of.

3.7 Bund of Material Storage

Fuels, oils, grease and hydraulic fluids must be stored in bunded areas well away from drains leading to public sewers or natural watercourses. Refuelling of machinery must be carried out utilizing a bunded storage tank confirming to EEC Directives 98/37. A spill control area for refuelling must be also set up.

The fuel storage area must be kept a clear distance from any source of ignition or impact. Where refuelling is required, facilities shall be provided to adequately covered by fire extinguishers, warning signs, bunding and proper bunded fuel dispensers. Emergency spill kits shall be available at all refuelling points and fuel storage locations. All spills shall be contained, spill kits deployed and reported to the EPA, IFI & NPWS.

Stewart Construction Project Manager must maintain a daily record of inspections to ensure the correct storage of dangerous substances, the investigation of any spills or other incidents, and the emptying of bunds. Bunds must be emptied into a specific IBC tank and removed off site by an appropriately licensed provider. Safety Data Sheets must be kept in the site office.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 15

and electronically for all hazardous materials on site.

3.8 Existing Site Services

Copies of utility service drawings showing existing site services must be requested from the relevant service providers prior to any ground being broken on site. The drawings should only be used as a guide, as they may not show all services on site. A full radar penetration survey must be carried out by a suitably competent person and Stewart Construction must ensure that all necessary precautions and measures are undertaken during any excavation works to ensure the safety of all site personnel at all times.

3.9 Working at Height

Scaffolding & Edge Protection

All scaffolds and edge protection must be erected by trained personnel and be in accordance with the HSA Code of Practice for Access and Working Scaffolds 2018. Adequate management of scaffolding and edge protection must be carried out including planning, implementation, checking action and review. The following items are important to note.

- A copy of the manual for scaffold being erected on site must be retained in the site office for review.
- Scaffolding must not be altered by any unauthorized persons. It is against the law for any person other than a trained scaffolder to alter, build or dismantle a scaffold.
- Alterations, if required, must only be carried out by authorized and qualified CSCS scaffolder.
- Ensure a valid scaffold tag is visible, filled out correctly and in date prior to use of any scaffold.
- Handover certificates must be generated by the scaffolder and given to an appropriately qualified member of Stewart Construction Site Management Team. This representative must walk the scaffold and once satisfied must sign the handover cert and accept handover of the scaffold. The scaffolder must in turn carry out an inspection of the scaffold every 7 days and record all findings on a GA3 form as well as date and sign the scaffold tag. Any discrepancies must be reported to site management and closed out immediately.
- All handover certs and GA3 forms must be kept in the site office and made available for inspection.

Mobile Elevated Working Platforms (MEWP)

If MEWP's are required on the project the following items are important to note;

- Only trained operatives are to operate MEWP's.
- Harnesses and lanyards must be worn at all times and must be tied off to the anchor point(s) inside the platform / basket.
- Never attach a harness to a point outside a platform/basket

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 16

- Spotter must be used in congested areas.
- Barriers are required to securely cordon off work areas in all locations.
- GA1 certification must be provided for all MEWP's and harnesses and lanyards used on site

3.10 Hours of Operation

Typical operating hours on site are to be as follows;

Monday – Friday 7:00 – 18:00

Saturday 8:00 – 14:00

No operations will take place on Sundays or Public Holidays.

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Limerick City and County Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by the Local Authority. Certain activities may be required to be carried out outside these hours subject to prior agreement with the Limerick City and County Council, liaison with Garda, and local community residents and business owners.

4.0 Environmental Management

Water courses are home to natural eco systems and are habitats that sustain a range of plant and animals and water-based lifeforms and will require appropriate management by all responsible for site activities.

4.1 Erosion & Sediment Control

Objective

Open drains must be protected from sedimentation deposits by minimizing erosion of lands and transportation of sediment during demolition and construction works.

Control Measures

The following measures must be undertaken to minimize erosion.

- Land clearance should be kept to a minimum.
- Clearing areas of highly erodible soil that are prone to water erosion should be avoided.
- Areas that have been eroded should have a dust suppressing agent applied to them if they are being periodically worked to minimize erosion.
- Keep vehicles on clean stoned access roads with signage.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 17

- Storm water drainage must exit the site via a sedimentation control installation such as silt fencing or sedimentation basins / ponds.
- No soiled water is allowed drain from the development site to adjacent water courses. All surface water discharges shall consist of clean waters only.
- All excavated material should be temporarily stockpiled on the high side of a trench.
- Where practicable all trenches should be back filled on the same day
- Areas should be rehabilitated progressively to reduce the potential for sediments to flow into the drains and rivers.
- Machine activity to be kept away from drainage lines unless absolutely necessary and the machine activity is to be kept to an absolute minimum.
- Construction plant and machinery is to remain within the construction site for the duration of the contract thus limiting the transfer of soil and other vegetative material from the site

Performance Criteria

No sedimentation deposits and erosion of lands and transportation of sediments during construction.

4.2 Noise, Dust & Vibration

Objective

It is the intention of Stewart Construction to minimize the generation of Noise, Dust and Vibration during the demolition and construction stages of the project. Stewart Construction will install vibration, noise and dust monitors around the site to ensure acceptable levels are not exceeded.

Noise

A number of measures will be employed by Stewart Construction to minimise the potential noise and vibration disturbance in the surrounding area. Stewart Construction will ensure compliance with the construction noise and vibration limits recommended in the Transport Infrastructure Ireland (TII) document '*Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes*' 2014. BS 5228 (2009+A1:2014) and the *Code of Practice for noise and vibration control on construction and open sites – Noise and vibration*.

Vibration

The main potential source of vibration during the construction programme is associated with demolition, excavation and substructure activities. Low vibration methods will be used where possible in order to minimise vibration levels from these activities. Vibration levels are not expected to pose any significance in terms of cosmetic or structural damage to buildings in proximity to the development works. Alarmed vibration monitors will be installed

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 18

in adjoining buildings to monitor vibration levels. In addition, the range of vibration levels is typically below a level which would cause any disturbance to occupants of adjacent buildings. During certain activities, there is also potential for vibration to be generated through the ground. It is possible that vibration levels will be detectable within adjacent buildings for short periods of time, depending on the level of breaking activity used. Notwithstanding the above, any construction activities undertaken on the site will be required to operate below the recommended vibration criteria set out in current guidance.

Dust

Measures for “high risk” sites contained in Limerick City and County Council Air Quality Monitoring & Noise Control Units good practice guidance document in relation to construction and demolition shall be adhered to. Stewart Construction will install real time dust monitors around the site to ensure acceptable dust levels are not exceeded during the course of construction works.

Dust emissions are likely to arise from the following activities during the construction works:

- Construction traffic movements.
- Demolition works
- Earthworks excavations
- Formwork
- Groundwork

Methods which will be employed to mitigate against these causes include.

- Spraying of exposed earthwork activities and site haul roads during dry weather using mobile bowser units.
- Provision of wheel wash for all other construction site activities.
- Control of Vehicle speeds and speed restrictions
- Dust suppression fitted to all cutting tools such as consaws.

4.3 Waste Management

Objective

To minimize the generation of solid waste from the construction activities and to dispose of generated solid waste to appropriately licensed facilities. To re-use construction material where possible throughout the construction phase.

All material designated for offsite disposal must be classified based on laboratory analysis for landfill classification suites to enable classification of the material as inert, non-hazardous, or hazardous, in accordance with Council Decision 2003/33/EC and Directive 1999/31/EC.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 19

Control Measures

- All solid waste should be separated and placed in appropriate disposal containers located in the site compound.
- As part of the progressive rehabilitation of areas, any solid waste or spoil material should be removed from site and to appropriately licensed facilities.
- Work and surrounding areas should be free of litter, construction debris and be maintained in a tidy condition.
- Wastes should be collected for recycling and or disposal to approved facilities.
- Ensure that waste on site is stored in a covered container.
- Recycled construction material to be used where practicable.
- All waste disposal documentation to be kept and logged by the works contractor.

Performance Criteria

All demolition and construction wastes are managed and disposed appropriately and in compliance with legislative requirements. Please also refer to the project specific Construction & Demolition Waste Management Plan for specific information on overall waste management.

4.4 Hydrocarbon & Chemical Management

Objective

To ensure that chemicals and hydrocarbon are stored and handled appropriately to prevent contamination to groundwater or soil.

Control Measures

- Minimize chemicals and hydrocarbons stored on site.
- Store dangerous chemicals separately and manage as required by relevant codes and standards.
- Store hydrocarbon and other hazardous materials in appropriately bunded structures away from drains and rivers.
- Bunds should be impervious to prevent spilled product from escaping.
- Any spillage must be cleaned up using a spill kit immediately by appropriately trained personnel and reported to the Project Manager
- On site spill kits should be checked periodically
- Maintain and display Safety Data Sheets with hydrocarbons and chemicals.
- Restrict the area in which hazardous materials can be stored during construction works.
- Re-fuelling should be limited to small equipment and on hardstand areas only where any spills can be cleaned up immediately.
- Spill trays should be used during refuelling to prevent spillage.
- All plant maintenance to be carried out off site.
- All vehicles carrying fuel must carry spill kits.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 20

Performance Criteria

No contamination of groundwater or soil from hydrocarbon or chemicals spills.

4.5 Stockpile Management

Objective

To manage stockpiles to minimize dust, erosion and sediment impacts.

- Minimize the number of stockpiles, the area and the time stockpiles are exposed to the environment.
- Locate stockpiles away from drainage lines.
- Ensure that the stockpiles have slopes no greater than 2:1 (horizontal: vertical)
- Stabilize stockpiles that should remain bare for more than 28 days.
- Establish sediment controls around un-stabilized stockpiles. Record inspection results in AF3 form periodically.
- Suppress dust generation from stockpiles as circumstances demand.

Performance Criteria

Stockpiles must not create dust, erosion and sedimentation impacts off site.

4.6 Weed & Hygiene Management

Objective

To minimize the spread of weeds and invasive species.

Control Measures

- All invasive species must be treated by a competent contractor and treatment areas recorded on a site layout drawing.
- All machinery and plant must be cleaned of soil and plant material prior to entering and leaving the site.
- Clean down points to be located at entry and exit points to the construction site.
- Any soil being removed off site will be taken to a licensed facility. All paperwork must be logged and available on site

Performance Criteria

No breaches of control measures outlined above.

4.7 Archaeology

Objective

To prevent damage or loss to archaeological sites and artefacts.

Control Measures

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 21

A programme of archaeological test trenching and monitoring to be carried out in conjunction with demolition & substructure activities.

Performance Criteria

No damage or loss to archaeological sites and artefacts.

4.8 Foul Water

Objective

To protect the sewer and maintain its integrity.

Control Measures

Stewart Construction must not discharge any wastewater or substances to the sewer which would.

- Damage the sewer or effect its integrity.
- Impede the operation of the receiving wastewater plant.
- Affect the treatment or disposal of the sludge arising from the receiving wastewater treatment plant.
- Adversely affect the discharge from the receiving treatment plant
- Adversely affect the health or safety of personnel working in the receiving, collection or treatment systems

Performance Criteria

No contamination of the sewer.

5.0 Site Environmental Awareness

The following environmental rules must apply for the demolition and construction phase of the proposed development. These rules must be communicated to all site personnel via their site induction training, and they must be posted across the site at strategic locations, such as the site entrance, canteen and near the entrances to building.

DO Report any signs of pollution or environmental damage to the Project Manager no matter how small

DO Report any spills, incidents or near misses that occur on site immediately to the Project Manager

DO Refuel only in designated areas with spill kits available

DO NOT Dispose of anything into a river or stream or onto land. All waste must be sent to the designated site waste management areas

DO NOT Throw litter, all waste must be sent to a licensed site waste management contractor

DO NOT Drive plant or machinery outside the authorized working boundaries of the site

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 22

Stewart Construction will develop Environmental Procedures to control the potential impacts from the construction phase of the development. These procedures are to be made available.

All site personnel must be familiar with the Environmental Policy of Stewart Construction which must be made available on site.

6.0 **Record Keeping**

Stewart Construction will ensure that all necessary documentation relating to Quality, Safety, Health and Environmental issues are maintained in hard copy and electronic format. Any changes in legislation must be communicated to the Project Manager by the EHS Manager. The Project Manager must always keep a current copy of the CMP. All revisions of the CMP are to be recorded electronically and communicated to the Project Manager.

Examples of such record keeping are given below.

Incident Reports

All incident reports must be reported and discussed at toolbox meetings and project meetings to ensure all Stewart Construction personnel are fully appreciative of the corrective and preventative action required in order to prevent re-occurrence of an incident.

Complaints Management

If a complaint is received the Project Manager must be notified immediately in order to formulate an immediate response or corrective action if required.

Site Safety & Environmental Audit

An audit is to be carried out weekly/fortnightly by an EHS Advisor and the results reviewed by the Project Manager and EHS Manager. Any non-conformances must be closed out immediately. Results of audits and all non-conformance issues must be relayed to the relevant parties at a weekly project meeting.

Environmental Reporting

It is the responsibility of the Project Manager to ensure that all environmental incidents are reported. The Contracts Manager must review all incident reports and ensure the following reporting has been undertaken;

- Incidents that have the potential to cause localized environmental impacts need to be reported to the EPA, IFI, and PSDP

Waste Management

- The types (including EWC codes) and quantities of all wastes to be removed from the site.
- The names and waste collection permit reference numbers of the agent and transporters of waste leaving the site.

	Construction Management Plan Colbert Quarter Student Accommodation, Limerick City	Project: Colbert Quarter	Rev. 1
		Issue date: 08/04/2026	Page 23

- The quantity of each waste load removed from the site and its classification and disposal facility including permit/licence reference numbers.
- Records of waste management audits

7.0 Emergency Planning & Response

Stewart Construction will ensure that all works are carried out consistently with all emergency response plans and procedures in place. An emergency management procedure will be generated and will ensure that emergencies such as fires, explosions, accidents, leaks, sabotage or emergencies caused by force majeure occur as little as possible. If they do however occur, it ensures that all countermeasures proceed in a controlled manner so that greater damages are avoided and the possible effects upon persons, the environment and property are avoided or limited. The Emergency Response Plan will be communicated to all site attendees and operatives at Induction Stage. The Response Plan will also be regularly put to test via mock Emergency Evacuation Drills carried out by site management.

Fire Brigade / Gardaí / Ambulance - 999 or 112

Local Garda Station, Henry Street - 061 212 400

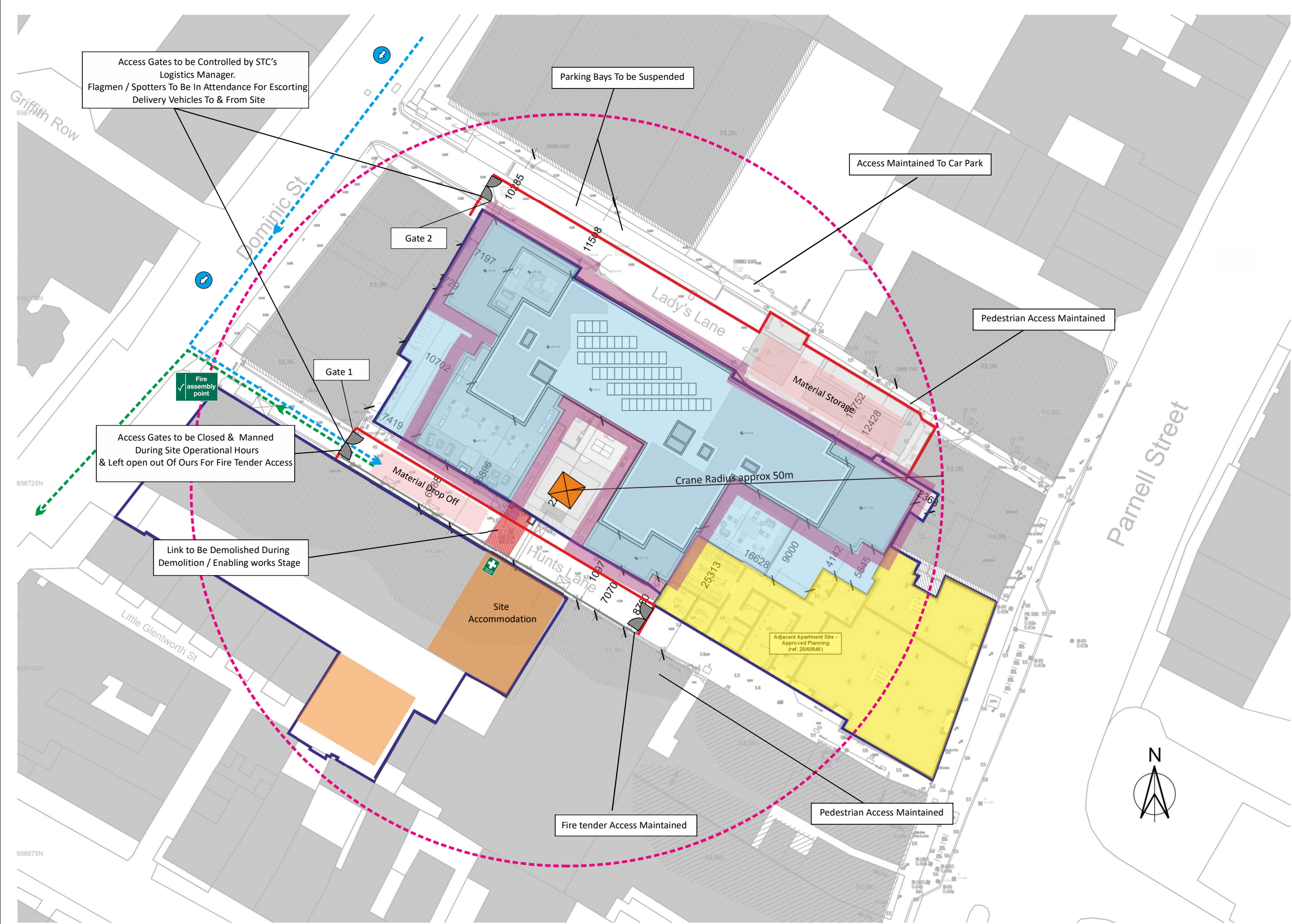
University Hospital Limerick- 061 301 111

ESB - Emergency Service - 1850 372 999

Bord Gais – Emergency Service - 1850 20 50 50

Health and Safety Authority - 061 483 286

Limerick City & Council - 061 556000



Legend

- Proposed Building
- Adjacent Apartment Site
- Site Accommodation
- Applicant Ownership
- Site Hoarding
- Scaffold Zone
- Material Storage / Set Down
- Construction Access To Site
- Traffic Movement From Site
- First Aid Station
- Fire Assembly Point

- Note:-
- 1) Normal working hours on site will take place between:-
07.00 hrs to 18.00 Hrs Monday To Friday
08.00 hrs to 14.00 Hrs Saturdays
Outside these hrs by agreement only
 - 2) A dedicated gateman / logistics manager to be appointed to control traffic movement.
 - 3) Site Welfare is located adjacent the site and is accessed via a pedestrian gate and a dedicated walkway to the works
 - 4) Articulated vehicles allowed with prior authorisation from Stewart. Rigid back and transit delivery vehicles to be utilised on all deliveries - Subcontractors to review restrictions of site deliveries
 - 5) Traffic management plan to be issued to all subcontractors and supply chain members to advise on site restrictions
 - 6) All drivers MUST report to Stewart prior to coming onto site, no reversing wagons without a trained banks person is permitted
 - 7) Access / Egress routes to be inspected and when required cleaned with a road sweeper
 - 8) Clear directional signage to be located along the construction site routes
 - 9) Access to Neighbouring Properties to be maintained.