



CELTIC ASBESTOS CONSULTANCY LTD

60 Grange Way, Baldoyle Industrial Estate, Baldoyle, Dublin 13, D13 F8F5
Tel 01 8323547 Email: info@cacl.ie Website: www.cacl.ie

Asbestos Demolition Survey (including Sampling and Analysis) for *Plus Architecture* at Main St, Leixlip, Co. Kildare, W23R7P1.





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Document Control

Client Name:

Plus Architecture,
Chancery Lane,
Dublin 8,
D08 C98X.

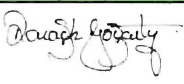
Site Full Name:

Main St,
Leixlip
Co. Kildare
W23R7P1

Contact: Gavin Wheatley

Phone:

Email gavin@plusarchitecture.ie

Project N° and Revision N°	Report Status	Surveyor	Report Author	Approved by	Issue Date
A-02978 (Revision 1)	Issued	Daragh Gogarty	Jordan Costello	 Daragh Gogarty	31/05/2023
Comments: N/A					
Comments:					
Comments:					

Celtic Asbestos Consultancy	Project Number:	A-02978
	Survey Date:	19/05/23 to 23/05/23
	Report Revision Date:	30/05/2023
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Section 1 - Executive Summary

1. General Information:

Celtic Asbestos Consultancy was instructed by **Plus Architecture** to carry out an **Asbestos Demolition Survey** to inspect for the presence of asbestos containing materials (ACMs) at the following site:

Main St,

(See below for full list of areas inspected)

2. The building at the above address features; 1900'S Build; Cement slate roof & felt roof; Brick, block, concrete, render, plasterboard & timber walls; Carpet, vinyl & concrete floors; plasterboard & timber ceilings; Timber windows & doors, steel shutters, plastic/metal rainwater goods, modern electrics, modern toilet ware.
3. The scope of this survey included the following: Demolition survey of a commercial building. Heavy intrusion was used throughout. The purpose of this survey is to facilitate future refurbishment works.
4. Daragh Gogarty took 8 samples, 2 presumptions, 1 strong presumption and 2 cross references during the survey. For more information see sections; 1, 9, 10, 11, 12 & 13.
5. This survey was carried out on 19/05/23 to 23/05/23 by Daragh Gogarty.
6. The report was completed on 30/05/2023 by Jordan Costello and authorised by Daragh Gogarty.
7. The premises were surveyed as follows:

Survey Plan was put together through communication with the client. A walk through of the building was performed with the client's representative to note any areas of concern and clarify scope.

6.1 Samples were obtained of suspect materials. Where access was not possible, presumptions or strong presumptions were made.

6.2 This report should be read in its entirety, including any Appendices and CACL accepts no responsibility for sub division of this report or the way in which its recommendations are acted upon.

6.3 This purpose of this report is to assist the client identify ACM's within the building in order for them to be removed without risk, prior to the building being demolished.

7. This report does not imply that all other hazards were under control at the time of the survey.

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Section 1 - Executive Summary

Asbestos was identified in the following:

Main St,						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
S1	Ground Floor	Office 1, 0-003	Floor – Vinyl Floor Tile and Bitumen	Chrysotile	15 approx m ²	Remove
S2	Ground Floor	Corridor, 0-004	Floor – Vinyl Floor Tile and Bitumen	Chrysotile	10 approx m ²	Remove
S3	Ground Floor	Office/Reception, 0-006	Floor – Vinyl Floor Tile and Bitumen	Chrysotile	15 approx m ²	Remove
S4	Ground Floor	Public Reception, 0-007	Safe – Board	Chrysotile	30 approx m ²	Remove
S5	External	Main roof, 99-001	Roof – Cement Slate	Amosite, Chrysotile	1000 approx m ²	Remove

Asbestos was Strongly Presumed in the following:

Main St,						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
X2	Ground Floor	Toilet, 0-005	Floor – Vinyl Floor Tile and Bitumen	Chrysotile	5 approx m ²	Remove
SP	External	Rear Toilet Block, 99-003	Toilet Seat - Bakelite	Amosite	2 no	Remove

Asbestos was presumed in the following:

Main St,						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
P	Ground Floor	Office/Reception, 0-006	Safe – Board	Amosite	3 no	Remove
P	External	Rear Toilet Block, 99-003	Roof - Bituminous Product	Chrysotile	30 approx no	Remove

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Section 2 - Survey Objectives

1. Produce a report, in a database format, indicating areas containing asbestos identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
2. To carry out a Demolition Asbestos Survey and subject all areas within the scope and proposed for demolition to a survey under the requirements of HSG264 and Celtic Asbestos Consultancy's internal procedures: QA doc 19a.
3. To include a risk assessment for each individual sample
4. A demolition survey is needed before any demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the demolition work will take place.
5. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas; including those that may be difficult to reach.
6. 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 a Demolition survey, the asbestos is identified for safe removal so no exposure is caused during works. This type of survey does not normally assess the condition of the asbestos as there is no need to manage it once removal has taken place.

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Section 3 - Survey Techniques

1. Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken, was of a similar composition.
2. Photographs were taken at all sample locations (unless otherwise stated).
3. Samples were returned to the INAB accredited Celtic Asbestos Consultancy's permanent Laboratory for analysis.
4. All Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particles or fibre is immersed in a liquid having a refractive index near that of the particle or fibre, and is viewed under a microscope using transmitted white light (using Celtic Asbestos Consultancy's internal procedures QA doc 19c based on HSE Publication HSG 248).
5. BOHS qualified surveyors carry out an inspection of the premises in order to identify ACM's. Samples of suspected ACM's are taken using fibre suspension techniques in order to minimise respirable fibre release and were analysed to determine the presence of asbestos.
6. The samples taken were analysed to determine whether the sample contains a certain type of asbestos and do not give out a quantity of asbestos present. Whether a material is determined friable and notifiable to the HSA is a decision made by the surveyor based upon material type and condition, sample result and experience. The surveyor will err on the side of caution where any doubt exists.
7. The risk assessment is carried out by applying the risk algorithms of a Material Assessment algorithm. The risk assessment determines the recommendation of removal prior to demolition.
8. There are two levels of presumption which may be noted in the report and these are described below:
 - a. Presumed to contain asbestos – for example where no access was gained to an area, building, piece of plant, equipment or similar because it was locked, inaccessible or unsafe (e.g. floor tiles or textured coating).
 - b. Strongly presumed to contain asbestos – where similar materials continue throughout rooms, corridors, ducts, roof voids etc and have either been sampled and positively identified, or the experience of the surveyor, is obviously an ACM (e.g. cement rainwater pipe, spray coating, insulating board).

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Section 4 - Survey Caveat

1. This report is based upon a destructive inspection of an unfamiliar site. During the course of the survey, all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building. Whilst every effort was made to locate all Asbestos Containing Material's, some may have been missed due to repairs, alterations etc., where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This is not practical in terms of cost or time. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so. CACL do not accept responsibility for any omissions or areas of the building not addressed in the report.
2. We recommend that if any suspicious products are uncovered during works that an asbestos consultant should be contacted and further samples should be taken of suspect materials which may be uncovered within the areas of the site which were not uncovered and included in this survey.

Limitations:

- N/A

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Section 5 - Survey Notes

1. This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.
2. No air monitoring, unless specifically requested and noted, was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
3. Samples were only taken where deemed necessary, and where a suspected material appeared to be repeatedly used within an area only a representative number of samples were taken, i.e. insulation boards, sprayed insulation, cement products etc.
4. If a product is uncovered that appears different to the majority of areas, a consultant should be contacted a further sampling arranged.
5. Any person undertaking work within the buildings should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.
6. The drawings in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.
7. All the recommendation in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.
8. Equipment, machinery, ducting etc. was not moved, opened up or examined for the purpose of this investigation except in the occasion where hatches were available.
9. The quantifications stated, within this survey report, are based on our Surveyor's estimates and should not be used for contractual purposes.
10. Opinions and Interpretations are outside the scope of INAB Accreditation held by Celtic Asbestos Consultancy.

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Section 6 - Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

All areas accessed

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Section 7 - Explanation of Survey Terms

1 DEMOLITION ASBESTOS SURVEY

A Refurbishment Asbestos Survey is to be carried out within a building or within a defined area of a building that is planned or preparing for the structure and finishing fabric of that area to be demolished. The recommendation for any Asbestos Containing Material, (ACM) identified is automatically for removal, irrespective of the type, condition, product type or asbestos type, in order to proceed with demolition. The subsequent outline of type, condition, product type accessibility and asbestos type is given to provide information for the removal process.

The method of assessment, which has been adopted, is generally based on Health and Safety Executive publication HSG264: "Asbestos-The Survey Guide", following Celtic Asbestos Consultancy's internal procedures QA doc 19a.

2 MATERIAL ASSESSMENT AND ALGORITHM

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good guide to the friability for removal, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action.

HSG264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totalled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in HSG264 considers four parameters that determine the risk from an ACM: that is the ability to release fibres if disturbed. These four parameters are:

- Product type;
- Extent of damage;
- Surface treatment; and
- Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

- Score of 10 or more - high potential to release fibres if disturbed
- Score 7-9 - medium potential to release fibres if disturbed
- Score 5-6 - low potential to release fibres if disturbed
- Less than 4 - very low potential to release fibres if disturbed

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Section 8 – Explanation of Survey Recommendations

- 1 The recommendations detailed are based on each item's potential for releasing fibres as described in HSG264 Asbestos: the survey guide. The positive identification of asbestos bearing materials is detailed in the individual sample data sheet which outlines the risk assessment and recommendations.
- 2 A quantifiable assessment of the risk of fibre release is only made during a management survey, where asbestos can remain in place and managed by using an algorithm which takes into account all factors relevant to the item and the normal activities of the building occupants.
- 3 When Demolition is planned, any asbestos identified that the demolition work will affect, will be removed prior to works starting.
- 4 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 and amended version 2010 and Guidelines issued by the Health & Safety Authority in Ireland. All contractors must undertake specific training in order to work with any asbestos and must take all steps reasonably practicable to prevent exposure to asbestos. Competent asbestos removal contractors should be able to provide their client their asbestos specific insurance.
- 5 All asbestos waste outlined above must be transported under hazardous waste license to a landfill or hazardous waste facility with a consignment note.
- 6 Notification must be submitted to the HSA 14 days prior to removal of friable asbestos with a certificate of reoccupation given on completion.
- 7 Recommendations for the asbestos products identified in this survey are as described in the executive summary/material assessment and asbestos register at the end of the report.

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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Main St,

Client Name: Plus Architecture
Project Number: A-02978

FLOOR:	Ground Floor			SURVEY DATES:	19/05/2023		
ROOM NAME / NO.:	0-003			SAMPLE REF NO.:	S1		
							
PRODUCT TYPE:	Vinyl Floor Tile and Bitumen			ACCESSIBILITY:	Easy		
FOUND IN:	Floor						
LOCATION:	Office 1			EXTENT / QUANTITY:	15 approx m ²		
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOLITE	1	✓		LOW DAMAGE	1	
	AMOSITE	2			MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3			HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	✓
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		✓
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE		

OTHER RELEVANT INFORMATION:

Vft & bitumen adhesive under carpet.

All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2010 & Guidelines issued by the Health & Safety Authority in Ireland. 14 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.

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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Main St,

Client Name: Plus Architecture
Project Number: A-02978

FLOOR:	Ground Floor			SURVEY DATES:	19/05/2023			
ROOM NAME / NO.:	0-004			SAMPLE REF NO.:	S2			
								
PRODUCT TYPE:	Vinyl Floor Tile and Bitumen						ACCESSIBILITY:	Easy
FOUND IN:	Floor							
LOCATION:	Corridor			EXTENT / QUANTITY:	10 approx m ²			
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0		
	CHRYSTOTILE	1	✓		LOW DAMAGE	1		
	AMOSITE	2			MEDIUM DAMAGE	2	✓	
	CROCIDOLITE	3			HIGH DAMAGE	3		
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3		
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12		
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9		
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6		
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	✓	
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		✓	
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE			
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE			
OTHER RELEVANT INFORMATION:								
Vft & bitumen adhesive.								
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2010 & Guidelines issued by the Health & Safety Authority in Ireland. 14 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.								

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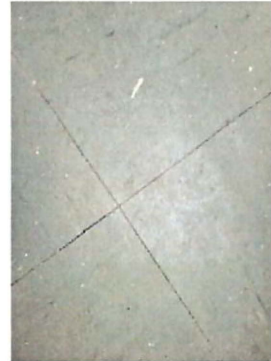
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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Main St,

Client Name: Plus Architecture
Project Number: A-02978

FLOOR:	Ground Floor	SURVEY DATES:	19/05/2023				
ROOM NAME / NO.:	0-005	SAMPLE REF NO.:	Same As 2				
							
PRODUCT TYPE:	Vinyl Floor Tile and Bitumen		ACCESSIBILITY:	Easy			
FOUND IN:	Floor						
LOCATION:	Toilet		EXTENT / QUANTITY:	5 approx m ²			
ASBESTOS TYPE	NON ASBESTOS	0	EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0		
	CHRYSTOTILE	1		✓	LOW DAMAGE	1	
	AMOSITE	2			MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3			HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	✓
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		✓
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE		
OTHER RELEVANT INFORMATION:							
Vft & bitumen adhesive.							
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2010 & Guidelines issued by the Health & Safety Authority in Ireland. 14 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.							

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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Main St,

Client Name: Plus Architecture

Project Number: A-02978

FLOOR:	Ground Floor			SURVEY DATES:	19/05/2023		
ROOM NAME / NO.:	0-006			SAMPLE REF NO.:	S3		
							
PRODUCT TYPE:	Vinyl Floor Tile and Bitumen					ACCESSIBILITY:	Easy
FOUND IN:	Floor						
LOCATION:	Office/Reception			EXTENT / QUANTITY:	15 approx m ²		
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOTILE	1	✓		LOW DAMAGE	1	
	AMOSITE	2			MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3			HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	✓
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		✓
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE		
OTHER RELEVANT INFORMATION:							
Vft & bitumen adhesive.							
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2010 & Guidelines issued by the Health & Safety Authority in Ireland. 14 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.							

Client Name:	Plus Architecture	Project Number:	A-02978
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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Main St,

Client Name: Plus Architecture
Project Number: A-02978

FLOOR:	Ground Floor			SURVEY DATES:	19/05/2023		
ROOM NAME / NO.:	0-007			SAMPLE REF NO.:	S4		
							
PRODUCT TYPE:	Board			ACCESSIBILITY:	Difficult		
FOUND IN:	Safe						
LOCATION:	Public Reception			EXTENT / QUANTITY:	30 approx m²		
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOLITE	1	✓		LOW DAMAGE	1	
	AMOSITE	2			MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3			HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	✓
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		✓
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE		
OTHER RELEVANT INFORMATION:							
Bitumen adhesive below carpet.							
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2010 & Guidelines issued by the Health & Safety Authority in Ireland. 14 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.							

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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Main St,

Client Name: Plus Architecture
Project Number: A-02978

FLOOR:	External			SURVEY DATES:	19/05/2023		
ROOM NAME / NO.:	99-001			SAMPLE REF NO.:	S5		
							
PRODUCT TYPE:	Cement Slate			ACCESSIBILITY:	Medium		
FOUND IN:	Roof						
LOCATION:	Main roof			EXTENT / QUANTITY:	1000 approx m ²		
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOTILE	1	✓		LOW DAMAGE	1	
	AMOSITE	2	✓		MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3			HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	✓
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		✓
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE		
OTHER RELEVANT INFORMATION:							
Cement Slate to main roof							
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2010 & Guidelines issued by the Health & Safety Authority in Ireland. 14 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.							

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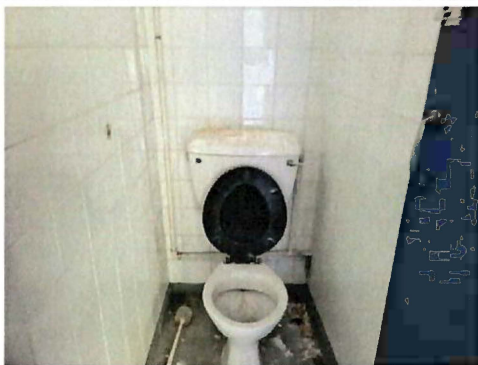

Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Main St,

Client Name: Plus Architecture

Project Number: A-02978

FLOOR:	External	SURVEY DATES:	19/05/2023			
ROOM NAME / NO.:	99-003	SAMPLE REF NO.:	Strongly Presumed			
						
PRODUCT TYPE:	Bakelite		ACCESSIBILITY:	Easy		
FOUND IN:	Toilet Seat					
LOCATION:	Rear Toilet Block		EXTENT / QUANTITY:	2 no		
ASBESTOS TYPE	NON ASBESTOS	0	EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSLITILE	1		LOW DAMAGE	1	
	AMOSITE	2		MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3		HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2		LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1		MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2		LOW RISK	5-6	✓
	UNSEALED LAGGING / SPRAY COATING	3		VERY LOW RISK	1-4	
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	RECOMMENDED ACTION	REMOVE		✓
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2		REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3		LABEL AND MANAGE		
OTHER RELEVANT INFORMATION:						
Toiler seat x 2						
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2010 & Guidelines issued by the Health & Safety Authority in Ireland. 14 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.						

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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Main St,

Client Name: Plus Architecture

Project Number: A-02978

FLOOR:	Ground Floor			SURVEY DATES:	19/05/2023		
ROOM NAME / NO.:	0-006			SAMPLE REF NO.:	Presumed		
							
PRODUCT TYPE:	Board			ACCESSIBILITY:	Difficult		
FOUND IN:	Safe						
LOCATION:	Office/Reception			EXTENT / QUANTITY:	3 no		
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOLITE	1			LOW DAMAGE	1	✓
	AMOSITE	2	✓		MEDIUM DAMAGE	2	
	CROCIDOLITE	3			HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0		FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1	✓		MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	✓
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1		RECOMMENDED ACTION	REMOVE		✓
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2	✓		REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE		
OTHER RELEVANT INFORMATION:							
Presumed board to internal safe. No access							
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2010 & Guidelines issued by the Health & Safety Authority in Ireland. 14 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.							

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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Main St,

Client Name: Plus Architecture

Project Number: A-02978

FLOOR:	External			SURVEY DATES:	19/05/2023		
ROOM NAME / NO.:	99-003			SAMPLE REF NO.:	Presumed		
							
PRODUCT TYPE:	Bituminous Product			ACCESSIBILITY:	Easy		
FOUND IN:	Roof						
LOCATION:	Rear Toilet Block			EXTENT / QUANTITY:	30 approx no		
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOTILE	1	✓		LOW DAMAGE	1	
	AMOSITE	2			MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3			HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	✓
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		✓
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE		
OTHER RELEVANT INFORMATION:							
Strawboard to roof below felt.							
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2010 & Guidelines issued by the Health & Safety Authority in Ireland. 14 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.							

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Section 10 - Non Asbestos Items

Sorted by: Location ID

Site Address:

Main St,



Client Name:



Plus Architecture

Project

A-02978

Number:

FLOOR:	Void	SURVEY DATES:	23/05/2023
ROOM NAME / NO.:	V-001	SAMPLE REF NO.:	S8
			
PRODUCT TYPE:	Felt (bituminous product)	ACCESSIBILITY:	Medium
FOUND IN:	Roof		
LOCATION:	Attic Void	EXTENT / QUANTITY:	1000 approx m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			

FLOOR:	1st Floor	SURVEY DATES:	23/05/2023
ROOM NAME / NO.:	1-001	SAMPLE REF NO.:	S7
			
PRODUCT TYPE:	Vinyl Floor Covering	ACCESSIBILITY:	Medium
FOUND IN:	Floor		
LOCATION:	Open Room	EXTENT / QUANTITY:	50 approx m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			

Client Name:	Plus Architecture	Project Number:	A-02978
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Section 10 - Non Asbestos Items

Sorted by: Location ID

Site Address:

Main St,





Client Name:

Plus Architecture

Project

A-02978

Number:

FLOOR:	1st Floor	SURVEY DATES:	23/05/2023
ROOM NAME / NO.:	1-003	SAMPLE REF NO.:	Same As 7
			
PRODUCT TYPE:	Vinyl Floor Covering	ACCESSIBILITY:	Medium
FOUND IN:	Floor		
LOCATION:	Room	EXTENT / QUANTITY:	12 approx m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			
FLOOR:	External	SURVEY DATES:	19/05/2023
ROOM NAME / NO.:	99-003	SAMPLE REF NO.:	S6
			
PRODUCT TYPE:	Flat, bitumen felt lined	ACCESSIBILITY:	Medium
FOUND IN:	Roof		
LOCATION:	Rear Toilet Block	EXTENT / QUANTITY:	30 approx m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			

Client Name:	Plus Architecture	Project Number:	A-02978
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Section 11 - Bulk Certificate



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CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	Plus Architecture	Sampled by:	Daragh Gogarty
Client Address:	PLUS Architecture, Chancery Lane, Dublin 8, D08 C98X.	Analysis Report No.:	A-02978
Attention of:	Gavin Wheatley	Revision No.:	1
Site Address:	Main St, Leixlip, Co. Kildare	Report Date:	30/05/2023
Date Samples Taken:	19/05/2023	Client Order Number:	N/A
Date Samples Received:	19/05/2023	Client Project Number:	N/A
Date of Analysis:	30/05/2023	No. of Samples Obtained:	8
Analysed by:	Jordan Costello	We participate in the Asbestos In Materials Proficiency Scheme	

Method Statement

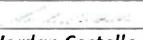
Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using in-house CACL documented method (QA doc 19c) of transmitted/ polarized light microscopy and dispersion staining, based on the HSG 248 Asbestos: The Analyst Guide. Calibration of equipment and general quality control procedures are in accordance with our quality control documentation (QA doc 19e and QA doc 19f) Where sampling was carried out by CACL personnel, sampling methods are in accordance with our documented in-house procedures: QA doc 19a based on guidelines procedures HSG 264. All samples are analysed at our permanent laboratory located at: 60 Grange Way, Baldoye Industrial Estate, Baldoye, Dublin 13, Co. Dublin.

Disclaimer

Where samples have been delivered then the site address and actual sample location or sample type is given by the client at the time of delivery. CACL accept no responsibility for the accuracy or competence of the sampling other parties. Under these circumstances CACL cannot be held responsible for the interpretation of the results shown. CACL takes responsibility of sample location/description, only when our own staff obtains the sample(s).

Item Number	Sample Number	Client Ref	Sample Location (Level-Room No) / Sample Type	Fibre Type Detected
1	S1 (7991)	#1	Ground Floor Office 1 – 0-003 / Vinyl Floor Tile and Bitumen	CHRYSTOTILE
2	S2 (7992)	#2	Ground Floor Corridor – 0-004 / Vinyl Floor Tile and Bitumen	CHRYSTOTILE (ONLY BITUMEN)
3	S3 (7993)	#3	Ground Floor Office/Reception – 0-006 / Vinyl Floor Tile and Bitumen	CHRYSTOTILE
4	S4 (7994)	#4	Ground Floor Public Reception – 0-007 / Board	CHRYSTOTILE
5	S5 (7995)	#5	External Main roof – 99-001 / Cement Slate	AMOSITE, CHRYSTOTILE
6	S6 (7996)	#6	External Rear Toilet Block – 99-003 / Flat, bitumen felt lined	NADIS
7	S7 (7997)	#7	1st Floor Open Room – 1-001 / Vinyl Floor Covering	NADIS
8	S8 (7998)	#8	Void Attic Void – V-001 / Felt (bituminous product)	NADIS

<p>- Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience.</p> <p>- All samples will be retained in the laboratory for a minimum of 6 months</p>	K	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
		CROCIDOLITE	= Typically known as Blue Asbestos (Amphibole Group)
		AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
	E	CHRYSTOTILE	= Typically Known as White Asbestos (Serpentine Group)
		ANTHOPHYLLITE	= Asbestos (Amphibole Group)
	Y	ACTINOLITE	= Asbestos (Amphibole Group)
		TREMOLITE	= Asbestos (Amphibole Group)

Typed By:	Jordan Costello	Authorised by:	
Position:	Analyst	Print Name:	Jordan Costello
Comments: N/A			

Client Name:	Plus Architecture	Project Number:	A-02978
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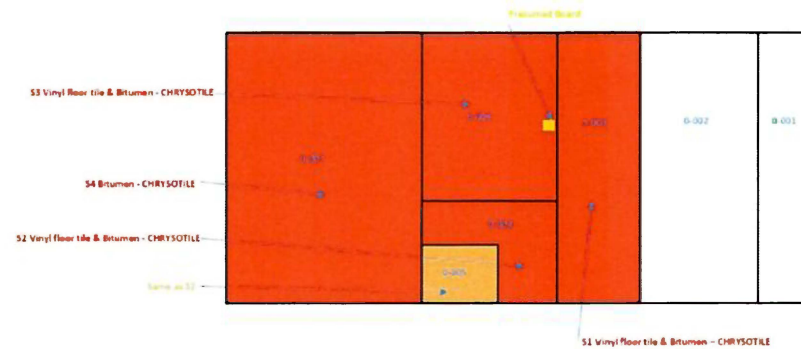


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Section 12 - Survey Drawings and Documentation

Project Number: A-02978



Ground Floor – Level 0

Key	
NADIS	No Asbestos Detected in Sample
	Asbestos Identified in sample
	Strong Presumption of Asbestos to similar sample
	No Access – Presumed to contain Asbestos

DO NOT SCALE DRAWING

Client Name:	Plus Architecture	Project Number:	A-02978
		Survey Date:	19/05/23 to 23/05/23
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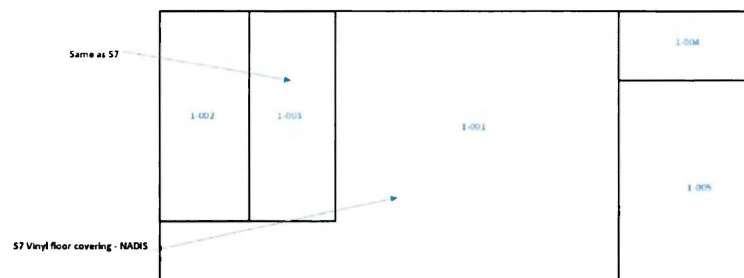
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Section 12 - Survey Drawings and Documentation

Project Number:

A-02978



First Floor – Level 1

Key	
NADIS	No Asbestos Detected In Sample
	Asbestos Identified in sample
	Strong Presumption of Asbestos to similar sample
	No Access – Presumed to contain Asbestos

DO NOT SCALE DRAWING

Client Name:	Plus Architecture	Project Number:	A-02978
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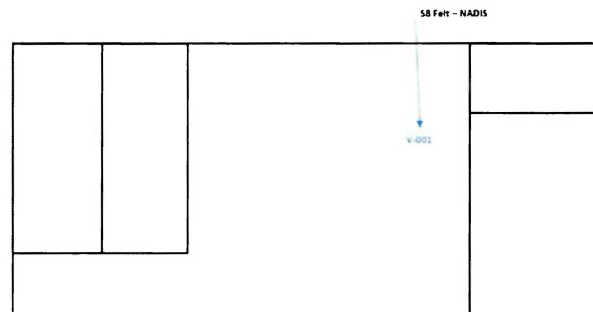
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Section 12 - Survey Drawings and Documentation

Project Number:

A-02978



Voids/attics - Level V

Key	
NADIS	No Asbestos Detected In Sample
	Asbestos Identified in sample
	Strong Presumption of Asbestos to similar sample
	No Access - Presumed to contain Asbestos

DO NOT SCALE DRAWING

Client Name:	Plus Architecture	Project Number:	A-02978
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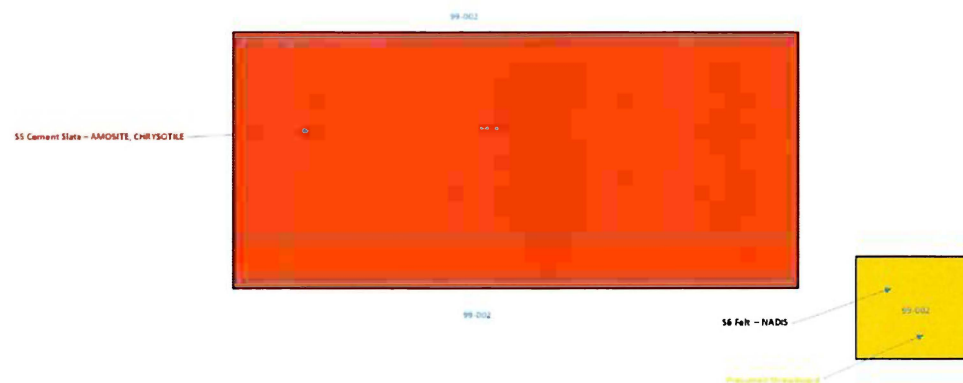


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Section 12 - Survey Drawings and Documentation

Project Number: A-02978



Externals - Level 99

Key	
NADs	No Asbestos Detected In Sample
Orange	Asbestos Identified in sample
Yellow	Strong Presumption of Asbestos to similar sample
White	No Access - Presumed to contain Asbestos

DO NOT SCALE DRAWING

Client Name:	Plus Architecture	Project Number:	A-02978
		Survey Date:	19/05/23 to 23/05/23
Site Address:	Main St,	Report Revision Date:	30/05/2023
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CELTIC ASBESTOS CONSULTANCY LTD

60 Grange Way, Baldoyle Industrial Estate, Baldoyle, Dublin 13, D13 F8F5

Tel 01 8323547 Email: info@cacl.ie Website: www.cacl.ie

Section 13 - Asbestos Register

Project Number:

A-02978

Demolition Survey:	Main St,	Surveyor(s):	Daragh Gogarty	Survey Date:	19/05/23 to 23/05/23
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Main St,								
Area Surveyed	Sample Number	Location and Use of Material	Asbestos Type	Condition	Accessibility	Extent	Material Risk Assessment Score	Recommended Action
Ground Floor	S1	Office 1 0-003 – Floor (Vinyl Floor Tile and Bitumen)	Chrysotile	Medium Damage	Easy	15 approx m ²	4	Remove
Ground Floor	S2	Corridor 0-004 – Floor (Vinyl Floor Tile and Bitumen)	Chrysotile	Medium Damage	Easy	10 approx m ²	4	Remove
Ground Floor	Same As S2	Toilet 0-005 – Floor (Vinyl Floor Tile and Bitumen)	Chrysotile	Medium Damage	Easy	5 approx m ²	4	Remove
Ground Floor	Presumed	Office/Reception 0-006 – Safe (Board)	Amosite	Low Damage	Difficult	3 no	6	Remove
Ground Floor	S3	Office/Reception 0-006 – Floor (Vinyl Floor Tile and Bitumen)	Chrysotile	Medium Damage	Easy	15 approx m ²	4	Remove
Ground Floor	S4	Public Reception 0-007 – Safe (Board)	Chrysotile	Medium Damage	Difficult	30 approx m ²	4	Remove
External	S5	Main roof 99-001 – Roof (Cement Slate)	Amosite, Chrysotile	Medium Damage	Medium	1000 approx m ²	5	Remove
External	Presumed	Rear Toilet Block 99-003 – Roof (Bituminous Product)	Chrysotile	Medium Damage	Easy	30 approx no	4	Remove

MATERIAL RISK SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES

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Section 13 - Asbestos Register

Project Number:

A-02978

Main St,

Area Surveyed	Sample Number	Location and Use of Material	Asbestos Type	Condition	Accessibility	Extent	Material Risk Assessment Score	Recommended Action
External	Strongly Presumed	Rear Toilet Block 99-003 – Toilet Seat (Bakelite)	Amosite	Medium Damage	Easy	2 no	5	Remove

MATERIAL RISK SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES

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