Asbestos Refurbishment/Demolition

Client:	**Sweeney Architects**
Site Address:	**Dromahair Site**
Contact:	**Theresa Keegan**
Date:	**14/08/20**
Surveyor:	**Stephen Cullen**
Survey No.:	**A56140820**
Report Issue:	**Final**

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1. Executive Summary

At the request of Theresa Keegan , of Sweeney architects, an Asbestos Refurbishment/Demolition Survey has been undertaken to an old guest house, and dance hall which is run down and in a delapidated state.

The scope of the survey was confined to all accessible areas of the section of the building which is potentially due for demolition in the future.

The survey was carried out by Stephen Cullen and completed on the 28th of August 2020

During the survey there was 10 samples taken:

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Sample No.	Relevant Report Section	Location – Description	Result	Condition
Sample 1	8	Front of Building-Slate	Chrysotile	Good
Sample 2	8	Rear of Building (Dance Hall) Roof Sheet	Chrysotile	Good
Sample 3	8	Ground Floor Ceiling-Texture Coated Paint	No Asbestos Detected	N/A
Sample 4	8	Grey Floor Tile	No Asbestos Detected	N/A
Sample 5	8	Bar Area-Ceiling-Texture Coated Paint-	No Asbestos Detected	N/A
Sample 6	8	Above Stage (Dance Hall)-Texture Coated Paint	No Asbestos Detected	N/A
Sample 7	8	Dance Hall Toilet Beside Stage-Yellow Floor Tile	No Asbestos Detected	N/A
Sample 8	8	Orange Floor Tile	Chrysotile	Good
Sample 9	8	Kitchen-Floor Tile	No Asbestos Detected	N/A
Sample 10	8	Ceiling-Up stairs (Guesthouse) Hallway	Chrysotile	Poor

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

Please note that Asbestos Surveys Ireland cannot be held responsible for the way in which a client interprets or acts upon the results.

This report must be read in its entirety including any appendices. Asbestos Surveys Ireland accepts no responsibility for sub-division of this report.

Signed: *Stephen Cullen* Date: 28th August 2020

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2. 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 asbestos products having been recorded.

The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and the 1970's when it provided an economic, easy to use versatile material. Unfortunately, given the constitution and makeup 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.

Asbestos Surveys Ireland have been requested by Theresa Keegan to provide the following:

- To provide an experienced asbestos survey team to site to carry out a refurbishment/demolition survey (targeted), as outlined in HSG 264 Asbestos: the Survey Guide.
- To take representative samples of any materials suspected of containing asbestos and to analyse these in accordance with HSE document HSG 248 – 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.
- To prepare a detailed written report showing the location, extent and condition of all identified asbestos installations along with any remedial recommendations necessary.
- The data from the reports will also be used to assist in the customer's duty to manage asbestos and to provide suitable & sufficient risk assessments for staff & contractors.

NOTE: Material risk assessment scores have been included in this report to assist the customer in future management plans.

This survey report must be read in conjunction with any other associated asbestos survey reports, and also read in conjunction with Section 1 Executive Summary, 8 Asbestos Data Sheets, 9 Laboratory Analysis Results, 10 Asbestos Register, 11 Specific Exclusions and Caveats, and 13 Conclusions and Recommendations.

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3. Survey Type

Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

Refurbishment & Demolition Survey

A refurbishment and demolition survey is needed before any refurbishment or 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 refurbishment work will take place or in the whole building if demolition is planned. 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

In this type of survey, the asbestos is identified so it can be removed (rather than managed). This 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. Where the materials sampled are found to contain asbestos, other similar materials or components have been presumed to contain asbestos. As part of the Refurbishment & Demolition Survey the current condition of any proven or presumed ACMs will be recorded. Any urgent remedial works required to reduce the risk of exposure to airborne asbestos fibres will be highlighted. Any areas which need further investigation will also be highlighted.

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4. Survey Methodology

The external and internal areas were inspected to visually locate those materials suspected of containing asbestos. Where required, representative samples of materials suspected of containing asbestos were taken in a safe and controlled manner as per guidelines set out in HSG 264. Materials of a similar type were representatively sampled on the assumption that surfaces identical to a sampled location were of a similar composition.

5. Sample Analysis

Bulk samples of suspected Asbestos Containing Materials were taken to determine the nature and extent of the material, and the results of the laboratory analysis can be found in section 8. Laboratory Analysis Results. The bulk sampling was carried out in accordance HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Samples were taken in grip seal bags and the sample location has been safely sealed to reduce the risk of airborne asbestos fibre release.

Sample analysis was carried out by UKAS accredited laboratory G&L Consultancy Ltd. The analysis of the bulk samples is conducted using polarised light microscopy.

Photographs were taken of all sample locations unless otherwise stated. Materials of a similar type were only occasionally sampled, as it was assumed that other similar materials visually inspected were of a similar composition.

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6. Asbestos Containing Materials in Buildings (ACMs)

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 16 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, rainwater 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 seals 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 of 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 %.

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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, coatings and sink pads 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.

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

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, window seals, lab bench tops, brakes 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.

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7. Material Assessment Algorithms

HSG 264 calls for all samples identified as being ACMs to be subject to a Material Assessment Algorithm, in order to assess the potential for fibre release when subject to a standard disturbance. The factors to be considered are;

A	Product Type	Scored 1-3
B	Extent of Damage or Deterioration	Scored 0-3
C	Surface Treatment	Scored 0-3
D	Asbestos Type	Scored 1-3

For each of these factors a score is allocated and the results are added together to give a result between 0 and 12. Scores are interpreted as follows:

<5:	Very Low
5-6:	Low
7-9:	Medium
>9:	High

This material assessment purely assesses the condition of the material. It identifies the materials that present a higher risk of fibre release if disturbed. This algorithm does not automatically mean that those materials with a higher score should be given a higher priority for remedial work. Rather, this score should be considered along with other factors involved, such as the location of the material (for example; outside, inside, in plant areas, by or in ventilation systems), its extent, occupancy and the type of activity likely to affect it. Factors effecting such activity are, for example, that it may be only accessed during major works or alternatively, occupants undertake actions which may easily disturb it during everyday activity.

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8. Asbestos Data Sheets

ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Slate-Front of Building
Sample Range	Sample 1

MATERIAL ASSESSMENT ALGORITHM

Product type	Asbestos Cement	Score	1
Extent of damage/deterioration	Low	Score	1
Surface treatment		Score	1
Asbestos type	Chrysotile	Score	1
		Total	**4**

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS

An Asbestos Contractor should be appointed before any refurbishment or demolition

Asbestos Cement slates typically contain around 10-15 % Chrysotile asbestos

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Roof Sheet-Rear of Building (Dance-Hall)
Sample Range	Sample 2

MATERIAL ASSESSMENT ALGORITHM

Product type	Asbestos Cement	Score	
Extent of damage/deterioration	Low	Score	
Surface treatment		Score	
Asbestos type	Chrysotile	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS

An Asbestos contractor should be appointed before any refurbishment or demolition

Asbestos Cement sheets typically contain around 10-15 % Chrysotile asbestos

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Ground Floor Ceiling- Texture Coated Paint
Sample Range	Sample 3

MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration		Score	
Surface treatment		Score	
Asbestos type		Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS
No Asbestos Detected in this sample

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Grey Floor Tile
Sample Range	Sample 4

MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration		Score	
Surface treatment		Score	
Asbestos type		Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS
No Asbestos Detected in this sample

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Bar Area- Ceiling- Texture Coated Paint
Sample Range	Sample 5

MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration		Score	
Surface treatment		Score	
Asbestos type		Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS
No Asbestos Detected in this sample

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Above Stage(Dance Hall) Texture Coated Paint
Sample Range	Sample 6

MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration		Score	
Surface treatment		Score	
Asbestos type		Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS
No Asbestos Detected in this sample

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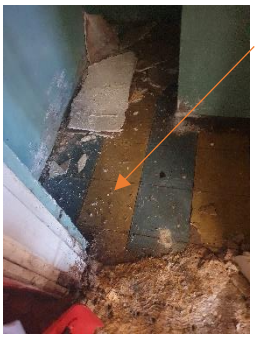
ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Dance Hall Toilet-Beside Stage-Yellow Floor Tile
Sample Range	Sample 7



MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration		Score	
Surface treatment		Score	
Asbestos type		Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS
No Asbestos Detected in this sample

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Orange Floor Tile
Sample Range	Sample 8

MATERIAL ASSESSMENT ALGORITHM

Product type	Reinforced Composite	Score	
Extent of damage/deterioration		Score	
Surface treatment		Score	
Asbestos type	Chrysotile	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS
An Asbestos contractor should be appointed before any refurbishment and demolition

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Kitchen Floor Tile
Sample Range	Sample 9

MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration		Score	
Surface treatment		Score	
Asbestos type		Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS
No Asbestos Detected in this sample

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Ceiling Up-Stairs (Hall)- Texture Coated Paint
Sample Range	Sample 10

MATERIAL ASSESSMENT ALGORITHM

Product type	Textured Coating	Score	1
Extent of damage/deterioration		Score	1
Surface treatment		Score	1
Asbestos type	Chrysotile	Score	1
		Total	**4**

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS

An Asbestos contractor should be appointed before any refurbishment or demolition work takes place

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Dance Hall. Asbestos Sheets in Ceiling
Sample Range	

MATERIAL ASSESSMENT ALGORITHM

Product type	Asbestos Sheets	Score	
Extent of damage/deterioration		Score	
Surface treatment		Score	
Asbestos type	Strongly Presumed	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS

An Asbestos contractor should be appointed before any refurbishment or demolition work takes place,

The Sheets in the ceiling are strongly presumed to contain asbestos

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ASBESTOS SAFETY DATA SHEET

Survey No.	A56140820
Survey Type	Refurbishment/Demolition
Survey Date	14/08/20
Surveyor	Stephen Cullen
Client Name	Sweeney Architects
Site Address	Dromahair Site, Leitrim
Location	Front of the Building
Sample Range	

MATERIAL ASSESSMENT ALGORITHM

Product type	Slates	Score	
Extent of damage/deterioration		Score	
Surface treatment		Score	
Asbestos type	Strongly Presumed	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area		Score	
Secondary activities for area		Score	
		Average	

Likelihood of disturbance

Location		Score	
Accessability		Score	
Extent/amount		Score	
		Average	

Human Exposure Potential

Number of occupants		Score	
Frequency of use of area		Score	
Average time area is in use		Score	
		Average	

Maintenance Activity

Type of maintenance activity		Score	
Frequency of maintenance activity		Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		

RECOMMENDATIONS
An Asbestos contractor should be appointed before any refurbishment or demolition work takes place

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9. Laboratory Analysis Results

BULK MATERIAL SAMPLE REPORT

Reference No:	J633630	Client Order No:	N/A
Date Received:	24 Aug 2020		
	Asbestos Transport Ltd (IE), 44A Moyle Road, Dublin Industrial Estate, Dublin 11 Ireland Client Name and Address: D11 CA34		
Site Address	Dromahair Site, Leitrim		
Sampling Officer:	Asbestos Transport Ltd (IE)		
Date of Analysis:	24 Aug 2020		
Analyst:	David McNaugher		
Approving Officer:	Denise Todd	Signed: Denise Todd	
Issue Date:	24 Aug 2020		

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ANALYSIS RESULTS

Sampling carried out by our own officers follows the procedures documented in our internal method M3: The Sampling of Bulk Materials.

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Site Ref	Lab Ref	Description	Analysis Result	Classification
Sample 01	BS179667	Slate-Front of Building	Chrysotile	Asbestos Cement
Sample 02	BS179668	Roof Sheet-Rear of Building (Dance Hall)	Chrysotile	Asbestos Cement
Sample 03	BS179669	Ground Floor Ceiling-Texture Coated Paint	No Asbestos Detected	N/A
Sample 04	BS179670	Grey Floor Tile	No Asbestos Detected	N/A
Sample 05	BS179671	Bar Area-Texture Coated Paint	No Asbestos Detected	N/A
Sample 06	BS179672	Above Stage (Dance Hall)- Texture Coated Paint	No Asbestos Detected	N/A
Sample 07	BS179673	Dance Hall Toilet - Yellow Floor Tile	No Asbestos Detected	N/A
Sample 08	BS179674	Orange Floor Tile	Chrysotile	Reinforced Composite
Sample 09	BS179675	Kitchen-Floor Tile	No Asbestos Detected	N/A
Sample 10	BS179676	Ceiling (hall) Upstairs- Texture Coated Paint	Chrysotile	Textured Coating

54A Huntly Road, Banbridge, Co. Down, Northern Ireland, BT32 3UA
Tel: 028 4062 3566 **Email:** ni@gnl.org.uk **Web:** www.gnl.org.uk
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

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 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures. 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. 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. 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.

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10. Asbestos Register

Sample No.	Relevant Report Section	Location – Description	Qty	Result	Condition	Risk	Material Assessment Algorithm	Recommended Action
1	10	Front of Building-Slate		Chrysotile	Good	Low	4	Remove prior to refurbishment
2	10	Roof Sheet- Rear of building (Dance Hall)		Chrysotile	Good	Low	4	Remove prior to refurbishment
8	10	Orange Floor Tile		Chrysotile	Good	Low	4	Remove prior to refurbishment
10	10	Ceiling -Hall-Upstairs		Chrysotile	Poor	Low	4	Remove prior to refurbishment

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11. Specific Exclusions and Caveats

- No inspection was carried out of any areas outside the agreed scope of works

All reasonable steps have been taken to ensure that the contents and findings of this report are accurate and true. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the likelihood that undiscovered asbestos containing materials may be present. If the building is to undergo major refurbishment/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 themselves or their employees and any other parties who may be affected by the works.

12. Legislation and Code of Practice

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 amended 2010, apply to work where there is or maybe asbestos fibres present. These regulations apply to any person or employer working with or removing asbestos.

In addition, The Safety, Health and Welfare at Work (Construction) Regulations 2013 also apply to any building, installation, repair, demolition and asbestos removal works.

13. Conclusions and Recommendations

An Asbestos Contractor should be appointed before any refurbishment or demolition takes place.

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