

# ASBESTOS REFURBISHMENT SURVEY REPORT

Of

Unit 8 and 9, The Village Centre,  
Main Street,  
Clane,  
Co. Kildare

On behalf of

Kildare County Council

Unit 2BeaT Centre,  
Stephenstown Industrial Estate,  
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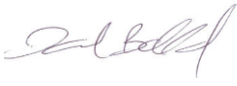

**Directors:** Deirdre Corry, Paul Foran **Company Reg no:** 354843



Project Number  
**34099**

## DOCUMENT CONTROL

<b>Client</b>	Kildare County Council
<b>Project Title</b>	34099 Unit 8 and 9, The Village Centre, Main Street, Clane, Co.
<b>Document Title</b>	Asbestos Refurbishment Report
<b>Report No.</b>	34099

Rev	Status	Author(s)	Revision History	Approved By	Issue Date
D01	Final	 David Bollard	Initial Release to Client	 Paul Foran	06/04/2022

## Contents

1. Executive summary
2. Scope of the project
3. General site and survey information
4. Conclusions and actions
5. Survey results

## 1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to the refurbishment of the area. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

### Summary of results:

Asbestos containing materials were identified in the following areas:

### Asbestos cement products:

- Cement slates present on the cavity closers at the roof gables as well as the external façade and main roof of the building. Slates are in good condition. Risk assessment required prior to commencement of works to determine if they will be disturbed, if so they will need to be removed by a competent contractor.

Where works are required on asbestos containing materials they should only be carried out by competent persons following HSA Guidelines.

The survey undertaken complies with the legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos works. The results of the risk assessment must be communicated to the employees and made available to them. This report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

Where following the refurbishment work, asbestos containing materials remain in situ it may be necessary to undertake a management survey of the areas.

**While every effort has been taken to ensure the accuracy of this report OHSS do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials. Within the constraints of time and resources every effort has been made to identify**

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**ACM's. It is not implied that all other hazards are under control at the time of inspections.**

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will clarify any technical issues raised.

Further information on previous surveys should be sought from the client.

### 1.1.1 ABBREVIATIONS

Throughout the report the following terms and abbreviations may be used:

ACM	Asbestos containing material.
AND	Asbestos not detected.
MMMF	This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.
MA	Material Assessment Score as defined in HSG264 relates to the friability of the product. It is used to indicate the level of risk posed by the product
AIB	Asbestos Insulating Board.
AC	Asbestos Cement
Chrysotile	Commonly known as white asbestos.
Amosite	Commonly known as brown asbestos.
Crocidolite	Commonly known as blue asbestos.
Amphibole	Generic name for all asbestos types, excluding Chrysotile.
BOHS	British Occupational Hygiene Society
UKAS	United Kingdom Accreditation Service

## 2 SCOPE OF WORK

### 2.1 GENERAL

The scope of the survey included;

OHSS were requested by Mrs. Gillian Allen of Kildare County Council to carry out an asbestos survey of units 8&9 of the Clane shopping Centre.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM's) in the premises or area where planned refurbishment works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM's are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of "particular risk" in the Safety Health and Welfare at Work (Construction) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance or previous sampling of similar products.

### 2.2 BUILDING DETAILS AND CONSTRUCTION TYPE

Located of the Main Street in Clane Units 8&9 of the Shopping Centre are a standalone building located to the rear of the shopping centre car park and where built using the traditional methods for the era of construction. The buildings have a solid concrete floor at ground level with timber suspended floor at first/mezzanine levels. The external walls are of concrete construction with partial brick / rendered concrete block work finish. The roofs consists of a pitched roof with metal panel finish.

### 3 GENERAL SITE AND SURVEY INFORMATION

**Client Details:** Gillian Allen

**Client Address:** Kildare County Council

Ara Cill Dara

Devoy Park

Naas

**Site Address:** Unit 8 and 9, The Village Centre,  
Main Street,  
Clane,  
Co. Kildare

**Commissioned By:** Gillian Allen

**Surveyor:** David Bollard

**Staff Consulted during the survey** Gillian Allen

**Date of Survey:** 28/03/2022

**Date of Report:** 06/04/2022

**Description of the Areas Surveyed:** All accessible areas of the units 8&9 as per the scope of works.

**Excluded Areas:** Below ground levels. All other areas outside the scope of works.



## Survey Methodology:

On-site inspection, bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions (WI-02 & WI-03). OHSS is certified by NQA and meets the requirements of International Standard BS EN ISO/IEC 9001.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory and meets the requirements of International Standard BS EN ISO/IEC 17025 for the sampling and analysis of asbestos fibres in bulk materials.

The surveyor conducted a systematic inspection of the nominated areas. Where access for sampling purposes was not possible, a visual assessment has been made if possible. For similar/repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and assessment.

Bulk Samples were obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248 and the OHSS documented in-house work instructions.

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be 'presumed' to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of 'presumption':

1. **Strongly presumed:** in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the

range of asbestos products. Examples of 'strong presumption' are:

- where laboratory analysis has confirmed the presence of asbestos in a similar construction material;
- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.

2. **Presumed:** is the 'default' situation where a material is **presumed** to contain asbestos because there is insufficient evidence (eg no analysis) to confirm that it is asbestos free, or where a surveyor decides that it is easier under the planned management arrangements to presume certain materials contain asbestos. Many non-asbestos materials will also be presumed to contain asbestos using this system.

There is a further default situation where materials must be **presumed** to contain asbestos. **The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.**

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be ranked according to a Material Assessment algorithm and the

HSE have related the scores obtained in the Materials Assessment algorithms in HSG 264 to a number of risk categories that may be used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during refurbishment.

## 4 CONCLUSIONS AND ACTIONS

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. **Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process.**

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments

**No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010**

### 4.1 REFURBISHMENT OPTIONS

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these

ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows;

### 1. Manage in place & monitor periodically

Where ACM's are in good condition and pose minimal risk to building occupants or maintenance personnel and are not likely to be disturbed during refurbishment work it is recommended that they remain in situ and are monitored on a regular basis as to their condition. The frequency of monitoring is usually every 6 months but this should be determined by the asbestos management plan.

### 2. Encapsulate and manage in place

ACM's that are damaged but repairable can be repaired by a competent trained contractor and then managed in place. Where the repairs involve containing the ACM's behind a protective material (Encapsulation) it is important that the original ACM and the new surfaces are labelled as to the presence of ACM's. Following encapsulation of the asbestos containing materials a site clearance for re-occupation certificate must be obtained from a competent independent analyst prior to re-occupancy of the area in accordance with **Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.**

### 3. Remove

Where ACM's are found to have reached the end of their serviceable life and the presence of the material in the work area may lead to increased human exposure it may be necessary to remove the ACMs. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for re-occupation certificate must be obtained from a competent independent analyst prior to re-occupancy of the area in accordance with **Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.**

## 4.2 MATERIALS ASSESSMENT SCORING

### 4.2.1 ASBESTOS RISK ASSESSMENT

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to identify if asbestos containing materials are present in the workplace and to perform a risk assessment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials;

### 4.2.2 ASBESTOS TYPE

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chrysotile the least.

### 4.2.3 SURFACE TREATMENT

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials

that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

#### 4.2.4 FRIABILITY

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

#### 4.2.5 CONDITION

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

### 4.3 CALCULATING RISK ASSESSMENTS

The HSE developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

#### 4.3.1 MATERIAL ASSESSMENT ALGORITHM

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).

When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating	Description
10-12	High risk
7-9	Medium risk
5-6	Low risk
2-4	Very low risk

These are colour coded within our risk assessment as outlined above.



#### 4.3.2 HSG264 MATERIAL ASSESSMENT TABLE

Sample Variable	Score	Example of Score
Product type (or debris from product)	1	Asbestos reinforced composites (Plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulation board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (pipe and boiler lagging), Sprayed Asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage / deterioration	0	Good condition: no visible damage
	1	Low Damage: a few scratches or surface marks; broken edges on boards, tiles etc
	2	Medium damage; significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays or insulation. Visible asbestos debris
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets
	2	Unsealed AIB, or encapsulated lagging and sprays
	3	Unsealed lagging and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

## 4.4 REFERENCES

Safety Health and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

Safety Health and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analysts Guide, HSE Books

HSG247 The Contractors Guide, HSE Books

## 5 SURVEY RESULTS



**Survey Results**



**Customer**  
**Site**  
**Survey Date**  
**Valid Until**  
**Commissioned by**

Kildare County Council  
 Unit 8&9 Clane Shopping Centre  
 28/3/2022  
 28/3/2023  
 Gillian Allen

**Type**  
**Report Number**  
**Surveyor**  
**Review Date**  
**Method**

Refurbishment  
 34099  
 David Bollard  
 28/3/2023  
 WI-02 & WI-03



## ACM REGISTER

**The following areas were found to contain ACM's**

Risk Assessment		449032		Location		RA:449032 Unit 8&9 Village Centre Unit 8 Cavity closer at roof		
Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Cement based products	--N\A--	Good condition	Asbestos Cement	Chrysotile	DBB20220328002	Sampled	3	Priority 1:Risk assessment required where work will disturb ACM's

Risk Assessment		449042		Location		RA:449042 Unit 8&9 Village Centre Unit 8&9 Front facade and roof		
Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Asbestos Bitumen Products	>50m2 --N\A--	Good condition	Asbestos Cement	Chrysotile	DBB20220328006	Sampled	3	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

#### Client and Survey Details

Client : Kildare County Council

Site : Unit 8&9 Clane Shopping Centre

Address :

Main Street

Clane

Date of Survey : 28 Mar 2022

Review Survey : 28 Mar 2023

Surveyor : David Bollard

Method : WI-02 & WI-03

Report No. : 34099

#### Location Details

Building/Area : Unit 8&9 Village Centre

Room/Section : Unit 8

Location : Cavity closer at roof

Description : Slate

Sample No. : DBB20220328002

Confirmation : Sampled

Access : Full Access

Normal Use : Warehouse

#### Material Risk Assessment 449032

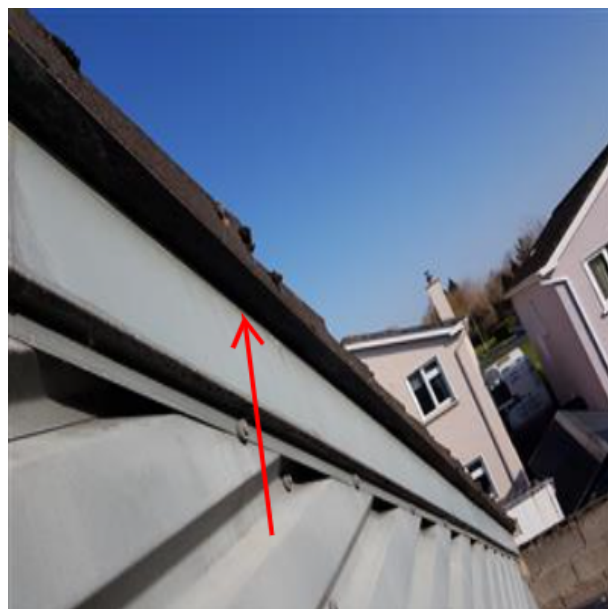
	Score	Risk Rating
Asbestos Type : Chrysotile	1	High Risk
Type Of Product : Cement based products	1	Medium Risk
Condition : Good condition	0	Low Risk
Surface Treatment : Asbestos Cement	1	Very Low Risk
Quantity : --N\A--		
Material Assessment Score :	3	Very Low Risk

#### Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

#### Photograph



#### Recommendations and Notes

Priority 1: Risk assessment required where work will disturb ACM's

#### Client and Survey Details

Client : Kildare County Council

Site : Unit 8&9 Clane Shopping Centre

Address :

Main Street

Clane

Date of Survey : 28 Mar 2022

Review Survey : 28 Mar 2023

Surveyor : David Bollard

Method : WI-02 & WI-03

Report No. : 34099

#### Location Details

Building/Area : Unit 8&9 Village Centre

Room/Section : Unit 8&9

Location : Front facade and roof

Description : Slate

Sample No. : DBB20220328006

Confirmation : Sampled

Access : Full Access

Normal Use : Warehouse

#### Material Risk Assessment 449042

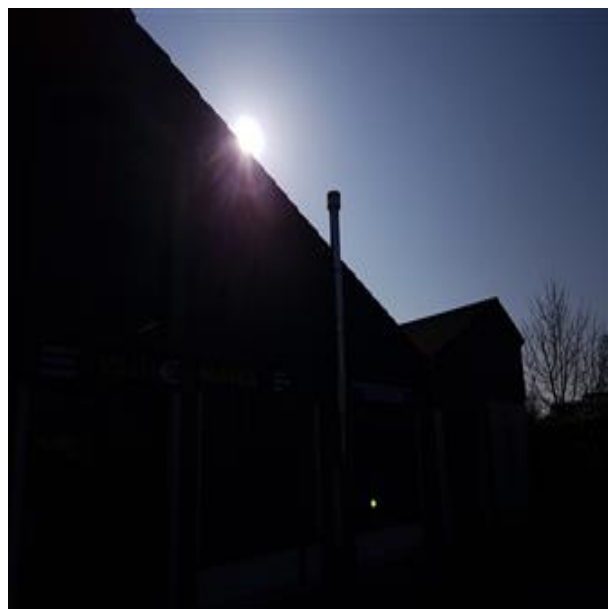
	Score	Risk Rating
Asbestos Type : Chrysotile	1	High Risk
Type Of Product : Asbestos Bitumen Products	1	Medium Risk
Condition : Good condition	0	Low Risk
Surface Treatment : Asbestos Cement	1	Very Low Risk
Quantity : >50m2 --N\A--		
Material Assessment Score :	3	Very Low Risk

#### Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

#### Photograph



#### Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.



**Customer**  
**Site**  
**Survey Date**  
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Kildare County Council  
 Unit 8&9 Clane Shopping Centre  
 28/3/2022  
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## AREAS INSPECTED

**Area(s) inspected during the survey where no ACM's were identified.**

<b>Risk Assessment</b>	449043	<b>Location</b>	RA:449043 Unit 8&9 Village Centre Unit 8&9 flat roof
<b>Risk Assessment</b>	449044	<b>Location</b>	RA:449044 Unit 8&9 Village Centre Unit 8&9 Roof, soffits, drainage
<b>Risk Assessment</b>	449033	<b>Location</b>	RA:449033 Unit 8&9 Village Centre Unit 9 Walls, floor and ceiling
<b>Notes:</b>	Laminate and carpet flooring		
<b>Risk Assessment</b>	449034	<b>Location</b>	RA:449034 Unit 8&9 Village Centre Unit 9 Ceiling
<b>Risk Assessment</b>	449035	<b>Location</b>	RA:449035 Unit 8&9 Village Centre Unit 9 Heating system
<b>Notes:</b>	Manufactured 2003		
<b>Risk Assessment</b>	449036	<b>Location</b>	RA:449036 Unit 8&9 Village Centre Unit 9 toilet Walls, floor and ceiling
<b>Risk Assessment</b>	449037	<b>Location</b>	RA:449037 Unit 8&9 Village Centre Unit 9 store Walls, floor
<b>Risk Assessment</b>	449038	<b>Location</b>	RA:449038 Unit 8&9 Village Centre Unit 9 store Ceiling
<b>Risk Assessment</b>	449039	<b>Location</b>	RA:449039 Unit 8&9 Village Centre Unit 9 fire escape Walls, floor and ceiling
<b>Risk Assessment</b>	449040	<b>Location</b>	RA:449040 Unit 8&9 Village Centre Unit 9 first floor Walls, floor and ceiling
<b>Risk Assessment</b>	449041	<b>Location</b>	RA:449041 Unit 8&9 Village Centre Unit 9 all rooms Behind stud walls and ceiling
<b>Risk Assessment</b>	449018	<b>Location</b>	RA:449018 Unit 8&9 Village Centre Unit 8 Electrical panels
<b>Risk Assessment</b>	449019	<b>Location</b>	RA:449019 Unit 8&9 Village Centre Unit 8 front room Walls, floor and ceiling
<b>Risk Assessment</b>	449020	<b>Location</b>	RA:449020 Unit 8&9 Village Centre Unit 8 front room Above plaster ceiling
<b>Notes:</b>	Fibre glass insulation		
<b>Risk Assessment</b>	449021	<b>Location</b>	RA:449021 Unit 8&9 Village Centre Unit 8 toilets Walls, floor and ceiling
<b>Notes:</b>	Lino flooring		





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## AREAS INSPECTED

**Area(s) inspected during the survey where no ACM's were identified.**

<b>Risk Assessment</b>	449022	<b>Location</b>	RA:449022 Unit 8&9 Village Centre Unit 8 canteen Walls, floor and ceiling
<b>Notes:</b>	Laminate flooring		
<b>Risk Assessment</b>	449023	<b>Location</b>	RA:449023 Unit 8&9 Village Centre Unit 8 side alley Walls, floor and ceiling
<b>Notes:</b>	Laminate flooring		
<b>Risk Assessment</b>	449024	<b>Location</b>	RA:449024 Unit 8&9 Village Centre Unit 8 rear of unit All areas
<b>Notes:</b>	Laminate flooring		
<b>Risk Assessment</b>	449025	<b>Location</b>	RA:449025 Unit 8&9 Village Centre Unit 8 external store Walls, floor and ceiling
<b>Notes:</b>	Laminate flooring		
<b>Risk Assessment</b>	449026	<b>Location</b>	RA:449026 Unit 8&9 Village Centre Unit 8 external play house Walls, floor and ceiling
<b>Notes:</b>	Laminate flooring		
<b>Risk Assessment</b>	449027	<b>Location</b>	RA:449027 Unit 8&9 Village Centre Unit 8 external play house Roof
<b>Notes:</b>	Laminate flooring		
<b>Risk Assessment</b>	449028	<b>Location</b>	RA:449028 Unit 8&9 Village Centre Unit 8 Fire doors
<b>Risk Assessment</b>	449029	<b>Location</b>	RA:449029 Unit 8&9 Village Centre Unit 8 offices x2 Walls, floor and ceiling
<b>Risk Assessment</b>	449030	<b>Location</b>	RA:449030 Unit 8&9 Village Centre Unit 8 loft Walls, floor and ceiling
<b>Notes:</b>	Fibre glass insulation, plastic tank		
<b>Risk Assessment</b>	449031	<b>Location</b>	RA:449031 Unit 8&9 Village Centre Unit 8 canteen Walls, floor and ceiling

# Materials Risk Assessment REFURBISHMENT Survey in accordance with HSG264

Unit 2BEaT Centre, Stephenstown Industrial Estate, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

## Client and Survey Details

Client : Kildare County Council	Date of Survey : 28 Mar 2022
Site : Unit 8&9 Clane Shopping Centre	Review Survey : 28 Mar 2023
Address : Main Street Clane	Surveyor : David Bollard Method : WI-02 & WI-03 Report No. : 34099

## Location Details 449043 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
 Room/Section : Unit 8&9  
 Location : flat roof  
 Description : Felt  
 Sample No. : DBB20220328007  
 Confirmation : Sampled  
 Access : Full Access  
 Normal Use : Warehouse  
 Recommendations :  
 ;



## Location Details 449044 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
 Room/Section : Unit 8&9  
 Location : Roof, soffits, drainage  
 Description : Concrete, plastic, timber  
 Sample No. :  
 Confirmation : --N\A--  
 Access : Full Access  
 Normal Use : Warehouse  
 Recommendations :  
 ;



## Location Details 449033 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
 Room/Section : Unit 9  
 Location : Walls, floor and ceiling  
 Description : Block work, plaster, concrete  
 Sample No. :  
 Confirmation : --N\A--  
 Access : Full Access  
 Normal Use : Warehouse  
 Recommendations :  
 Laminate and carpet flooring;



While every effort was taken to insure the accuracy of this report we do not accept responsibility for any omissions or areas of the building not addressed in the report.  
 This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the client's attention identified asbestos containing materials.  
 It is not implied that all other hazards are under control at the time of inspections.

# Materials Risk Assessment REFURBISHMENT Survey in accordance with HSG264

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Site : Unit 8&9 Clane Shopping Centre	Review Survey : 28 Mar 2023
Address : Main Street Clane	Surveyor : David Bollard Method : WI-02 & WI-03 Report No. : 34099

## Location Details 449034 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 9  
Location : Ceiling  
Description : Decorative coating  
Sample No. : DBB20220328003  
Confirmation : Sampled  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :



## Location Details 449035 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 9  
Location : Heating system  
Description : Gasket  
Sample No. : DBB20220328004  
Confirmation : Sampled  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Manufactured 2003;



## Location Details 449036 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 9 toilet  
Location : Walls, floor and ceiling  
Description : Block work, plaster, concrete  
Sample No. :  
Confirmation : --N/A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :



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# Materials Risk Assessment REFURBISHMENT Survey in accordance with HSG264

Unit 2BEaT Centre, Stephenstown Industrial Estate, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

## Client and Survey Details

Client : Kildare County Council	Date of Survey : 28 Mar 2022
Site : Unit 8&9 Clane Shopping Centre	Review Survey : 28 Mar 2023
Address : Main Street Clane	Surveyor : David Bollard Method : WI-02 & WI-03 Report No. : 34099

## Location Details 449037 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 9 store  
Location : Walls, floor  
Description : Block work, concrete  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :



## Location Details 449038 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 9 store  
Location : Ceiling  
Description : Felt  
Sample No. : DBB20220328005  
Confirmation : Sampled  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :



## Location Details 449039 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 9 fire escape  
Location : Walls, floor and ceiling  
Description : Block work, plaster, concrete  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :



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## Location Details 449040 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
 Room/Section : Unit 9 first floor  
 Location : Walls, floor and ceiling  
 Description : Block work, plaster, timber  
 Sample No. :  
 Confirmation : --N\A--  
 Access : Full Access  
 Normal Use : Warehouse  
 Recommendations :  
 ;



## Location Details 449041 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
 Room/Section : Unit 9 all rooms  
 Location : Behind stud walls and ceiling  
 Description : Fibreglass, metal panel  
 Sample No. :  
 Confirmation : --N\A--  
 Access : Full Access  
 Normal Use : Warehouse  
 Recommendations :  
 ;



## Location Details 449018 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
 Room/Section : Unit 8  
 Location : Electrical panels  
 Description : Modern fuse board  
 Sample No. :  
 Confirmation : --N\A--  
 Access : Full Access  
 Normal Use : Warehouse  
 Recommendations :  
 ;



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## Location Details 449019 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 front room  
Location : Walls, floor and ceiling  
Description : Block work, plaster, concrete  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :



## Location Details 449020 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 front room  
Location : Above plaster ceiling  
Description : Block work, felt, timber  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Fibre glass insulation;



## Location Details 449021 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 toilets  
Location : Walls, floor and ceiling  
Description : Block work, plaster, concrete  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Lino flooring;



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## Location Details 449022 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 canteen  
Location : Walls, floor and ceiling  
Description : Block work, plaster, concrete  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Laminate flooring;



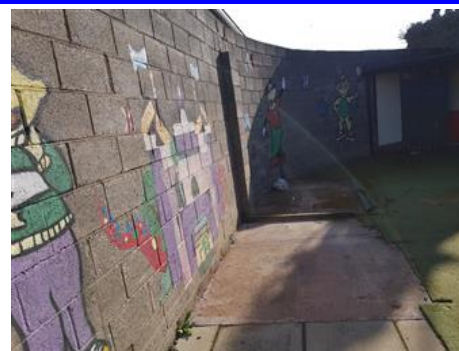
## Location Details 449023 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 side alley  
Location : Walls, floor and ceiling  
Description : Block work, concrete, timber  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Laminate flooring;



## Location Details 449024 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 rear of unit  
Location : All areas  
Description : Block work, concrete,  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Laminate flooring;



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## Location Details 449025 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 external store  
Location : Walls, floor and ceiling  
Description : Modern  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Laminate flooring;



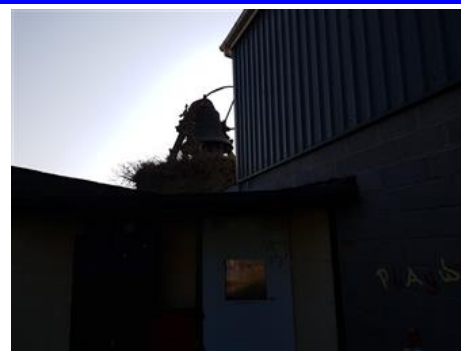
## Location Details 449026 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 external play house  
Location : Walls, floor and ceiling  
Description : Block work, timber  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Laminate flooring;



## Location Details 449027 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 external play house  
Location : Roof  
Description : Felt  
Sample No. : DBB20220328001  
Confirmation : Sampled  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Laminate flooring;



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## Location Details 449028 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8  
Location : Fire doors  
Description : Timber  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
;



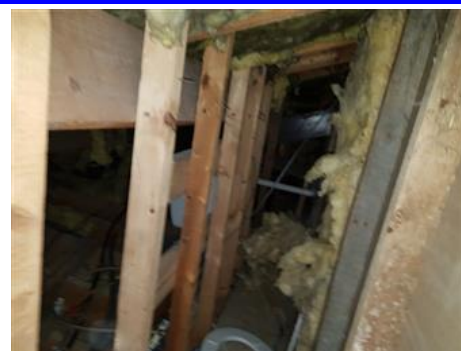
## Location Details 449029 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 offices x2  
Location : Walls, floor and ceiling  
Description : Block work, plaster, timber  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
;



## Location Details 449030 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 loft  
Location : Walls, floor and ceiling  
Description : Block work, plaster, timber  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :  
Fibre glass insulation, plastic tank;



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## Location Details 449031 No Asbestos Found

Building/Area : Unit 8&9 Village Centre  
Room/Section : Unit 8 canteen  
Location : Walls, floor and ceiling  
Description : Block work, plaster, timber  
Sample No. :  
Confirmation : --N\A--  
Access : Full Access  
Normal Use : Warehouse  
Recommendations :



;



## Sample Analysis

# Test Certificate

**Certificate Number:**

31833

**Issue No: 1**

## Client Details

## Kildare County Council

## Ara Cill Dara

## Devoy Park

Naas

## Site Details

## Kildare County Council

Gillian Allen

Unit 8 and 9, The Village

Main Street

## Clane

Co. Kildare

**Job No:** 34099

**Date Received:** 28-Mar-2022

**Date Tested:** 31-Mar-2022

**Date Reported:** 31-Mar-2022

**Number of Samples: 7**

**Specification:** WI 05**Samples Taken By: OHSS**[illegible]

Comments / Deviation from Standard Methods	

- 1 The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
- 2 Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 and all other relevant national legislation.
- 3 In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.
- 4 Comments, observations and opinions are outside the scope of certification.

**Analyst:** Frances Shaw

**Signed:**

Frances Shaw

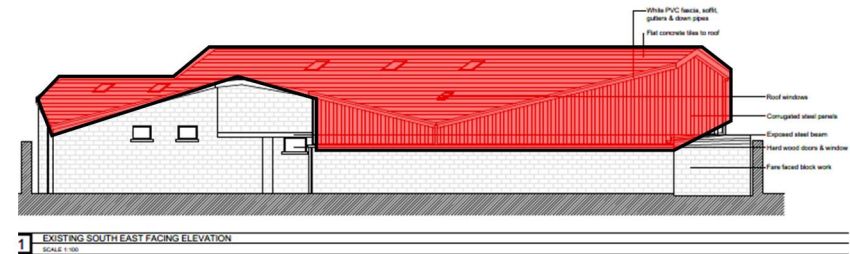
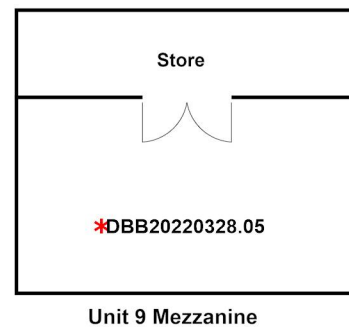
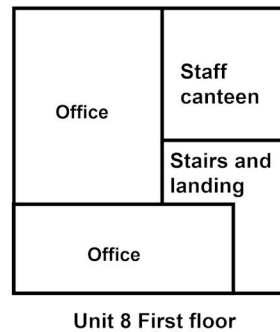
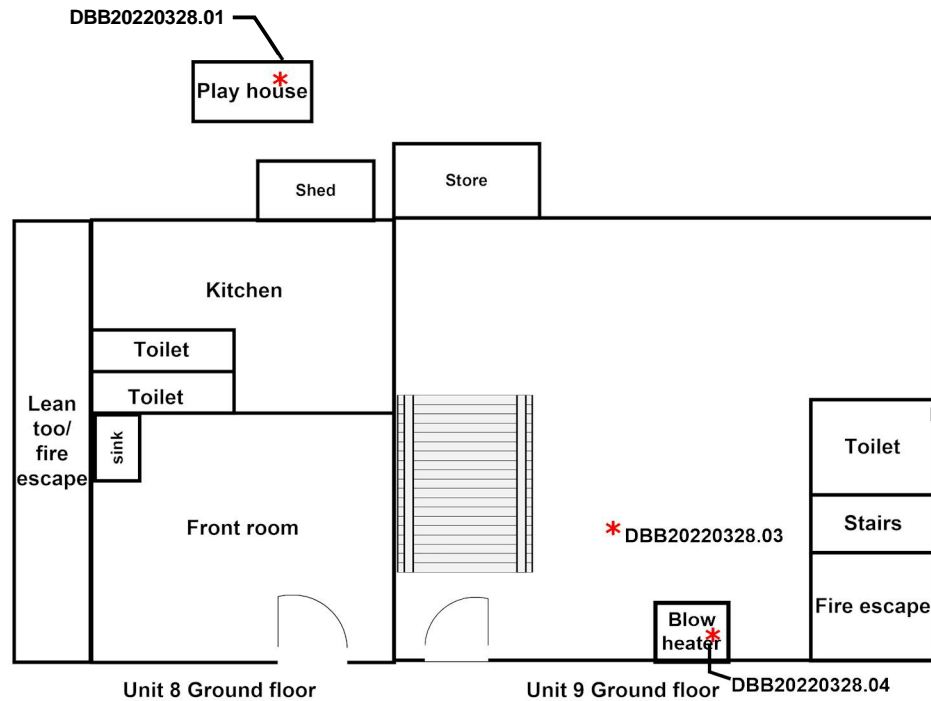
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Frances Shaw

**For and on authority of OHSS**



## Drawings



Drawing Legend		Drawing Revisions			Date	Scale	Project Number	Unit 8&9 Clane Shopping Centre Main Street Clane Co. Kildare	 SAFETY CONSULTANTS OHSS QMF 139 Rev 1
Contains Asbestos		Not Accessed Presumed To Contain Asbestos		Rev #	Revision Description	Date	34099		
Sample Point Location	*	No Access Under Fixed Floor Coverings Investigate Prior To Disturbance					Drawn By		
							David Bollard		