Proposed Residential Development at St. Ann's Road, Blarney, Co. Cork

PRELIMINARY DEMOLITION PLAN & METHOD STATEMENT

Prepared for:	HRP Construction
Prepared by:	MMOS Consulting Engineers
Date:	10.03.2026
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Project Title: Proposed Residential Development, St. Anns Road, Blarney, Co. Cork

REVISION CONTROL TABLE

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01	15.10.2025	Issued for Planning	SL	PM
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1. INTRODUCTION

MMOS Consulting Engineers were requested to undertake this report on behalf of HRP Construction (the Applicant) as part of a Part 8 planning application to Cork City Council for a residential development at St. Ann's Road, Blarney, County Cork. The Applicant is applying for planning permission for the construction of 138 residential units, a civic centre, and all ancillary works.

This preliminary demolition plan & method statement is to be read in conjunction with all relevant planning drawings provided by architect, landscape & engineers.

1.1 SITE LOCATION

The site for the proposed development is located on the site of the former Blarney Park Hotel in Blarney Town, north of Blarney Castle and Gardens. It is bounded by agricultural land to the west, wooded land and a local drain to the south, St. Ann's Road to the northeast, and a car park for Blarney Castle & Gardens to the east as shown in Figure 1. The overall site area is approximately 3.70 ha. Currently, the site is overgrown, with a number of hard-standing areas present. See also Figure 2 below, which shows an aerial view of the site in 2006 prior to any demolition works.

Figure 1 – Site Aerial View, 2025

Figure 2 – Site Aerial View, 2006

The existing site levels slope from +28.56mOD in the northwestern area of the site to +30.30mOD by the eastern boundary with Ann's Road, to +28.91mOD in the southwestern area.

1.2 PROPOSED DEVELOPMENT

This report accompanies the planning application for the construction of 138 residential units, a civic centre, and all ancillary works.

Please refer to the architects' drawings attached to this application for full site details and block elevations.

2. DEMOLITION SPECIFICATION

2.1 GENERAL

1. Demolition of all structures on site (including tarmac roads & carparks, existing concrete slabs & foundations and existing ESB structure);
2. Removal, recycling, and disposal to approved tips of all demolition waste from the site.
3. Decommissioning and removal of all Mechanical and Electrical Service Installations.

Isolate, and cap as necessary, all mains and incoming services, including the following:

- Electricity;
- Gas;
- Water & Telecom;
- Foul and Surface Water;
- and their removal from site.

The existing services on the public roads are to be protected during the works.

4. The Contactor shall arrange a full asbestos survey prior to any work commencing on site to be undertaken by an independent consultant and shall fully comply with the requirements of the Health & Safety Authority and Cork City Council in all respects related to the demolition and disposal of the asbestos from the site. It is noted that the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 & 2010 applies to all work activities and extends protection to all persons at place of works.

5. The protection of all adjacent buildings during the works. The contractor is to employ methods that will not cause damage or disruption to public areas or neighbouring developments.

2.2 PRE-DEMOLITION WORKS

The following works require to be undertaken prior to demolition.

1. Health & Safety appraisal.
2. Provision of Hoarding, Site Access, and Security

2.2.1 HEALTH & SAFETY

- The demolition contractor shall submit a health and safety method statement for the project prior to commencement on site.
- The Main Contractor will act as Project Supervisor for the Construction Stage (PSCS) and a Project Supervisor Design Process (PSDP) will be nominated at this time also.

2.3 PROVISION OF HOARDING, SITE ACCESS & SECURITY

Hoarding

The provision of hoarding will be the responsibility of the main contractor. The location of the hoarding during the demolition works may require adjustment and this will be co-ordinated by the main contractor.

A design for the hoarding shall be undertaken by the contractor and submitted to the Engineer and PSDP prior to commencing the works.

Site Access

The main contractor is responsible for all site entrance and exits during the works. The location of same and associated traffic movements is to be agreed with Cork City Council in advance and for the duration of the works.

Site Security

The site shall be kept secure, at all times with signage indicating that it is a building site with associated dangers in accordance with the Health and Safety Authority Regulations.
The Contractor shall provide all necessary watching and lighting during the progress of the works and shall be responsible for any damage or injury arising from insufficient watching or lighting.
The Contractor shall ensure and always maintain sufficient and convenient access to the works for the purposes of inspection and give all facilities as necessary to carry out demolition.

2.4 ENVIRONMENTAL PROTECTION

1. The requirements of all current legislation must be adhered to, in particular the Air Pollution Act 1987 and, the Environmental protection Agency Act 1992 & 2003 and Regulations made there under.

2. During the demolition / construction phase the proposed development shall comply with British Standard 5228 – Noise Control 1997 on construction and open sites. Part 1 and any specific noise limits laid down by the Planning Authority, Cork City Council.

3. Materials and debris arising from the demolition work shall become the property of the Contractor, save as advised in this specification. All debris and materials arising from demolition shall be disposed of in a location and in a manner approved by the Local Authority and the site shall be left in a tidy condition. It is noted that no recycling works will be permitted on site.

4. The Contractor shall also ensure that the pavements, road and properties adjoining the site are kept clean and tidy and free from builders' rubble at all times.

5. The Contractor shall liaise with Cork City Council and the Garda Authority in regard to the routing of trucks with demolition waste through the town and the timing of same and shall reflect same in his tender.

6. The Contractor shall provide a method statement of his proposals in relation to recycling, describing in detail the quantities involved and the location of the recycling facility and the final disposal location if different from same.

7. Disposal of hazardous and toxic materials if found, should be carried out by the demolition contractor utilising specialists licensed to carry out such works and should be fully in accordance with all statutory requirements and in accordance with the requirements of the Local Authority, Health and Safety Authority and the Environmental Protection Agency.

8. During demolition works on the site all necessary steps to contain dust arising from the demolition shall be taken so as to prevent a nuisance being carried to occupiers of other buildings in the locality. This shall include covering skips, daily washing down of pavements or other public areas, use of water spray during demolition to suppress dust and any other precautions necessary to prevent dust nuisances.

9. Do not burn on site materials arising from demolition.

3. METHOD STATEMENT

The following method statement outlines when and how the proposed demolition works are to be carried out at St. Ann's Road, Blarney, Co. Cork.

3.1 PROPOSED TIMELINE

The proposed demolition will take approximately 30 days.

3.2 METHODOLOGY

The following is a high-level method statement for the demolition of the existing tarmac roads, concrete slab & foundations, and structure.

1. Establish a site set-up and install any services required on site (Welfare Facilities etc.)
2. Erect any necessary signage and hoarding around the site to prevent any members of the public entering.
3. Carry out an extensive asbestos survey to identify the presence of any carcinogenic materials.
4. Carry out a site survey to identify any services above and below ground and to identify which are live, redundant, or potentially serving other properties.
5. Carry out any necessary service diversions and decommissioning.
6. Demolish the ESB structure using an excavator to ensure the safety of the workers in accordance with ESB recommendations.
7. Remove the roof of the existing structure first and then proceed onto the rest of the structure.
8. Demolition of existing concrete slab and foundations with appropriate machinery/excavator.
9. Demolition of existing tarmac roads and car parks with appropriate machinery/excavator.
10. This debris will be separated on site and then removed by a licensed waste recycling to be disposed of safely.

3.3 EXISTING HAZARDS

1. There are numerous residential dwellings adjacent to the proposed development.
2. The potential for rodent transmitted diseases will pose a hazard during the demolition.

Please refer to the attached designers risk assessment for full details of all potential site hazards

3.4 TOOLS, PLANT & EQUIPMENT

1. 360 Degree Excavator with Selector grab and Muncher attachments
2. Teleporter & Personnel Cage
3. Roof Ladders
4. Harness and Fall restraint Equipment
5. Kango Equipment
6. Hand Tools

3.5 PPE REQUIRED ON SITE

1. Hard Hat
2. Steel Toe Safety Boots
3. Eye Protection
4. Gloves
5. Hi – Vis Jacket
6. Hearing protection (if prescribed due to conditions)
7. Safety Harness (if prescribed due to conditions)
8. Respiratory Protection (if prescribed due to conditions)

3.6 RISK ASSESSMENT FOR DEMOLITION

As part of this method statement a designer's risk assessment will also be completed to examine the likelihood and severity of any accidents that may occur during the demolition process. The risk assessment aims to identify any severe issues before demolition commences

and then provide a control to prevent or minimise the chances of the risk occurring. The Risk Assessment for this job is attached in Appendix A.

APPENDIX A

Designers Risk Assessment – Demolition Stage

Civil and Structural Engineer - Demoltion Stage, Risk Assessment

Project Title	Project Number		Project Manager
Housing Development, St. Ann's Road, Blarney	**23141**		**HRP Constrcution**
	Division or Sub-Division		Design Safety Co-ordinator
	Murphy Matson O'Sullivan Consulting Civil & Structural Engineers		**As appointed prior to construction**
			Form No / Revision
			Risk Assessment

(1) Hazard Ref. #*	(2) Design Hazard & Location	(3) Specifics/Risks & People affected	(4) Stage of Work**	(5) Initial Risk Level[1]			Date entered:	(6) Risk Control Measures***: Design action taken, record of decision process including options considered, recommendations given to Contractor / design constraints and justification for options/actions not having been taken	By Who:	(7) Ref. Dwgs & Comm.	(9) Residual Risk Level after mitigation			(10) Is there a 'significant'[2] residual risk to be passed on? (Y/N)	(11) If answer to (10) is Yes, information flow: D/P/F/M/P	(12) Status (Active / Closed)
				Probability	Severity	Risk Level					Probability	Severity	Risk Level			
1	**Environment**															
	Unauthorised access onto site	Risk of injury to public / employees entering site area	Demolition	C	1	M		Perimeter fencing, controlled access and on-site security presence.	HRP		B	1	L			
	Access / Egress	Risk of injury to operatives entering work area	Demolition	C	1	M		Signage, Lighting, maintenance, way finding.	HRP		B	1	L			
	Live adjacent environment	Risk of injury to members of the public due to presence of live adjacent carpark	Demolition	B	1	L		Perimeter fencing, wayfinding, signage	HRP		A	1	L			
2	**General Hazards**															
	Electricity	General power supply, supply to public lighting, below ground services	Demolition	B	3	M		Liaison with Statutory Authorities, close reference to utility survey drawings for underground services, on-site CAT scanning	HRP		A	3	L			
	Vermin	Vermin and risk of leptospirosis from sewerage	Demolition	B	1	L		Vermin control	HRP		A	1	L			
	Environmental conditions	Adverse weather conditions such as hurricanes, floods, blizzards, disease, wildfires, extreme heat, and extreme cold	Demolition	B	2	M		Be aware of weather forecasts. Wear sun protection during sunny weather. Halt works during adverse weather conditions.	HRP		A	2	L			
	Mobilisation of people	Hazard apparent during Maintenance	Demolition	B	2	M		Safety awareness trainings should be completed by workers, Workers should be medically fit to carry out activities, Young workers should be trained and monitored. Non-essential personnel should be away from site, Use PPE.	HRP		A	3	L			
	Mobilisation of materials	Hazards apparent due to the storage and movement of materials to and around site.	Demolition	B	2	M		Store materials in a designated storage area, Unloading of materials under supervision of foreman. The vehicles must not be overloaded, During adverse weather conditions material movement should be done with extreme care and supervision,	HRP		A	4	L			
3	**Demolition Activity**															
	Open manholes	Hazard apparent during Maintenance	Demolition	C	2	H		Provide railing around all manholes, trenches and excavations when open. Follow best practice.	HRP		A	2	L			
	Slips/Trips/Falls	General activities	Demolition	E	2	H		Keep work area tidy. Use non-slip footwear. Ensure adequate lighting.	HRP		A	2	L			
	Moving Plant/Vehicles/Site Transport	Hazard apparent during Maintenance	Demolition	C	3	H		Provide traffic management, Separation from pedestrians, appropriate signage. Vehicles should be maintained properly and operated under supervision by competent operators.	HRP		A	3	L			
	Manual Handling	Hazard can occur with all site tasks and during, Installation and maintenance stages	Demolition	D	1	H		Provide lifting equipment and safe operating procedures, training, tool-box talks.	HRP		A	1	L			
	Fire and Evacuation	Storage of Fuel	Demolition	B	3	M		Safe contained area, use of best practice, tool box talks, spill kit.	HRP		A	3	L			
	Electrical Supply	Hazard can occur during the ESB installation, operation and maintenance phases. Proximity of adjacent ESB sub station to be considered. Existing below ground services to be understood from utilities surveys and as built drawings.	Demolition	C	4	S		Provide method statement and follow best practice, Goal posts, on-site CAT scanning, close reference to utilities surveys undertaken.	HRP		A	4	M			

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				Probability	Severity	Risk Level					Probability	Severity	Risk Level			
	Noise and Vibration	Compressors, generators, generators and general activities will be noisy. Power floating RC slabs. Proximity to adjacent residential dwellings to be considered.	Demolition	D	1	H		Silence plant and equipment, operator to wear suitable PPE, including min. FP3 dust mask, safety goggles, hearing protection and safety gloves. Monitor continually. User operator rotation.	HRP		A					
	Hazardous Materials, Chemicals	Fuel, Hydraulic Oil, Mastic.	Demolition	C	2	H		Operator Training/Safe Storage. Follow Manufacturer SDS.	HRP		A	2	L			
	Access Routes around Site	Hazard exists during all phases of work. Site / multiple site being located with existing live infrastructure and the associated risk are to be considered.	Demolition	C	2	H		Provide traffic management. Separation from pedestrians, All construction related traffic to use flashing amber lighting/reversing horns.	HRP		A					
	Dust and Vapours / Noise	Dust given off during general activities. Breaking out and removal of existing hard surfaces, earthworks, saw cutting, grinding etc.	Demolition	C	2	H		Dust suppression, Limit activities where dust is generated. Provide suitable PPE, including min. FP3 dust mask, safety goggles, hearing protection and safety gloves. Operator Training for tool use.	HRP		A					
	Pollution into Water Courses	Release of chemicals.	Demolition	B	3	M		Replace with alternative, bunding, Spill kit, Emergency response team.	HRP		A	3	L			
	Storage of Hazardous Materials and liquids	Fuel, oil ted.	Demolition	B	3	M		Secured container, Spill trays, Bunding, CoSHH.	HRP		A	3	L			
	Confined Spaces	Hazard apparent during Maintenance	Demolition	C	3	H		Avoid entry to all confined spaces where possible. Provide adequate ventilation to all areas. Gas detectors to be employed. Training and Tool Box talks. Suitable PPE, including hi-vis vest, hard hat, safety glasses, safety boots and safety gloves. Permit to work.	HRP		A	3	2			
	Cutting/Welding	Hazard apparent during Maintenance	Demolition	B	2	M		Operator Training. Suitable PPE, including hi-vis vest, hard hat, safety glasses, safety boots and safety gloves. Equipment Plant Checking	HRP		A	2	L			
	Flammable Materials/Substances and Fire	Fuel for Pumps, Mastic, Bitmac Sealant	Demolition	B	4	H		Storage - Remove all sources of ignition	HRP		A	4	M			
	Site Access/Egress	Deliveries etc. Proximity to surrounding residential/commercial areas to be carefully considered.	Demolition	D	2	M		Traffic Management, appropriate signage.	HRP		A	2	L			
	Portable Electrical Equipment	Drills Grinders, cement Mixers etc.	Demolition	D	2	H		PAT Testing, Training	HRP		A	2	L			

Hazard Reference: By civil
Phases of work:
Maintenance & Operation
Risk Control Measure
Overview. For more detail,
please refer to the specific
risk assessment records
and their attachments.
Use Hazard Quantification Tables
For a definition of significant, see ACOP clauses 131 and 132
Information codes: D = Information detailed on drawings (add drawing nos); P = Information for Pre-Tender Health and Safety Plan; F = Information for Health and Safety File;
M = MST - Method statements; T = Temporary works
Project Manager (or Design Team Leader, as appropriate) to check and approve Record unless the design work has been carried out directly by the Project Manager (or Design Team Leader)
in which case the Record is to be checked and approved by the Project Director (or Sub-Project Director, as appropriate).

Likelihood	
Probability of Occurrence	Probability Index
So unlikely that probability is close tozero	A
Unlikely to occur, though conceivable	B

Severity	
Potential Maximum Consequence (Hazard Severity)	Hazard Severity Index
Minor injury/illness resulting in lost time of 3 days or less	1
Injury/illness causing lost time more than 3 days	2
Major illness/injury to one or	

Risk Level					
Hazard Severity Index	Probability Index				
	A	B	C	D	E
1	L	L	M	H	H
2	L	M	H	H	H

Risk Level Action		
Risk Level	Description	Action by Designer
L	Low	Check that risks cannot be
		further reduced by simple

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Likely to occur sometime	C	more persons not causing permanent disability	3	3	L	M	H	S	S	M	Medium	design changes
Occurrence not surprising. May occur more than once	D	Single fatality or single/multiple permanent disability	4	4	M	H	S	S	S	H	High	Amend design to reduce risk, or seek alternative option. Only accept option if justifiable on other grounds.
Occurrence inevitable. May occur many times	E	Multiple fatality	5	5	M	H	S	S	S	S	Severe	