

Phoenix Environmental Safety Ltd.

ASBESTOS SURVEY REPORT

(Refurbishment / Demolition Survey)

**Client: McAuley Place,
Sallins Road, Naas, Co. Kildare**

**Location: Beaufort Site,
Sallins Road, Naas, Co. Kildare**

Date: 24th June 2024

Report No. PE24-653



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Client Name: McAuley Place, Sallins Road, Naas, Co. Kildare

Property: Beaufort Site, Sallins Road, Naas, Co. Kildare

Asbestos Survey Type: Refurbishment/Demolition Asbestos Survey

Survey Company: Phoenix Environmental Safety Ltd.

Surveyors: Andrew Hickey

Testing Laboratory: G & L Consultancy Ltd.

Date of Survey: 21st June 2024

Date of Survey Report: 24th June 2024

Report issue: Final

Signed: 

Date: 24th June 2024

This report cannot be used for contractual or engineering purposes unless this sheet is signed where indicated by Surveyor. The report must also be designated 'final' on the signatory sheet.

Please note that Phoenix Environmental Safety Ltd. cannot be held responsible for the way in which the Client interprets or acts upon the results. The report must be read in its entirety including any appendices. Phoenix Environmental Safety Ltd. accepts no responsibility for sub-division of this report. All measurements in this report are approximate and therefore should not be used by the asbestos removal contractor for pricing purposes. The asbestos removal contractors should ascertain for themselves, by site measurements and inspection, the exact nature and extent of the work to be done.

The survey information should be used to help in the tendering process for removal of ACMs from the building before work starts. The survey report should be supplied by the client to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In this type of survey, where the asbestos is identified so that it can be removed (rather than to manage it), the survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. However, where the asbestos removal may not take place for some time, the ACMs' condition will need to be assessed and the materials managed.

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SUMMARY

Following a request made by McAuley Place we have produced this Refurbishment/Demolition Asbestos Survey report for the Beaufort Site, Sallins Road, Naas, Co. Kildare with the aim of finding asbestos containing materials (ACMs) within the scope of the asbestos survey.

The scope of the asbestos survey was confined to all accessible areas of the Beaufort Site which is due for refurbishment & demolition works. The Beaufort site Comprised of No. 13 & 18 Sallins Road, Beaufort Cottage & Beaufort House. These will be outlined in Appendix F

During the asbestos survey of Beaufort Site, the following asbestos containing materials were identified in the following locations:

No. 13 Sallins Road

- Asbestos cement slates were identified on the front pitch of the original roof (20 m² approx.)
- Asbestos containing bitumen adhesive was identified on the floors in the rear extension (25 m² approx.)

No. 18 Sallins Road

- Asbestos cement slates were identified on the original roof of the house (40 m² approx.)
- Asbestos containing textured coating was identified on the ceiling in the living room (16 m² approx.)

Beaufort Cottage

- Asbestos cement slates were identified on the original roof of the house (40 m² approx.)
- Asbestos cement sheeting was identified in the roof of the rear shed (3 m² approx.). Small amounts of asbestos cement sheeting was also identified concreted into the ground outside the shed
- Please note that this house was occupied on the day of the survey. As a result, intrusive surveying and sampling techniques were curtailed to prevent damage to the buildings fabric and finishes

Beaufort House

- Asbestos cement slates were identified on the main roof area of the house (80 m² approx.) and also on the side lean-to (10 m² approx.)

See Appendix C & F for more details

INTRODUCTION

Background

Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire and chemical resistance to name a few. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 different asbestos products having been recorded.

The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and 1970's when it provided an economic, easy to use and versatile material. Unfortunately, given the constitution and make up of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties caused by inhalation of the fibres which can get lodged in the lining of the lungs causing disease and death.

Scope & Purpose

McAuley Place has commissioned Phoenix Environmental Safety Ltd. to undertake an asbestos survey at the Beaufort Site, Sallins Road, Naas, Co. Kildare. The aim of the survey was to locate and identify the presence of asbestos containing materials (ACM's) or suspected ACM's. This report provides a record and assessment of the extent and characteristics of ACM's and is based on information made available on the 21st June 2024.

This particular survey comprised of a Refurbishment / Demolition Survey, carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006, the Health and Safety Executive's (UK) guidance document HSG 264 (Asbestos: The Survey Guide) and HSG 227 (A Comprehensive Guide to managing Asbestos in Premises).

This means that:

- As far as reasonably practicable, locate and describe all ACM's in all reasonably accessible areas within the scope of the survey
- A sampling programme is undertaken to identify possible ACM's and estimates of the volumes and the surface areas of ACM made
- A record of the condition of the ACM's or where additional asbestos debris may be expected to be present is produced

Refurbishment / Demolition Surveys (formerly type 3 surveys)

This type of survey is necessary prior to any refurbishment (including "minor") or demolition work being carried out. These "refurbishment / demolition" surveys will be much more intrusive and destructive compared with management surveys as their intention is to locate all the ACMs so that they can be removed before the refurbishment or demolition takes place. Refurbishment/demolition surveys are required as necessary when the needs or use of the building changes and the fabric of the building will be disturbed or complex fixed plant and equipment are to be dismantled.

The purpose of the report is to:

- Enable the client to take appropriate precautions so that people who work at the Beaufort Site during the forthcoming refurbishment & demolition works are not exposed to asbestos-related health risks
- Provide information to assist the client in developing and implementing an action plan before any refurbishment works or demolition is carried out.

Presentation of Findings

Data Sheets

A series of data sheets have been prepared to provide assessments and recommendations for each of the locations where samples were taken. These data sheets are presented in Appendix C.

Figures

The schematic diagrams presented in Appendix F at the rear of this document shows the locations of all of the asbestos containing materials detected during the asbestos survey.

Caveats

All reasonable steps have been taken to ensure that the contents and findings of this report are true and accurate. Though as stated below, further undetected ACM's may still be present within the premises. The client should therefore be aware of his responsibilities for identifying, locating, removing and/or managing all ACM's within the premises, and for notifying the appropriate authorities where necessary.

Refurbishment / Demolition Surveys

This type of survey employs the use of destructive sampling techniques of an unfamiliar site. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the possibility that undiscovered asbestos materials may be present. If the building is to undergo major refurbishment or demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of their own employees and any other parties who may be affected by the works.

APPENDIX A

ASBESTOS MATERIALS IN BUILDINGS

Sprayed coatings applied in Ireland were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly amosite but crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork. It is a friable material but if in a good condition and unlikely to be disturbed presents no immediate danger; however it is likely to release fibres, if disturbed especially during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.

Thermal insulation to boilers, vessels, pipe work, valves, pumps etc also known as hand applied lagging. Lagging may have a protective covering of cloth, tape, paper, metal or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 and 85% asbestos with the protective papers being up to 100% chrysotile. The likelihood of fibre release depends upon its composition, friability and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

Asbestos insulating boards usually contain between 15 to 40% amosite, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fibre.

Asbestos cement products as in roofing slates, wall cladding, permanent shuttering, flue, rain water and vent pipes generally contain 10 to 15% of asbestos fibre bounded in Portland cement, some flexible boards contain a small proportion of cellulose. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

Ropes and yarns are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as in the pipe lagging process and in pipe jointing and also for packing materials as in heat/fire resistant boiler, oven and flue sealing or anywhere thermal or fire protection was required. The risk of fibre release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may give rise to high fibre release especially if when damaged or frayed.

Cloth thermal insulation and lagging, including fire resistant blankets, mattresses and protective curtains, gloves, aprons, overalls etc. All types of asbestos have been used in the manufacture but since the mid 60's the majority has been chrysotile, the content of which can be up to 100 %.

Millboard, paper and CAF gaskets usually have an asbestos content approaching 100% with all three types of asbestos being used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as a laminate for fireproofing to various fibre panels. These materials are on some occasions not well bonded and will release asbestos fibres if subject to abrasion and wear.

Bitumen felts and coatings may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use, but should be removed and disposed of in compliance with any regulation applicable.

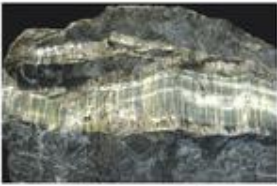
Thermoplastic floor tiles can contain up to 25% asbestos usually chrysotile, PVC vinyl floor tiles and unbacked PVC flooring normally 7-10% chrysotile and asbestos paper backed PVC flooring the paper backing may contain up to 100% chrysotile. Fibre release is not normally an issue but may occur when the material is cut or subjected to abrasion.

Textured coatings. Decorative coatings on walls and ceilings usually contain 3-5% chrysotile. Fibre release may occur when subjected to abrasion.


Mastics, sealants, putties and floor tile adhesives may contain small amounts of asbestos. The only possible risk is from sanding of hardened material when appropriate precautions should be taken.

Reinforced plastic and resin composites, used for toilet cisterns, seats, banisters, stair nosings, window seals, lab bench tops, brake shoes and clutches in machines. The plastics usually contain 1-10% chrysotile and were used in for example car batteries to improve the acid resistance. Resins may contain between 20 and 50% amosite, but because of its composition fibre release is likely to be low.

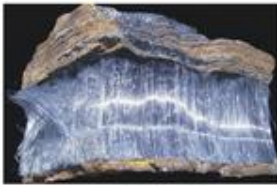
ASBESTOS FIBRE TYPE COMMON NAMES	
Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Fibrous Actinolite	N/A
Fibrous Anthophyllite	N/A
Fibrous Tremolite	N/A




Chrysotile




Amosite




Crocidolite



Tremolite



Actinolite



Anthophyllite

APPENDIX B

RESULTS OF LABORATORY ANALYSIS



BULK MATERIAL SAMPLE REPORT

Reference No: J684513 Client Order No: N/A
 Date Received: 24 Jun 2024
 Client Name and Address: Phoenix Environmental Safety Ltd (IE), Graigueswood, Freshford, Co. Kilkenny, Ireland .
 Site Address: Mc Auley Place Site, Salling Road, Nass, Co Kildare
 Sampling Officer: Phoenix Environmental Safety Ltd (IE)
 Date of Analysis: 24 Jun 2024
 Analyst: Jamie Fearon
 Approving Officer: Colin Webb Signed: 
 Issue Date: 24 Jun 2024

ANALYSIS RESULTS

Sampling carried out by our own officers follows the procedures documented in our internal method M3: The Sampling of Bulk Materials, for Analysis to Determine the Presence of Asbestos. These samples have been analysed in accordance with internal method M2: The Identification of Asbestos, within Bulk Materials, by the Use of Optical Microscopy. Both these internal methods are based on the standard method as outlined in the HSE Document HSG248 'Asbestos: The Analysts' Guide. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. Where 'Trace Asbestos' has been reported, only 1 or 2 fibres or fibre bundles have been identified and analysed as asbestos following a thorough examination of the sample. All samples are analysed at one of our UKAS accredited laboratories in Somerset or Northern Ireland. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements. Reports will be retained for a minimum of five years following the date of issue. For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G&L Consultancy Ltd.

Site Ref	Lab Ref	Description	Analysis Result	Classification
S1	BS215471	No. 13 - Kitchen - Under ceramic tile - Bitumen	Chrysotile	Well Bound Material
S2	BS215472	No. 13 - Flat Roof - Felt	No Asbestos Detected	Not Applicable
S3	BS215473	No. 18 - Roof - Cement slate	Chrysotile + Amosite	Asbestos Cement
S4	BS215474	No. 18 - Flat Roof - Felt	No Asbestos Detected	Not Applicable

G&L Consultancy Ltd

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 Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34
 Registered Office: Unit 5A, Castle Road, Chelston Business Park, Wellington, Somerset, TA21 9JQ
 G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929



BULK MATERIAL SAMPLE REPORT (CONTINUATION)

Site Ref	Lab Ref	Description	Analysis Result	Classification
S5	BS215475	No 18. - Living Room - Ceiling - Textured coating	Chrysotile	Textured Coating
S6	BS215476	No. 18 - Kitchen sink - Felt pad	No Asbestos Detected	Not Applicable
S7	BS215477	Beaufort Cottage - Rear yard - Cement sheeting	Chrysotile	Asbestos Cement
S8	BS215478	Beaufort - Main Roof - Cement slate	Amosite + Chrysotile + Crocidolite	Asbestos Cement
S9	BS215479	Beaufort - Rear Lean - to Roof - Cement slate	Chrysotile	Asbestos Cement
S10	BS215480	Beaufort - IF - Ensuite - Cork tile & adhesive	No Asbestos Detected	Not Applicable
S11	BS215481	Beaufort - GF - Back Kitchen - Sink - Felt pad	No Asbestos Detected	Not Applicable

APPENDIX C

ASBESTOS DATA SHEETS



Beaufort Site, Sallins Road, Naas, Co. Kildare

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	24 th June 2024
Site Details	Beaufort Site, Sallins Road, Naas, Co. Kildare
Client Name	McAuley Place
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-653
Building Ref.	No. 13 Sallins Road
Location	Original Roof - Front Pitch
Extent/ Amount	20m ² approx.

Survey Date	21.6.2024	Sample No.	BS 215473
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Cement slates	Normal occupant activity	N/A
Extent of damage	Weathered	Likelihood of disturbance	N/A
Surface treatment	None	Human exposure potential	N/A
Asbestos type	Chrysotile & Amosite	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The cement slates identified on the front pitch of the original roof contain Chrysotile (white) and Amosite (brown) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

The cement slates should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

See Appendix F for more details

All asbestos removal work must be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	24 th June 2024
Site Details	Beaufort Site, Sallins Road, Naas, Co. Kildare
Client Name	McAuley Place
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-653
Building Ref.	No. 13 Sallins Road
Location	Floors in the rear extension
Extent/ Amount	25 m ² approx.

Survey Date	21.6.2024	Sample No.	BS 215471
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Bitumen adhesive	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	Well bound material	Human exposure potential	N/A
Asbestos type	Chrysotile	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The bitumen adhesive identified on the floors in the rear extension contain Chrysotile (white) asbestos fibres. Bitumen adhesives contain a small quantity of asbestos fibres.

The bitumen adhesive should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

See Appendix F for more details

All asbestos removal work must be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	24 th June 2024
Site Details	Beaufort Site, Sallins Road, Naas, Co. Kildare
Client Name	McAuley Place
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-653
Building Ref.	No. 18 Sallins Road
Location	Main Roof
Extent/ Amount	40m ² approx.

Survey Date	21.6.2024	Sample No.	BS 215473
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Cement slates	Normal occupant activity	N/A
Extent of damage	Weathered	Likelihood of disturbance	N/A
Surface treatment	None	Human exposure potential	N/A
Asbestos type	Chrysotile & Amosite	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The cement slates identified on the main roof contain Chrysotile (white) and Amosite (brown) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

The cement slates should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

See Appendix F for more details

All asbestos removal work must be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	24 th June 2024
Site Details	Beaufort Site, Sallins Road, Naas, Co. Kildare
Client Name	McAuley Place
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-653
Building Ref.	No. 18 Sallins Road
Location	Living room ceiling
Extent/ Amount	16 m ² approx.

Survey Date	21.6.2024	Sample No.	BS 215475
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Textured coating	Normal occupant activity	N/A
Extent of damage	Low	Likelihood of disturbance	N/A
Surface treatment	Painted	Human exposure potential	N/A
Asbestos type	Chrysotile	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The textured coating identified on the ceiling in the living room contains Chrysotile (white) asbestos fibres. Asbestos textured coating usually contains between 3-5% asbestos fibres.

The textured should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

See Appendix F for more details

All asbestos removal work must be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	24 th June 2024
Site Details	Beaufort Site, Sallins Road, Naas, Co. Kildare
Client Name	McAuley Place
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-653
Building Ref.	Beaufort Cottage
Location	Main Roof
Extent/ Amount	40m ² approx.

Survey Date	21.6.2024	Sample No.	BS 215473
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Cement slates	Normal occupant activity	N/A
Extent of damage	Weathered	Likelihood of disturbance	N/A
Surface treatment	None	Human exposure potential	N/A
Asbestos type	Chrysotile & Amosite	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The cement slates identified on the main roof contain Chrysotile (white) and Amosite (brown) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

The cement slates should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

See Appendix F for more details

All asbestos removal work must be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By

Andrew Hickey

Date

24th June 2024

Site Details

Beaufort Site, McAuley Place,
Sallins Road, Naas, Co.
Kildare

Client Name

McAuley Place

Survey Type

R/D Asbestos Survey

Site Ref

PE 24-653

Building Ref.

Beaufort Cottage

Location

Rear shed – roof area

Extent/
Amount

3 m² approx.



Survey Date

21.6.2024

Sample No.

BS 215477

Survey Company

Phoenix Environmental Safety Ltd.

Testing Laboratory.

G & L Consultancy Ltd.

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Cement sheeting	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	None	Human exposure potential	N/A
Asbestos type	Chrysotile	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The cement sheeting identified on the on the roof of the rear shed & concreted into the ground outside it contains Chrysotile (white) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland.

The cement sheeting should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

See Appendix F for more details

All asbestos removal work must be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

FURTHER DETAIL OF THE ASBESTOS CEMENT SHEETING



The garage roof is currently overgrown



Small area of cement sheeting concreted into the ground

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	24 th June 2024
Site Details	Beaufort Site, McAuley Place, Sallins Road, Naas, Co. Kildare
Client Name	McAuley Place
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-653
Building Ref.	Beaufort House
Location	Main roof area of the house
Extent/ Amount	90 m ² approx.

Survey Date	21.6.2024	Sample No.	BS 215478
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Cement slates	Normal occupant activity	N/A
Extent of damage	Weathered	Likelihood of disturbance	N/A
Surface treatment	None	Human exposure potential	N/A
Asbestos type	Amosite, Chrysotile & Crocidolite	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The cement slates identified on the main roof area of the house contain Amosite (brown), Chrysotile (white) and Crocidolite (blue) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

The cement slates may be left in situ and managed in place. However, if the forthcoming refurbishment works are likely to disturb the main roof area of the house, the cement slates should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

See Appendix F for more details

All asbestos removal work must be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

APPENDIX D

NON ASBESTOS CONTAINING MATERIALS

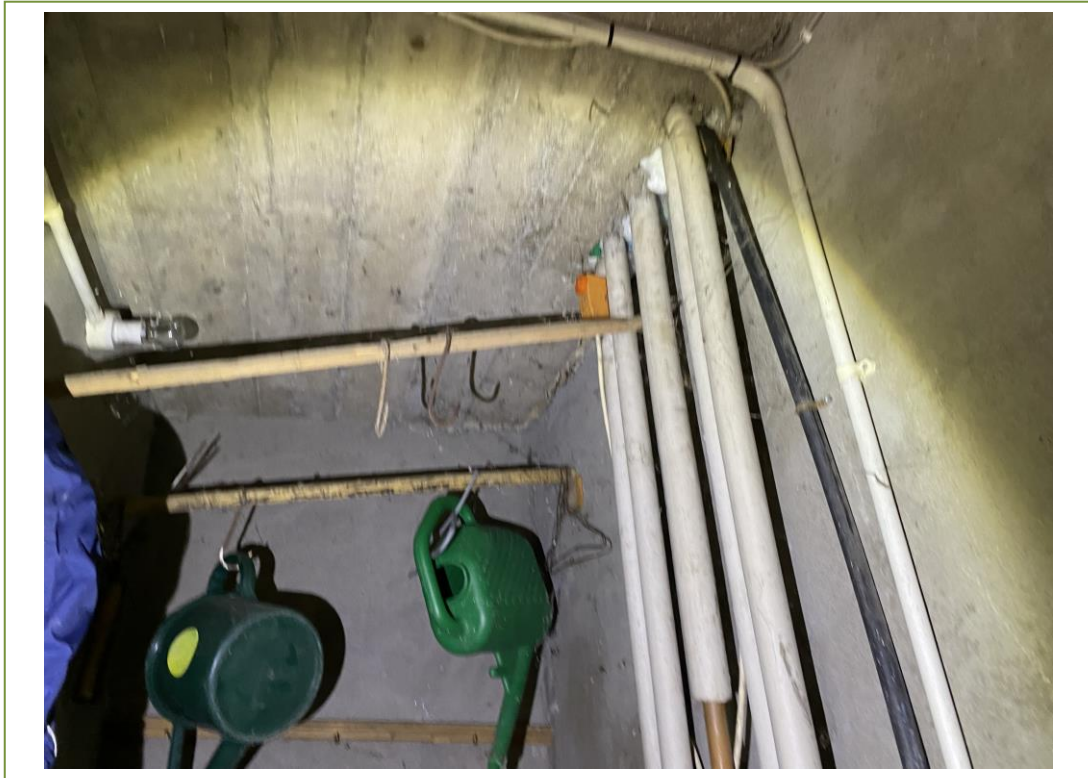


Felt sampled from the flat roof areas



Plastic water tanks

NON ASBESTOS CONTAINING MATERIALS



Concrete ceiling in the boiler room of Beaufort House



Gas boiler

NON ASBESTOS CONTAINING MATERIALS



Timber floors



Bare concrete floors

APPENDIX E

NON ACCESSIBLE LOCATIONS

- Beaufort Cottage was occupied on the day of the survey. As a result, intrusive sampling and surveying techniques were curtailed in order to prevent damage to the buildings fabric and finishes. When the house is vacated, a more thorough survey should be carried out
- The main flat roof area of Beaufort House was not accessible due to its height
- No inspection of live electrical or mechanical plant or similar requiring the attendance of a specialist engineer was carried out
- No inspection of any areas requiring specialist access equipment other than telescopic ladder was carried out
- No underground services were inspected
- All contractors working on the site should always remain vigilant to the possibility that concealed asbestos containing materials may be present on site. If any suspect asbestos containing materials are uncovered during the course of the work, works must stop in that area and the suspect material should be sampled and analysed immediately for the presence of asbestos

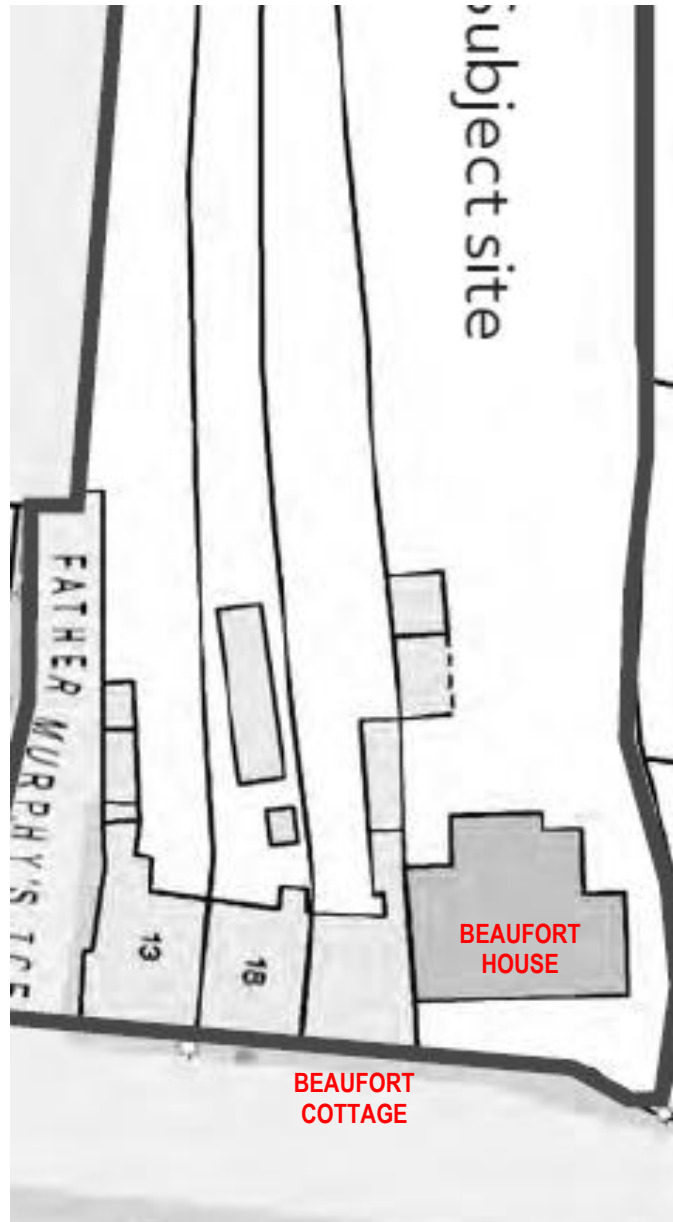
APPENDIX F

FLOOR PLANS & LOCATION OF ASBESTOS CONTAINING MATERIALS

Schematic diagram only
Not to scale
24th June 2024

Beaufort Site,
Sallins Road, Naas,
Co. Kildare

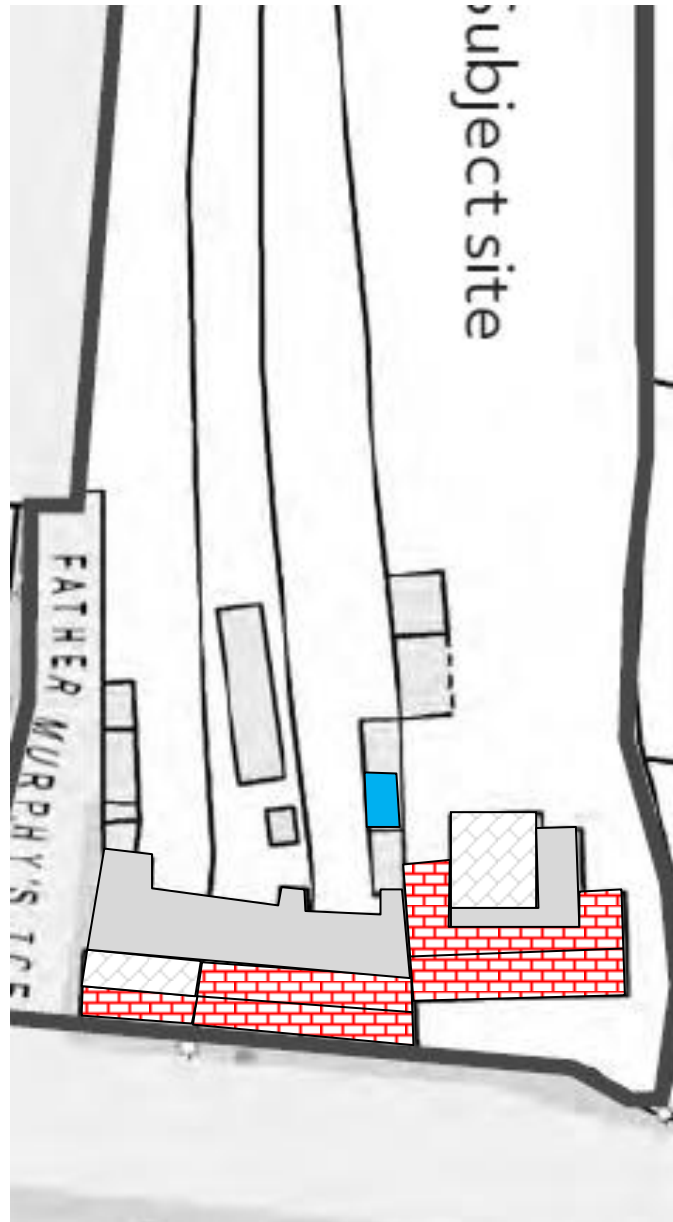
SITE PLAN



Schematic diagram only
Not to scale
24th June 2024

Beaufort Site,
Sallins Road, Naas,
Co. Kildare

ROOF PLAN



Areas where asbestos cement slates were identified

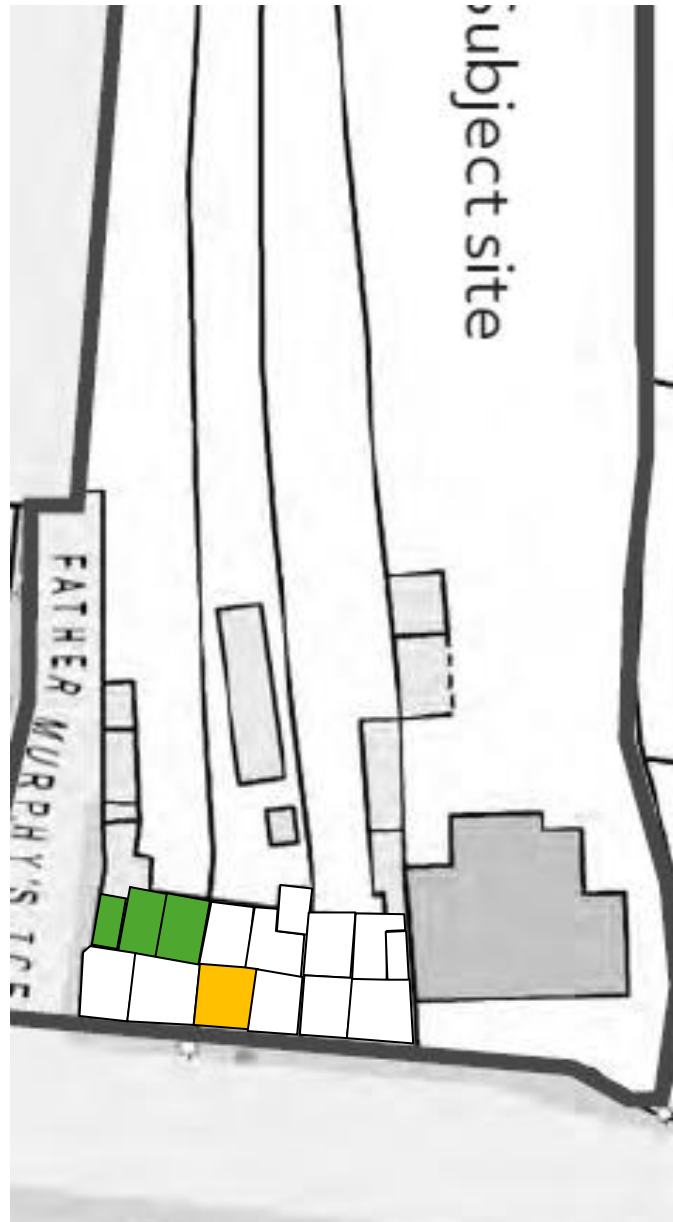




Areas where asbestos cement sheeting was identified

Schematic diagram only
Not to scale
24th June 2024

Beaufort Site,
Sallins Road, Naas,
Co. Kildare

GROUND FLOOR PLAN



	Areas where asbestos containing bitumen adhesive was identified
	Areas where asbestos textured coating was identified