



Building a  
better future

# Housing Development at the Boylan Centre

## Outline Construction Management Plan

**Curtins Ref: 088035-CUR-00-XX-RP-C-00004**

Revision: P01

Issue Date: 23 February 2026

Client Name: Dun Laoghaire Rathdown County Council

Client Address: County Hall, Marine Road, Dun Laoghaire A96 K6C9

Site Address: Boylan Centre Dun Laoghaire

Curtins  
51-55 Tithebarn Street  
Liverpool  
L2 2SB  
Tel: 0151 726 2000  
[www.curtins.com](http://www.curtins.com)

**Control Sheet**

Rev	Description	Checked	Issued	Date
P01	First Issue	KF	PB	23/02/2026

This report has been prepared for the sole benefit, use, and information for the client. The liability of Curtins Consulting Limited with respect to the information contained in the report will not extend to any third party.

Author	Signature	Date
<b>Pablo M Bussi</b> BEng (Hons) Project Engineer		23/02/2026

Reviewed	Signature	Date
<b>Karl Fitzpatrick</b> BEng (Hons) CEng MIEI Associate		23/02/2026

## Contents

<b>1.0</b>	<b>Introduction</b> .....	<b>4</b>
<b>2.0</b>	<b>Site Description</b> .....	<b>5</b>
2.1	Site Location .....	5
<b>3.0</b>	<b>Proposed Development</b> .....	<b>6</b>
3.1	Proposed Works Summary .....	6
3.2	Indicative Construction Programme.....	6
<b>4.0</b>	<b>Site Arrangement</b> .....	<b>7</b>
4.1	Cranes.....	7
4.2	Site accommodation & Site parking.....	8
4.3	Hours of working / Delivery times .....	8
<b>5.0</b>	<b>Traffic Management</b> .....	<b>9</b>
5.1	General .....	9
5.2	Definition of Construction Traffic.....	9
5.3	Measures to minimise construction vehicle movements .....	9
5.4	Contractor's Traffic Management Plan .....	10
5.5	Local Liaison .....	10
5.6	Emergency Access .....	10
5.7	Asset Protection.....	10
5.8	Indicative Construction Vehicle Access Route .....	11
<b>6.0</b>	<b>Construction Approach</b> .....	<b>12</b>
6.1	Construction Working Space .....	12
6.2	Outline works description.....	12
<b>7.0</b>	<b>Waste Management Plan</b> .....	<b>15</b>
<b>8.0</b>	<b>Communications and Local Stakeholder Management</b> .....	<b>15</b>
<b>9.0</b>	<b>Construction Noise, Dust and Vibration</b> .....	<b>15</b>
<b>10.0</b>	<b>Lighting</b> .....	<b>15</b>
<b>11.0</b>	<b>Construction Employment</b> .....	<b>15</b>
<b>12.0</b>	<b>Potential Interface with Other Projects</b> .....	<b>15</b>

## Figures

<b>Figure 2.1</b>	<b>– Site Location (Source: Google Maps)</b> .....	<b>5</b>
<b>Figure 2.2</b>	<b>– Site Location (Source: Google Earth)</b> .....	<b>5</b>
<b>Figure 4.1</b>	<b>– Photograph of a typical site hoarding arrangement</b> .....	<b>7</b>
<b>Figure 5.1</b>	<b>– Indicative Construction Vehicle Access Route</b> .....	<b>11</b>

## 1.0 Introduction

This Outline Construction Management Plan has been prepared as part of the Part 8 Planning application for the Proposed Community Facility & Housing Development at Sussex Street & Eblana Avenue, Dun Laoghaire, Co. Dublin.

The development will comprise:

Proposed demolition of community building at 10 Eblana Avenue and demolition of community and commercial building and removal of on-street parking at 10 Sussex Street. Construction of a new community facility and housing development comprising of 39nr. 1-bed apartments, 16nr. 2-bed apartments and 4nr. 3-bedroom houses and provision of 1nr. accessible parking space, an accessible drop-off area, 66nr. cycle parking spaces and all associated site works on Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin

The purpose of the Plan is to briefly outline the general activities required for the construction of the proposed development during the construction phase. A Main Contractor has not yet been appointed to carry out the proposed works. Once appointed, it will be the responsibility of the Main Contractor to prepare and submit a detailed construction management plan for approval.

The construction management plan will be a live document that will be updated throughout the project lifecycle by the Main Contractor as required. The Contractor will be contractually bound by any conditions arising from the site constraints identified and specified, all Statutory Regulations governing the works, and any additional measures or modifications that may be imposed on the proposed development by the local authority or An Bord Pleanála.

Construction management, construction traffic management, construction waste management and demolition waste management shall take account of the constraints identified in the constraints plan as identified by Curtins. All construction and demolition waste shall be disposed of at licenced facilities.

## 2.0 Site Description

### 2.1 Site Location

The proposed development site located at Sussex Street & Eblana Avenue in Dun Laoghaire, Co. Dublin. This location is less than 100 meters from George's Street Lower and Marine Road, two busy main streets in Dun Laoghaire that are well-served by public transport and bus routes. The surrounding area is primarily a mix of residential and retail spaces.

The boundary of the proposed development site is shown below.

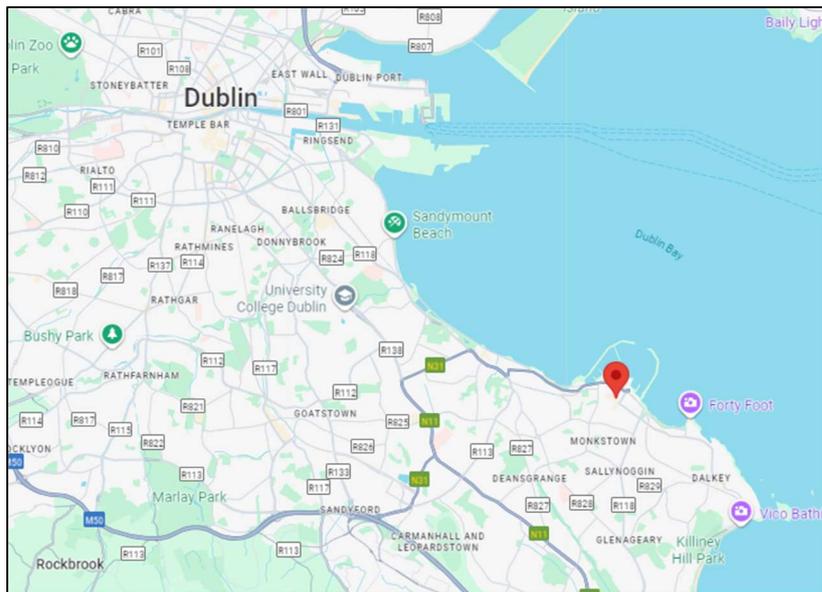


Figure 2.1 – Site Location (Source: Google Maps)

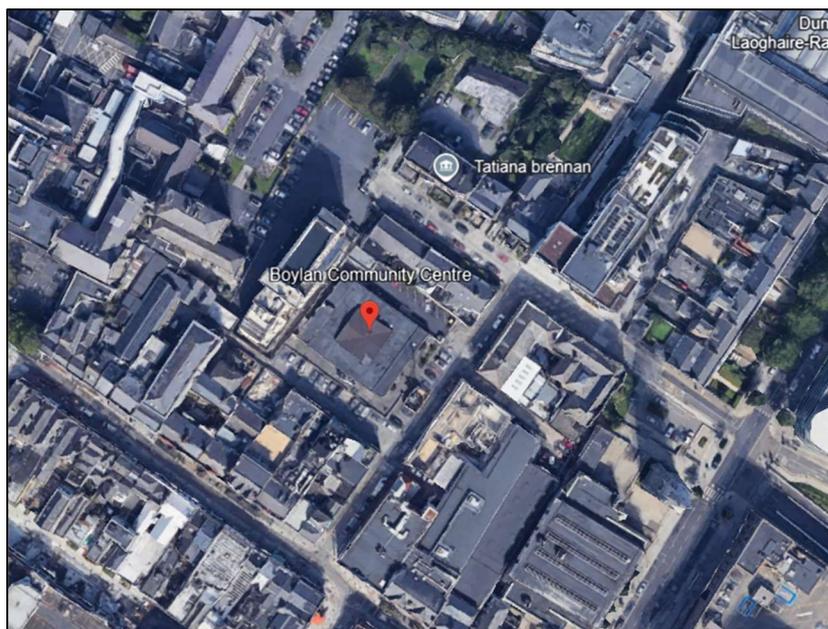


Figure 2.2 – Site Location (Source: Google Earth)

### 3.0 Proposed Development

The project site is located off Sussex Street and Eblana Avenue, Dún Laoghaire, with an approximate area of 0.25 hectares. It is bounded by:

- Sussex Street to the east.
- Eblana Avenue and neighbouring residential units to the north.
- St. Michael's Hospital grounds to the west.
- An access road to the south.

The site currently provides 25 Surface car parking spaces with vehicular access from Sussex Street

#### 3.1 Proposed Works Summary

Proposed demolition of community building at 10 Eblana Avenue and demolition of community and commercial building and removal of on-street parking at 10 Sussex Street. Construction of a new community facility and housing development comprising of 39nr. 1-bed apartments, 16nr. 2-bed apartments and 4nr. 3-bedroom houses and provision of 1nr. accessible parking space, an accessible drop-off area, 66nr. cycle parking spaces and all associated site works on Sussex Street and Eblana Avenue, Dún Laoghaire, Co. Dublin

An initial phase of enabling works will be undertaken by Dún Laoghaire–Rathdown County Council (DLRCC) to reduce contractual risks for the main construction. These enabling works will involve the demolition of community building at 10 Eblana Avenue and demolition of community and commercial building and removal of on-street parking at 10 Sussex Street.

The scheme is designed to integrate with the existing urban fabric; help activate the town centre and provide a range of housing options in a sustainable location. It is consistent with the County Development Plan objectives (including SLO 73) and DLRCC's strategy for town-centre densification and compact growth.

#### 3.2 Indicative Construction Programme

It is estimated that the construction programme for the works will last 78 weeks from commencement date. Construction of the proposed building and external works will be carried out over a single phase. The Main Contractor will be required to prepare a detailed construction programme as part of their tender proposal.

## 4.0 Site Arrangement

The Main Contractor will be responsible for the security and safety on site and will be required to:

- Operate a Site Induction Process for all site staff.
- Ensure all site staff shall have current 'Safe Pass' cards (in accordance with regulations) and PPE.
- Install protective fencing to the site boundary.
- Provide out-of-hours CCTV or in person security to the site.
- Ensure restricted access is maintained to the works with controlled access through the gate.
- Separate public pedestrian access from construction vehicular traffic.



**Figure 4.1 – Photograph of a typical site hoarding arrangement**

The Main Contractor will be required to submit a site layout plan that will detail the proposed location of the site compound. The Contractor will ensure that the site compound will be serviced as required and will be secured with appropriate fencing/hoarding. The site compound will be used as the primary location for the storage of materials, plant and equipment, site offices and worker welfare facilities.

As Project Supervisor Construction Stage (PSCS), the Contractor will be responsible for site security, and they are to ensure that the site and site compound are adequately secured at all times. Activities associated with the construction compounds will be subject to restrictions to the nature and timing of operations so that they do not cause undue disturbance to neighbouring areas and commercial activities and traffic. The exact alignment of the perimeter fencing is to be confirmed by the contractor prior to the commencement of construction. The available site footprint is deemed to have enough space to fit a site compound and material storage within its area.

### 4.1 Cranes

A tower crane will be required on site. Mobile cranes may be used for some activities such as lifting precast concrete floor slabs. All materials being lifted by crane will be controlled by guide ropes and will

## Outline Construction Management Plan

---

only be carried out under the strict supervision of appropriately qualified and experienced banksmen. Access for a crane will need to be reviewed and possibly discussed with the local residents / DLRCC if temporary parking restrictions are required. Any works outside of the site boundary will be subject to a method statement to be agreed with Dun Laoghaire Rathdown County Council

### **4.2 Site accommodation & Site parking**

On site accommodation will need to consist of:

- Staff welfare facilities (toilets, canteen, drying room, offices/meeting rooms).
- Materials storage areas and drop off.

Temporary water supply, electricity supply and foul drainage will be required for the new facilities. Connections to electricity are water are available in the site or close to the site boundary. Foul drainage will need to be taken to a vented holding tank for regular removal by suction tanker.

Very limited parking may be available in the site. There are Dublin Bus services and DART facilities in the vicinity which construction personnel should use. Parking of cars by personnel in the surrounding area is to be discouraged.

### **4.3 Hours of working / Delivery times**

Unless required otherwise by Dun Laoghaire Rathdown County Council, it is proposed that standard construction working hours should apply, i.e.:

- 7am to 6pm Monday to Friday
- 8am to 2pm on Saturdays.

Any works proposed outside of these periods shall be strictly by agreement with the Local Authority in advance.

## 5.0 Traffic Management

### 5.1 General

The works associated with the new development will result in additional traffic on the road network with the vehicles for the possible disposal of excavated material, for the importation of earthworks fill material and the delivery of new materials for construction – concrete, concrete blocks, pipes, timber, roof tiles, glazing, road surfacing materials, electrical and plumbing supplies etc.

### 5.2 Definition of Construction Traffic

Construction traffic means the following vehicles:

- HGVs & haul trucks – i.e., vehicle with 6 tyres or more as set out in the RSA publication ‘Guidelines on Maximum Weights and Dimensions of Mechanically Propelled Vehicles and Trailers, Including Manoeuvrability Criteria’
- Concrete trucks.
- Excavators.
- Dump trucks.
- Concrete delivery trucks.
- Concrete pumps.
- Delivery trucks – flatbed & containers.
- Mobile cranes.
- Mobile hoists / telescopes.

Note, smaller vehicles used by construction workers to access the site, such as cars and vans, are not deemed to be construction traffic.

### 5.3 Measures to minimise construction vehicle movements

Construction traffic movements will be reduced and minimised by:

- Consolidation of delivery loads to / from the site and scheduling of large deliveries to site to occur outside of peak periods.
- Use of precast / prefabricated materials where possible.
- ‘Cut’ material generated by the construction works will be re-used on site where possible, through various accommodation works.
- Adequate storage space on site will be provided.
- Car sharing among the construction staff may be used to reduce traffic numbers.
- Public Transport: An information leaflet to all staff as part of their induction on site highlighting the location of the public transport services in the vicinity of the construction site.
- Use of precast and prefabricated materials where possible.
- Scheduling deliveries and removals to being outside normal traffic peaks.

## Outline Construction Management Plan

---

- Ensuring that there is sufficient on-site storage of materials.
- Ensuring deliveries of large elements are done on a just in time basis to reduce the need for queuing of trucks awaiting offloading.

### 5.4 Contractor's Traffic Management Plan

The Main Contractor will be required to discuss the traffic management strategy with DLRCC. The following will need to be considered:

- The Main Contractor shall be responsible for and make good any damage to existing roads or footpaths caused by his own contractor's or suppliers transport to and from the site.
- The Main Contractor shall at all times keep all public and private roads, footpaths entirely free of excavated materials, debris, rubbish, provide vehicle wheel wash and thoroughly clean all wheels and arches of all vehicles as they leave the site.
- Flagmen to be used to control the exit of construction vehicles onto Eblana Avenue / Sussex Street if required for safety reasons.
- Existing fire hydrants are to remain accessible as required.

### 5.5 Local Liaison

It will be necessary for the contractor to appoint a traffic management coordinator.

The Traffic Management Coordinator will be responsible for liaising with neighbouring business, residents, and relevant local authority bodies informed of programmed construction activities that may cause disruptions to the local traffic and neighbouring areas. Regular meetings with residents' associations, letter-drop-in-hand, leaflets, posters and signage, radio and newspaper adverts and press releases should be implemented for that matter.

### 5.6 Emergency Access

Access for emergency vehicles via the public roads must be maintained at all times.

### 5.7 Asset Protection

The Contractor must take care to avoid damage to roads, footpaths, grass margins, and other surfaces and all walls including protected walls, structures including protected structures and the associated curtilage, trees, lighting fixtures and all other street furniture within or outside of the overall site. They shall be liable for the cost of repairing / replacing all such damage caused by its operations to the satisfaction of DLRCC.

Contractors must take precautions to ensure against spillage of diesel fuel, contaminated water or solvents. Any damage so caused shall be made good by the offending Contractor at its own expense. There may also be repercussions relating to planning conditions for which the Contractor will be liable.

Contractors must prohibit the use of tracked plant on road surfaces outside of the site unless suitably approved protective measures are taken to safeguard the integrity of surfaces.

The Contractors Construction Management Plan must include specifications regarding the quality of temporary reinstatements and the timelines for permanent reinstatements of roads and pavements affected by the works.

## Outline Construction Management Plan

The contractor shall establish suitable noise, dust and vibration monitors to ensure protection of surrounding existing properties.

### 5.8 Indicative Construction Vehicle Access Route

Construction traffic from the M50 motorway is expected to access the site by travelling along the R830, joining the N31 travelling east towards Marine Road, and entering the development area via Eblana Avenue. The Main Contractor should ensure that there is a dedicated area for deliveries and removals on site. Where possible, deliveries and site traffic should avoid peak traffic hours in the morning and evening. Please refer to the indicative figure below for the construction vehicle access route to and from the site.

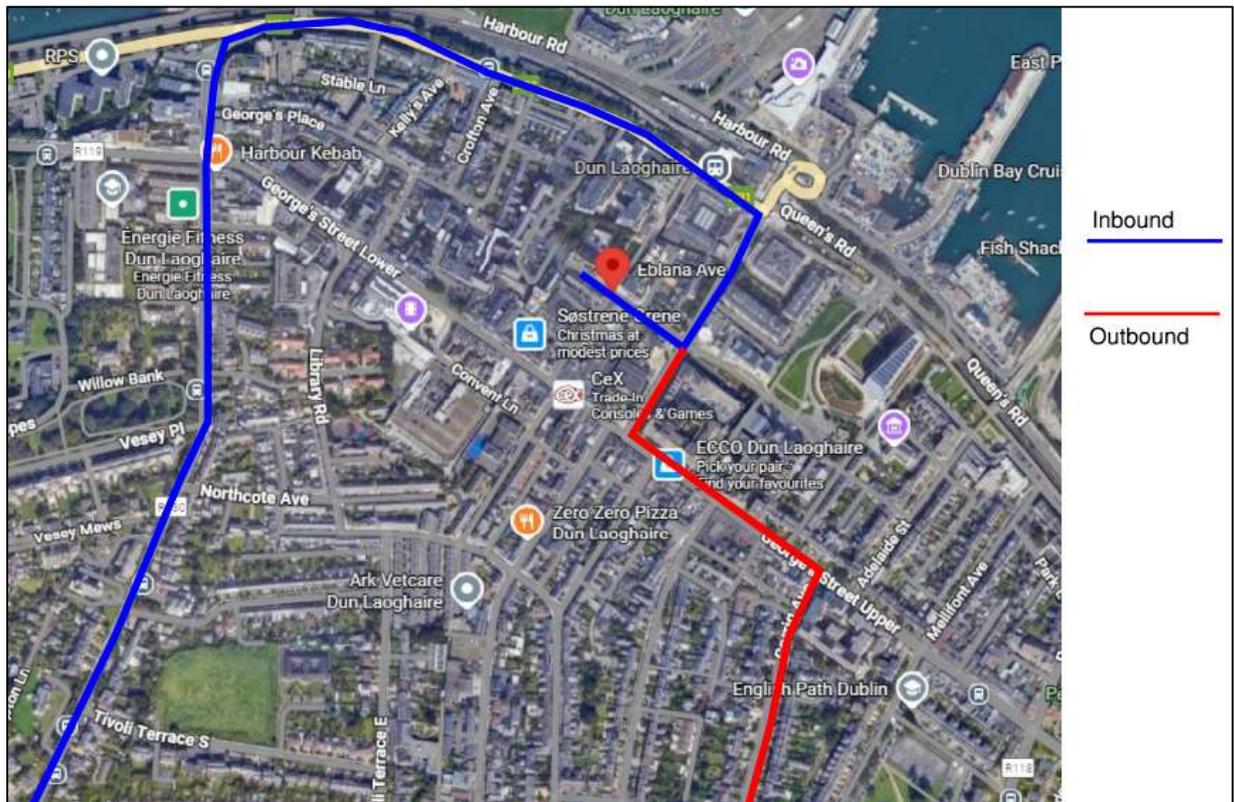


Figure 5.1 – Indicative Construction Vehicle Access Route

## 6.0 Construction Approach

### 6.1 Construction Working Space

Construction of working space will be set out in the detailed construction management plan at compliance stage. Construction access routes, haul routes and delivery routes to the site are to be agreed with the Engineer / Employer's Representative in advance of works commencing onsite.

Any road closures required will be submitted and approved in advance with the local authority. It is the responsibility of the Main Contractor to prepare and submit the road closure application to the local authority in advance of works commencing onsite.

### 6.2 Outline works description

The construction works will involve an indicative sequence of works, as described in short below. The Contractor will outline works which impact public spaces within the Construction Management Plan that shall be subject to submission and agreement with Dun Laoghaire Rathdown County Council.

The existing site is a brownfield site and demolition works are anticipated as part of a Phase 1 Enabling works package of works.

All required archaeological investigations will proceed following demolition works.

#### 6.2.1 Construction Sequence of Development

An indicative construction sequence is shown below. This methodology will be updated by the Main Contractor prior to commencement of construction of the development.

##### 1. Site Preparation & Excavation.

- Reconfirm utility isolation/diversion status.
- Install permanent site access and logistics plan.
- Excavate for building footprints, foundations, lift pits, plant areas.
- Archaeological supervision if required.
- Implement temporary dewatering (if groundwater found).
- Prepare sub-base levels for building construction.

##### 2. Foundations & Substructure.

- Install reinforced concrete pad / strip foundations or piled foundations (pending engineering design).
- Construct ground beams, pile caps (if applicable).
- Install below-ground drainage, attenuation tanks, SUDs features.
- Pour ground floor slab(s) incorporating Passive House thermal break details and airtightness requirements.
- BCAR inspections of all structural works.

### 3. Superstructure Construction.

#### *Structural Frame.*

- Erect reinforced concrete or steel frame of the apartment blocks and terraced houses.
- Construct loadbearing walls, cores, stairwells, lift shafts.

#### *Floor Slabs.*

- Install precast or in-situ concrete slabs.
- Ensure compliance with Passive House design requirements (thermal bridging, airtightness).

#### *Roof Structure.*

- Install roof build-up and green / biodiversity roof systems (as required).
- Complete roof coverings and waterproofing.

### 4. Building Envelope.

#### *External Walls.*

- Construct façade systems: brick, render, cladding, insulation systems.
- Install windows, doors, curtain walling with Passive House certified components.

#### *Airtightness Layer.*

- Apply continuous airtightness membranes and sealing.
- Intermediate airtightness tests during construction.

#### *External Works Interfaces.*

- Install balconies, external stairs, canopies.

### 5. Mechanical & Electrical First Fix.

- Install rising mains, ductwork, ventilation (MVHR), heat pump systems, electrical containment.
- Mechanical risers, electrical risers, services distribution.
- Fire stopping and compartmentation works.

### 6. Internal Construction & Finishes

#### *Internal Partitions.*

- Metal stud or block partitions installed.
- Acoustic and fire performance checks.

#### *Second Fix M&E.*

- Fit sockets, switches, radiators, heat recovery units, lighting.
- Connect smart building and energy-efficient systems.

*Joinery & Fixtures.*

- Doors, skirting, fitted furniture.

*Finishes*

- Plastering, painting, flooring, tiling.
- Install kitchens and sanitaryware.

**7. External Works & Landscaping.**

- Construct roads, footpaths, boundary treatments.
- Install SUDs features, permeable paving, soakaways.
- Complete community garden, planting, hard/soft landscaping.
- Connect external lighting, ESB substation, bin stores.

The above represents a high-level indicative construction sequence only. The actual sequence will be dictated by the Main Contractor. The Main Contractor will issue a detailed construction programme outlining the various stages prior to commencement of works.

## 7.0 Waste Management Plan

The Main Contractor will be required to prepare a detailed waste management plan for the project. This will be included in the overall construction management plan that will be submitted to the local authority.

For more information, please refer to the Outline Construction Environmental Management Plan prepared by Curtins.

## 8.0 Communications and Local Stakeholder Management

The Contractor will, as required, liaise with owners of the local properties in advance of works commencing onsite. The Contractor will use a competent sign provider and all signage used will meet the requirements of the Safety, Health & Welfare at Work (General Applications) Regulations 2007 and Chapter 8 Traffic Signs Manual.

## 9.0 Construction Noise, Dust and Vibration

The Main Contractor will be required to monitor noise, dust and vibration as will be outlined in the planning conditions. The Contractor will establish baselines for noise, dust and vibration in advance of works commencing onsite. As part of their detailed construction management plan, the Contractor will be required to clearly indicate how they plan on monitoring noise, dust and vibration throughout the course of the project. The Contractor will also be required to clearly outline the mitigation measures they plan on putting in place to ensure any breaches in the baselines are mitigated.

## 10.0 Lighting

Any proposals to alter the existing lighting arrangements in the area are as indicated on the M+E documentation. Appropriate lighting will be provided as necessary at construction compounds. All lighting will be installed so as to minimise light spillage from the site and is to be in accordance with Dun Laoghaire Rathdown County Council requirements.

## 11.0 Construction Employment

Construction employment numbers will vary depending on the construction stage of the project and the actual approach adopted by the Contractor. However, it is anticipated that at the peak of construction there may be a workforce of approximately 75 people employed (maximum).

## 12.0 Potential Interface with Other Projects

There may be a number of PSCS's operating in the urban locality at any one time on individual sites. It will be responsibility of the appointed Contractor as PSCS to ensure that delivery and haul routes, site access and egress points and potential crossing points associated with the site are fully coordinated and agreed with other Contractors in advance of the works commencing.