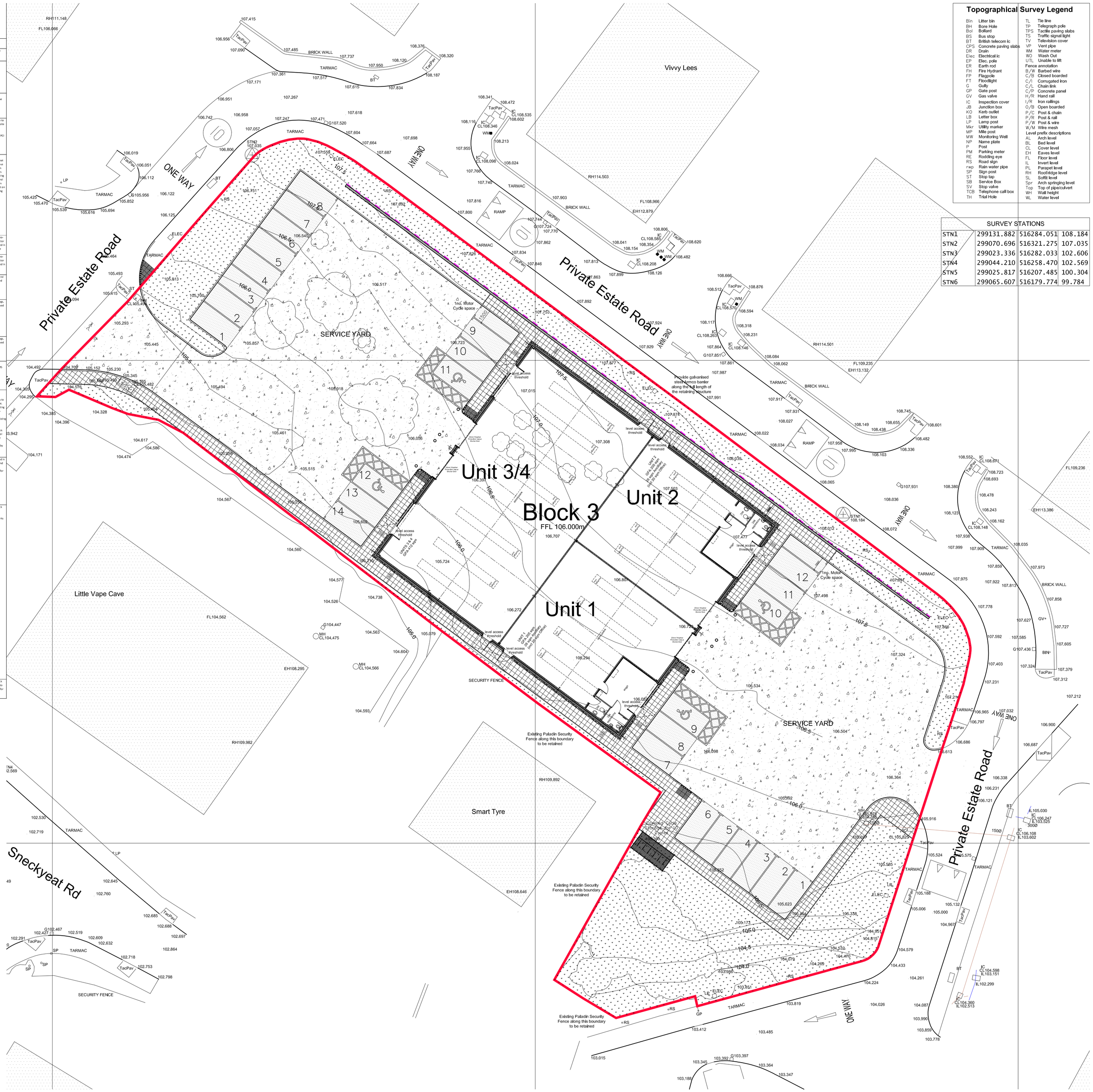
Ref	Hazard(s)/Risk(s)	Hazard	Potential to cause harm	Pre-Mitigation Risk Rating	Post-Mitigation Risk Rating	Mitigation measures	Residual risk	Responsibility for implementation of mitigation measures	Responsibility for monitoring implementation of mitigation measures
1	Natural Environment	Damage, Contamination.	C,P	C	C	Control Measures and RAMS for all works.	Ongoing	Contractor to implement RAMS accordingly.	
2	Security	Damage, Theft.	C,P	C	C	Security fencing, Visual surveillance	Ongoing	Contractor to provide site boundary fencing and Security surveillance	
3	Temp works	Assembly, Installation and disassembly of heavy components, manual handling, Collapse of barriers, access, restrictions, restricted working space, working at height, etc.	C,P	C	C	Minimise requirement for Temporary Works where possible. Contractor to appoint Temporary Works Coordinator to control temporary works procedures and a Temporary Works Supervisor to carry out necessary inspections	Ongoing	Temporary Works Coordinator to provide Design Risk Management information on any significant or unusual risks.	
4	Outbreak of fire during the construction phase	Monitoring Fire escape routes from the structure during construction phase, ensuring sufficient means of escape and fire fighting equipment, etc.	C,P	C	C	Prepare Fire Safety Plan and RAMS no detail procedures to be implemented.	Ongoing	Ensure that any control measures identified are implemented under the appropriate RAMS.	
5	Traffic Management	Traffic movements across live roads, collisions with vehicles and pedestrians (for plant and deliveries	C,P	C	C	Contractor to include Traffic management strategy within the Logistics Plan, Site Management and Traffic Management Plan. Contractor to consider local parking, and any applicable restrictions with the associated vehicular access and parking arrangements.	Ongoing	Suitable warning/direction signage to be installed to denote construction site entrance. Traffic management arrangements to be monitored throughout the construction phase, PO and DPM to be updated as required.	
6	Site work generally	Manual handling operations, contact with hazardous substances, Disturbance to adjacent occupied buildings, Injury/death caused by falling under construction, Injury, damage, delays caused during installation of large and/or heavy components, Unplanned collapse of plant/equipment, damage to structures and infrastructure.	C,P	C	C	DRM information on significant or unusual risks associated with these works, and residual risk information where required. DRM information to be incorporated into the design elements. Design Team to design out materials over 20kg that require manual handling. Design Team to design out hazardous materials. Design Team to consider which adjacent areas may be affected by construction and and other restrictions. Design Team to consider and factor into their designs. Design Team to design out potential for fragile roofs during construction. Fall from height prevention measures to be incorporated into rooflights or other temporary gaps within roofs.	Ongoing	Advise of any design changes incorporating materials over 20kg that require manual handling, or hazardous materials, so that any implications in terms of manual handling can be properly assessed prior to being implemented. Ensure that the control measures identified in the lifting plan and RAMS are implemented. Impact on adjacent occupied buildings, adjoining highways etc. to be reviewed on an ongoing basis throughout the construction phase.	
7	Excavation and Groundworks	Contamination, Stability, Collapse, Noise and Vibration, falling into	C,P	C	C	Geo-Environmental Assessment included in PO. Contractor to provide Method Statements/RAMS for cover works.	Ongoing	Groundworks in accordance with Geo-Environmental Assessment. Contractor to ensure control measures identified in report(s) are implemented under the RAMS.	
8	Levels/Slope Formation	Collapse, Land slip	C,P	C	C	Ensure gradual creation of slopes and Contractor to provide Method Statements/RAMS to cover works.	Ongoing	Groundworks in accordance with Geo-Environmental Assessment. Contractor to ensure control measures identified in report(s) are implemented under appropriate RAMS.	
9	Architectural Design Elements	Work at height, manual handling, assembling and installing heavy components, contact with live services, restricted access and working space.	C	DP	DP	Provide DRM information on significant and/or unusual risks associated with the works and residual risks where required.	Ongoing	Contractors to ensure that any control measures identified are implemented under appropriate RAMS	
10	Construction of building envelopes	Injury, damage, delays caused during installation of large and/or heavy components	C	DP,C	DP,C	Design Team to ensure that the materials specified in the design can be transported to the final position within the site logistical constraints. Any unusual or difficult components that cannot be designed out must be identified at the design stage, so Contractor can manage installation.	Ongoing	Impact on adjacent occupied buildings, adjoining highways etc. to be reviewed on an ongoing basis throughout the construction phase.	
11	Buildability generally	Restrictions due to adjacent structures that affect buildability	C,P	DP,C	DP,C	Design Team to consider adjacent structures that may affect how the building can safely be built - i.e. structures that affect the use of cranes due to risk of overturning etc.	Ongoing	Impact on adjacent occupied buildings, adjoining highways etc. to be reviewed on an ongoing basis throughout the construction phase.	
12	Use of plant and equipment	Unplanned collapse of mechanical lifting plant/equipment, damage to structures and infrastructure	C,P	C	C	Relevant contractors to provide a lifting plan for all lifting activities to indicate location of mechanical lifting plant/equipment and lifting zones. Tower crane (if used) to be positioned to minimise oversailing wherever practicable.	Ongoing	Ensure that the control measures identified in the lifting plan and RAMS are implemented.	
13	Existing Services	Contact with live services	C,P	C	C	Service mapping information provided in PO. FRS 128 Services Survey carried out and provided in PO - it is highlighted that there is a 2kV Electric Cable running along the North and West edges of Site 1. Contractor to liaise with Statutory Undertaker. Any excavation to be carried out in the vicinity of service mains must be carried out in accordance with the Statutory Undertakers requirements. Main Contractor and any other relevant contractors must submit RAMS to the Statutory Undertaker prior to the respective work elements commencing.	Ongoing	Contractor to arrange service disconnections prior to works commencing. Disconnection notices to be provided prior to commencement. Contractor must determine the existing service locations of by way of a pre-start survey/exploratory works. All disconnections of existing utility services must be agreed with the Statutory Undertaker before the respective work elements commence. Contractor to ensure that the control measures identified in the RAMS are implemented, including any methods/supervision/ permits required by the Statutory Undertaker.	
14	Building maintenance	Injury caused due to cleaning and maintenance works	C,P, M, OU	C	C	Design Team to develop cleaning strategy to ensure maintenance/cleaning of the following can be accessed, cleaned, and replaced safely: • Windows • Roofs & Rooflights • Gutters • Internal and external M&E Fittings • Large Items of plant and equipment • Mechanical	Ongoing	Maintenance Strategy to be provided in the Health and Safety File/Handover Pack. Cleaning/Maintenance Contractors to provide Method Statements/RAMS for proposed works and implement accordingly.	
15	Future work on the building and associated infrastructure	Work at height including restricted access, manual handling, restricted working space, contact with live services etc.	C,P, M, OU	DP,C	DP,C	Design Team to provide details of Civil and structural design criteria including key principles incorporated into the design e.g. bracing, sequences or order of removal, temporary works envisaged to alter or demolish, and design safe working loads for floor structures (particularly where these may preclude placing scaffolding or plant when future works are undertaken, for inclusion in the H&S File. Design Team and Contractor to provide design statement including key design principles, maintenance & cleaning access strategy, fire strategy and residual risk information for inclusion in the H&S File. Designers/Contractors preparing M&E designs to provide details of maintenance requirements for M&E services installation including access & maintenance strategy and plant replacement strategy, for inclusion in the H&S File. Contractor and relevant subcontractors to provide H&S File information upon completion, including residual risk information, details of maintenance work that could require specialist dismantling by the end user, technical data for hazardous materials that may be present upon completion, technical information sheets for any specific material or equipment, operation & maintenance information for equipment and materials installed, manufacturer's guarantees, etc.		Provide Final H&S File/Handover Pack and End Users/Maintenance Contractors to provide Method Statements/RAMS for proposed works and implement accordingly.	
16	Future demolition of the buildings	Injury/death caused by uncontrolled collapse	C,P, OU, P	DP,C	DP,C	Demolition statement for inclusion in the H&S File.	Ongoing	Provide Final H&S File/Handover Pack and Future Demolition Contractors to provide Method Statements/RAMS for proposed works and implement accordingly.	

Topographical Survey Legend

Bin	Litter bin	TL	Tie line
BH	Bore Hole	TP	Telegraph pole
Bol	Bollard	TPS	Tactile paving slabs
BS	Bus stop	TS	Traffic signal light
BT	British telecom Ic	TV	Television cover
CPS	Concrete paving slabs	VP	Vent pipe
DR	Drain	WM	Water meter
Elec	Electrical Ic	WO	Wash Out
EP	Elec. pole	UTL	Unable to lift
ER	Earth rod	Fence annotation	
FH	Fire Hydrant	B/W	Barbed wire
FP	Flagpole	C/B	Closed boarded
FT	Floodlight	C/I	Corrugated iron
G	Gully	C/L	Chain link
GP	Gate post	C/P	Concrete panel
GV	Gas valve	H/R	Hand rail
IC	Inspection cover	I/R	Iron railings
JB	Junction box	O/B	Open boarded
KO	Kerb outlet	P/C	Post & chain
LB	Letter box	P/R	Post & rail
LP	Lamp post	P/W	Post & wire
Mkr	Utility marker	W/M	Wire mesh
MP	Mile post	Level prefix descriptions	
MW	Monitoring Well	AL	Arch level
NP	Name plate	BL	Bed level
P	Post	CL	Cover level
PM	Parking meter	EH	Eaves level
RE	Rodding eye	FL	Floor level
RS	Road sign	IL	Invert level
rwp	Rain water pipe	PL	Parapet level
SP	Sign post	RH	Roof/ridge level
ST	Stop tap	SL	Soffit level
SB	Service Box	Spr	Arch springing level
SV	Stop valve	Top	Top of pipe/culvert
TCB	Telephone call box	WH	Wall height
TH	Trial Hole	WL	Water level

SURVEY STATIONS			
STN1	299131.882	516284.051	108.184
STN2	299070.696	516321.275	107.035
STN3	299023.336	516282.033	102.606
STN4	299044.210	516258.470	102.569
STN5	299025.817	516207.485	100.304
STN6	299065.607	516179.774	99.784



Notes:

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REV:	DATE:	DESCRIPTION:	BY:
A	15.06.23	Various amendments following receipt of End-User proposals.	SD
B	11.07.23	Block 3 reconfigured and moved to accommodate Electric Cable and Retaining Structure on the North boundary of the Site. 2no Motorcycle spaces omitted.	SD
C	02.08.23	Block 3 FFL amended to match latest SE Earthworks drawing(s).	SD
D	07.11.23	Parking, Paving & Cycle Storage reconfigured following Highways comment(s).	SD

north

0m 5 10 15 20m

MATERIAL KEY

- Air Entrained Concrete Finish to Service Yard
- 450 x 450mm Concrete Paving Flags, shading indicates tactile paving
- Tactile paving and dropped kerb
- Bit Mac parking spaces
- Bit Mac Road
- Bit Mac Pavement
- Gravel Infill
- Grassed areas
- Steel Bollards at Vehicular Access Shutters
- Vehicular Armco barrier - to SE Detail
- Retaining Structure with pedestrian handrail along top - to SE Detail
- Retaining Structure with pedestrian handrail & vehicular Armco barrier along top - to SE Detail
- Site boundary

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CLIENT:
Northern Trust

PROJECT:
Sneckyeat Industrial Estate
Whitehaven

DRAWING NUMBER:
22123-PJA-00-ZZ-DR-A-1203-D

DRAWING TITLE:
Site 2
Proposed Site Plan

STATUS:
TENDER

SCALE:	DATE:	BY:	CHECKED:
1:200@A1	19.05.23	PP	PP

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