ENVIRONMENTAL IMPACT ASSESSMENT REPORT

VOLUME III APPENDICES

Appendix 19-1 Asbestos Survey Report

Phoenix Environmental Safety Ltd.

ASBESTOS SURVEY REPORT

(Refurbishment / Demolition Survey)

Client: Limerick Twenty Thirty Strategic Development DAC,
Gardens International, Henry Street, Limerick

Location: The Cleeves Site,
North Circular Road, Limerick

Date: 12th November 2024

Report No. PE24-1226

Graigueswood, Freshford, Co. Kilkenny

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Client Name: Limerick Twenty Thirty Strategic Development DAC, Gardens International, Henry Street, Limerick

Property: The Cleeves Site, North Circular Road, Limerick

Asbestos Survey Type: Refurbishment/Demolition Asbestos Survey

Survey Company: Phoenix Environmental Safety Ltd.

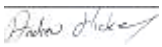
Surveyors: Eoghan Hickey, Andrew Hickey & John Tonkies

Testing Laboratory: G & L Consultancy Limited

Date of Survey: 6th November 2024

Date of Survey Report: 12th November 2024

Report issue: Final

Signed:  Date: 12th November 2024

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

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

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

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SUMMARY

Following a request made by Limerick Twenty Thirty Strategic Development DAC, we have produced this Refurbishment/Demolition Asbestos Survey report for the Cleeves Site, North Circular Road, Limerick with the aim of finding asbestos containing materials (ACMs) within the scope of the asbestos survey.

The scope of the asbestos survey was confined to all accessible areas of The Cleeves Site which is due for refurbishment and demolition works in the near future. The buildings within the scope of the asbestos survey are outlined in Appendix F.

During the asbestos survey at the former Cleeves Site in Limerick, the following asbestos containing materials were detected in the following locations:

BUILDING 1

- Corrugated asbestos cement sheeting was identified on the roof of the buildings (90 m^2 total approx. floor area) and associated cement debris was identified internally and externally

BUILDING 2

- Asbestos insulation board was identified on the ceiling. The upper floors in Building 2 were inaccessible to assess the quantity of the material

BUILDING 3

- Corrugated asbestos cement sheeting was identified on the roof and sides of the building (720 m^2 approx. floor area) and associated cement debris was identified internally and externally

BUILDING 4

- Asbestos cement slates were identified on the roof area (600 m^2 approx. floor area)
- Asbestos rope was identified on the wiring of the electrics in the lift motor room
- Asbestos cement and insulation board debris was identified in the attic area
- Asbestos thermal insulation was identified within the boiler unit on the 3rd floor
- Asbestos thermal insulation was identified on the high-level pipework on the ground floor leading to the boiler room at the rear of the building (23 linear meters approx.)

BUILDING 5

- Corrugated asbestos cement sheeting was identified on the roof of the building (270 m^2 approx. floor area)

BUILDING 6

- No asbestos detected

BUILDING 7

- Corrugated asbestos cement sheeting was identified on a section of the roof (160 m^2 approx. floor area)

BUILDING 8

- No asbestos detected

…continued

SUMMARY CONTINUED

BUILDING 9

- Corrugated asbestos cement sheeting was identified on the main roof (305 m^2 approx. floor area)
- Asbestos cement slates were identified on the side roof and on the rear porch area (70 m^2 approx. floor area)
- Asbestos containing paper was identified under marmoleum floor covering in the main office area (150 m^2 approx.)
- Asbestos containing floor tiles were identified in the office and lobby areas between building 9 & 8 (150 m^2 approx.)

BUILDING 10

- Asbestos felt was identified on the main roof of the building (700 m^2 approx. floor area)
- Asbestos cement board, floor tiles and bitumen adhesive (10 m^2 approx.) was identified in the storeroom during a previous survey. The area was locked during this survey and should be presumed to still remain in this location.
- Millboard panels were identified over two high-level heaters and on one timber truss in the centre of the building
- Asbestos containing floor tiles and adhesive was identified on the floors in the storeroom (20 m^2 approx.)

BUILDING 11 – BOILER HOUSE

- Asbestos rope seals were identified on the redundant boiler flue
- Asbestos thermal insulation residue was identified on the walls, older pipework, older boiler unit and former calorifier

BUILDING 12

- Corrugated asbestos cement sheeting was identified on the roof of the building (650 m^2 approx. floor area)
- Asbestos insulation board tiles were identified on the ceilings in several locations (440 m^2 approx.)
- Asbestos containing floor tiles and adhesive were identified on the floors in the ground floor storeroom (10 m^2 approx.)

BUILDING 13

- Asbestos containing floor tiles were identified on the floors in the ground floor office (20 m^2 approx.)

BUILDING 14

- Corrugated asbestos cement sheeting was identified on the roof of the building (900 m^2 approx. floor area)
- Corrugated asbestos cement sheeting was identified on the lean-to roof at the rear of Building 14 (175 m^2 approx. floor area)
- Asbestos insulation board was presumed on the high-level divide between building 13&14. (5 linear meters approx.) access was not available to this board because of its height and the volume of material stored in the area

BUILDING 15

- Corrugated asbestos cement sheeting was identified on the roof of the building (565 m^2 approx. floor area)

…continued

SUMMARY CONTINUED

BUILDING 16

- Corrugated asbestos cement sheeting was identified on the roof of the building (165 m^2 approx. floor area)
- Asbestos containing floor tiles and bitumen adhesive were identified in the rear entrance area (40 m^2 approx.)

BUILDING 17

- Asbestos cement slates were identified on the rear pitch of the roof (50 m^2 approx. floor area)

BUILDING 18

- No asbestos detected

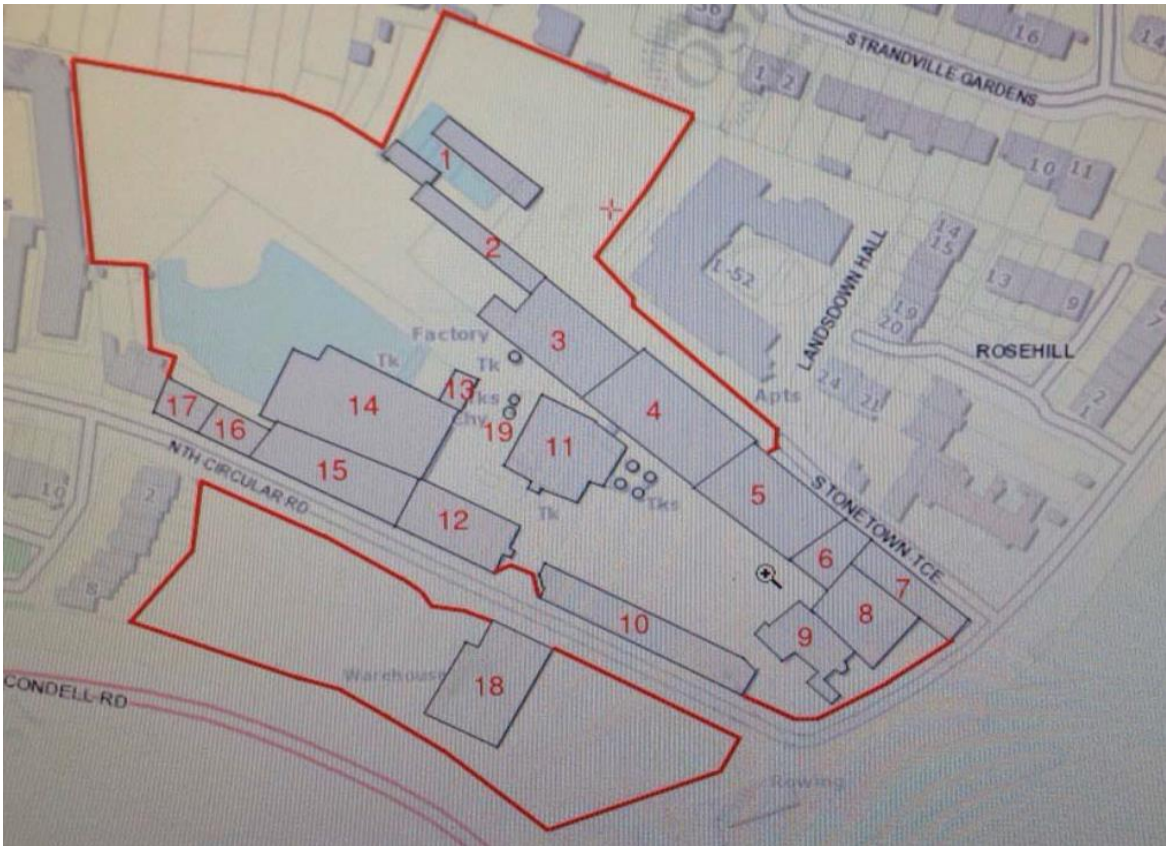
BUILDING 19 – CHIMNEY

- No asbestos detected

Throughout Site

- CAF gaskets were identified between the older pipework flanges
- Rope seals were identified on the doors of the older electrical equipment
- Asbestos cement debris and rainwater goods can be found internally and externally throughout the site

See Appendix C & F for more details



INTRODUCTION

Background

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

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

Scope & Purpose

Limerick Twenty Thirty Strategic Development DAC has commissioned Phoenix Environmental Safety Ltd. to undertake an asbestos survey at the Cleeves Site, North Circular Road, Limerick. The aim of the survey was to locate and identify the presence of asbestos containing materials (ACM's) or suspected ACM's. This report provides a record and assessment of the extent and characteristics of ACM's and is based on information made available on the 6th November 2024.

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

This means that:

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

Refurbishment / Demolition Surveys (formerly type 3 surveys)

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

The purpose of the report is to:

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

Presentation of Findings

Data Sheets

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

Figures

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

Caveats

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

Refurbishment / Demolition Surveys

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

APPENDIX A

ASBESTOS MATERIALS IN BUILDINGS

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

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

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

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

Ropes and yarns are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as in the pipe lagging process and in pipe jointing and also for packing materials as in heat/fire resistant boiler, oven and flue sealing or anywhere thermal 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 %.

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

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

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

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

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

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

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

APPENDIX B

RESULTS OF LABORATORY ANALYSIS

G&L Consultancy
Training & Asbestos Management

BULK MATERIAL SAMPLE REPORT

Reference No:	J687505	Client Order No:	N/A
Date Received:	7 Nov 2024		
Client Name and Address:	Phoenix Environmental Safety Ltd (IE), Graigueswood, Freshford, Co. Kilkenny, Ireland .		
Site Address:	Cleeves Site, North Circular Road, Limerick		
Sampling Officer:	Phoenix Environmental Safety Ltd (IE)		
Date of Analysis:	7 Nov 2024		
Analyst:	Andy Webster Colin Webb David McNaugher Jamie Fearon Justin Proctor		
Approving Officer:	Andy Webster	Signed:	
Issue Date:	8 Nov 2024		

ANALYSIS RESULTS

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

Site Ref	Lab Ref	Description	Analysis Result	Classification
S1	BS222500	Building 1 - Pumphouse - Flange - Gasket	No Asbestos Detected	Not Applicable
S2	BS222501	Building 1 - Lean-to Roof - Cement sheeting	Chrysotile	Asbestos Cement
S3	BS222502	Building 2 - Flange - Gasket	No Asbestos Detected	Not Applicable
S4	BS222503	Building 2 - Electrical board - Backing board on floor	No Asbestos Detected	Not Applicable

G&L Consultancy Ltd
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
G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929

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BULK MATERIAL SAMPLE REPORT (CONTINUATION)

Site Ref	Lab Ref	Description	Analysis Result	Classification
S5	BS222504	Building 2 - Ground floor - Ceiling - Insulation board	Chrysotile + Amosite	Asbestos Insulating Board
S6	BS222505	Builidng 2 - Switch room - Fuse box panel	No Asbestos Detected	Not Applicable
S7	BS222506	Building 2 - Electrical switch room - Spark arrestor	No Asbestos Detected	Not Applicable
S8	BS222507	Building 3 - Cement debris on ground	Chrysotile	Asbestos Cement
S9	BS222508	Building 3 - Rear of building - Cement gutter	Chrysotile	Asbestos Cement
S10	BS222509	Building 3 - Rear of building - Cement downpipe	Chrysotile + Amosite	Asbestos Cement
S11	BS222510	Building 4 - Tank room - Tank - Rope	No Asbestos Detected	Not Applicable
S12	BS222511	Building 4 - Tank room - Electrical box - Rope on wiring	Chrysotile	Asbestos Textiles/Paper
S13	BS222512	Builidng 4 - Roof - Felt	No Asbestos Detected	Not Applicable
S14	BS222513	Builidng 4 - Roof - Cement slate	Chrysotile	Asbestos Cement
S15	BS222514	Building 4 - Lift motor room - Side of LMR - Insulation board debris	Chrysotile + Amosite	Asbestos Insulating Board
S16	BS222515	Building 4 - Side of lift motor room - Cement debris	Chrysotile + Crocidolite	Asbestos Cement
S17	BS222516	Building 4 - 3rd Floor - Flange - Gasket	Chrysotile	Asbestos Textiles/Paper
S18	BS222517	Building 4 - 3rd Floor - Flange on pipe work - Rope	No Asbestos Detected	Not Applicable
S19	BS222518	Builidng 4 - 3rd Floor - Boiler unit - Insulation	Chrysotile	Asbestos Insulation/Coating
S20	BS222519	Building 4 - 2nd Floor - Electrical box - Door - Rope	Chrysotile	Asbestos Textiles/Paper

BULK MATERIAL SAMPLE REPORT (CONTINUATION)

Site Ref	Lab Ref	Description	Analysis Result	Classification
S21	BS222520	Building 4 - 1st Floor area - Felt	Chrysotile	Unknown
S22	BS222521	Building 4 - Ground floor - High level pipe - Insulation	Amosite	Asbestos Insulation/Coating
S23	BS222522	Building 4 - Rear area externally - Cement debris	Chrysotile	Asbestos Cement
S24	BS222523	Building 5/4 - High level pipe work at door - Insulation (white)	No Asbestos Detected	Not Applicable
S25	BS222524	Buildig 5 - Rear roof - Cement sheeting	Chrysotile + Amosite	Asbestos Cement
S26	BS222525	Building 5 - 1st floor electrical equipment - Door - Rope	Chrysotile	Asbestos Textiles/Paper
S27	BS222526	Building 6/8 - Pipe work - Insulation (pink)	No Asbestos Detected	Not Applicable
S28	BS222527	Builidng 7 - Roof - Cement sheeting	Chrysotile + Amosite	Asbestos Cement
S29	BS222528	Building 9 - Cement area - Roof - Cement sheeting	Chrysotile	Asbestos Cement
S30	BS222529	Builidng 9 - Front section - Roof - Cement slate	Chrysotile + Crocidolite	Asbestos Cement
S31	BS222530	Building 9 - External - Cement downpipe	Chrysotile + Crocidolite	Asbestos Cement
S32	BS222531	Building 9 - Attic - Vessel - Coating / insualtion	No Asbestos Detected	Not Applicable
S33	BS222532	Building 9 - Front area - Compound & adhesive	No Asbestos Detected	Not Applicable
S34	BS222533	Building 9 - Cemented area - Under marmoleum - Paper	Chrysotile	Asbestos Textiles/Paper
S35	BS222534	Building 9 - Lobby to Builidng 8 - Floor tile	Chrysotile	Reinforced Composite
S36	BS222535	Builidng 10 - Roof - Felt	Chrysotile	Well Bound Material

BULK MATERIAL SAMPLE REPORT (CONTINUATION)

Site Ref	Lab Ref	Description	Analysis Result	Classification
S37	BS222536	Building 10 - End store - Floor tile & adhesive	Chrysotile	Reinforced Composite + Well Bound Material
S38	BS222537	Building 10 - Warehouse - Over heater - Millboard	Chrysotile	Asbestos Insulating Board
S39	BS222538	Building 10 - Security area - Floor compound & adhesvie	No Asbestos Detected	Not Applicable
S40	BS222539	Building 11 - Flue pipe - Rope	Chrysotile	Asbestos Textiles/Paper
S41	BS222540	Building 11 - Electrical wiring covering - Textile	Amosite	Unknown
S42	BS222541	Building 11 - Boiler room - Wall - Insulation debris	Amosite	Asbestos Insulation/Coating
S43	BS222542	Building 11 - Boiler house - Flange - Gasket	Chrysotile	Asbestos Textiles/Paper
S44	BS222543	Building 11 - Boiler house - Tank - Insulation debris	Amosite	Asbestos Insulation/Coating
S45	BS222544	Builidng 11 - Boiler house - Tank - Bitumen pad	Amosite	Unknown
S46	BS222545	Building 12 - Roof - Cement sheeting	Chrysotile + Crocidolite	Asbestos Cement
S47	BS222546	Builidng 12 - Ceiling tile - Insulation board	Chrysotile + Amosite	Asbestos Insulating Board
S48	BS222547	Building 12 - 1st floor - Stairs - Insulation board	Chrysotile + Amosite	Asbestos Insulating Board
S49	BS222548	Building 12 - Ground floor warehose - Over column - Insulation board	Amosite + Chrysotile + Crocidolite	Asbestos Insulating Board
S50	BS222549	Builidng 12 - Store room - Floor tile & adhesive	Chrysotile	Reinforced Composite + Well Bound Material
S51	BS222550	Building 13 - Front store - Floor tile & adhesive	Chrysotile	Reinforced Composite
S52	BS222551	Builidng 14 - Roof - Cement sheeting	Chrysotile	Asbestos Cement

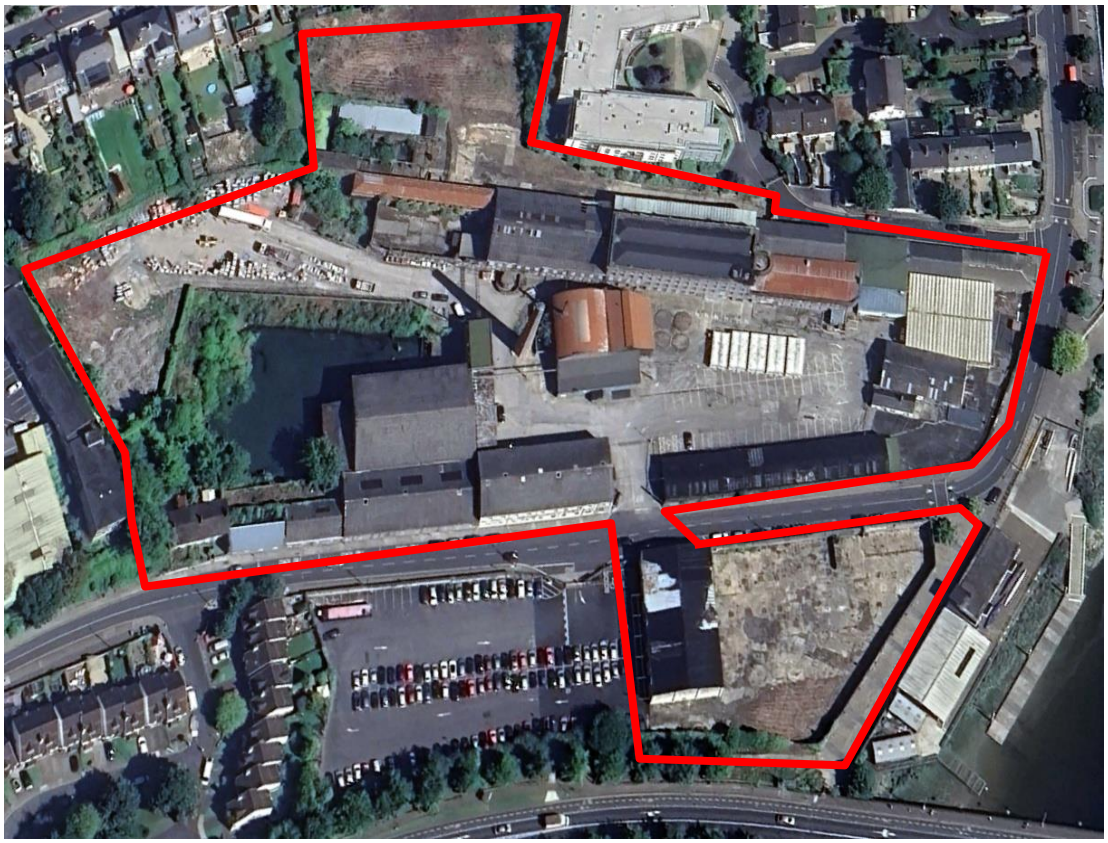
BULK MATERIAL SAMPLE REPORT (CONTINUATION)

Site Ref	Lab Ref	Description	Analysis Result	Classification
S53	BS222552	Builidng 14 - Rear lean-to roof - Cement sheeting	Chrysotile + Crocidolite	Asbestos Cement
S54	BS222553	Building 15 - Roof - Cement sheeting	Chrysotile	Asbestos Cement
S55	BS222554	Builidng 15 - External downpipe - Cement downpipe	Chrysotile	Asbestos Cement
S56	BS222555	Builidng 16 - Roof - Cement sheeting	Chrysotile + Crocidolite	Asbestos Cement
S57	BS222556	Building 16 - Rear entrance - Floor tile & adhesive	Chrysotile	Reinforced Composite + Well Bound Material
S58	BS222557	Building 17 - Rear lean-to - Debris - Felt	No Asbestos Detected	Not Applicable
S59	BS222558	Builidng 17 - Roof - Cement slate	Chrysotile + Crocidolite	Asbestos Cement
S60	BS222559	Building 17 - Rear of builidng - Debris - Cement	Chrysotile	Asbestos Cement
S61	BS222560	Builidng 18 - Roof - Felt	No Asbestos Detected	Not Applicable

BS222520 - Chrysotile fibres found adhered to sample surface. Not enough material around fibres for classification. Felt matrix is negative.
BS222540 - Loose bundles of Amosite fibres found adhered to surface of the textile material, no asbestos was found within the matrix of the sample.
BS222544 - Loose Amosite found adhered on surface of bitumen, no asbestos was detected within the matrix of the sample.
BS222547 - Board appears quite soft and friable.

APPENDIX C

ASBESTOS DATA SHEETS



The Cleeves Site, North Circular Road, Limerick

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Eoghan Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 1
Location	Roof areas
Extent/ Amount	90 m² total approx.

Survey Date	6.11.2024	Sample No.	BS 222501
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The corrugated asbestos cement sheeting identified on the roof areas in Building 1 contains Chrysotile (white) asbestos fibres and associated cement debris was identified internally and externally. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 2
Location	Ceiling
Extent/ Amount	Not quantified

Survey Date	6.11.2024	Sample No.	BS 222504
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

MATERIAL ASSESSMENT		PRIORITY ASSESSMENT	
Product type	Insulation board	Normal occupant activity	N/A
Extent of damage	High	Likelihood of disturbance	N/A
Surface treatment	Unsealed	Human exposure potential	N/A
Asbestos type	Chrysotile & Amosite	Maintenance activity	N/A
Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A	

CONCLUSIONS AND RECOMMENDATIONS

The insulation board identified on the ceiling in Building 2 contains Chrysotile (white) and Amosite (brown) asbestos fibres. Asbestos insulations boards usually contain between 15-45% asbestos fibres.

The asbestos insulation board (AIB) should be removed under controlled conditions by a specialist asbestos removal contractor and disposed of as asbestos waste before the demolition works commence. The upper floors in Building 2 were inaccessible to assess the quantity of the material

Carrying out removal works with asbestos insulation board will require 14 days notification to the HSA

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 3
Location	Roof & sides of building
Extent/ Amount	720 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222507
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The corrugated asbestos cement sheeting identified on the roof and sides of building 3 contains Chrysotile (white) asbestos fibres. Asbestos cement debris was identified internally and externally. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 4
Location	Roof
Extent/ Amount	600 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222513
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The cement slates identified on the roof of Building 4 contains Chrysotile (white) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 4
Location	Lift motor room
Extent/ Amount	Electrics

Survey Date	6.11.2024	Sample No.	BS 222511
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The rope identified on the wiring of the electrics in the lift motor room contains Chrysotile (white) asbestos fibres. Rope seals can contain up to 100% asbestos fibres

The rope should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 4
Location	Attic
Extent/ Amount	Beside lift motor room

Survey Date	6.11.2024	Sample No.	BS 222515
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

MATERIAL ASSESSMENT		PRIORITY ASSESSMENT	
Product type	Cement & Insulation board debris	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	Unsealed	Human exposure potential	N/A
Asbestos type	Chrysotile & Amosite & Crocidolite	Maintenance activity	N/A
Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A	

CONCLUSIONS AND RECOMMENDATIONS

The cement and insulation board debris identified in the attic area beside the lift motor room in Building 4 contains Chrysotile (white), Amosite (brown) and Crocidolite (blue) asbestos fibres. Asbestos insulations boards usually contain between 15-45% asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres

The cement and insulation board debris should be removed under controlled conditions by a specialist asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

Carrying out removal works with asbestos insulation board will require 14 days notification to the HSA

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 4
Location	3rd floor
Extent/ Amount	Boiler unit

Survey Date	6.11.2024	Sample No.	BS 222518
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The thermal insulation identified around the sections of the boiler unit on the 3rd floor contains Chrysotile (white) asbestos fibres. Thermal insulation can contain between 15-85% asbestos fibres

The thermal insulation should be removed under controlled conditions by a specialist asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

Carrying out removal works with asbestos containing thermal insulation will require 14 days notification to the HSA

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 4
Location	Ground floor
Extent/ Amount	23 linear meters approx.

Survey Date	6.11.2024	Sample No.	BS 222521
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

MATERIAL ASSESSMENT		PRIORITY ASSESSMENT	
Product type	Thermal insulation	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	Within metal casing	Human exposure potential	N/A
Asbestos type	Amosite	Maintenance activity	N/A
Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A	

CONCLUSIONS AND RECOMMENDATIONS

The thermal insulation identified on the high-level pipework on the ground floor contains Amosite (brown) asbestos fibres. Thermal insulation can contain between 15-85% asbestos fibres.

The thermal insulation should be removed under controlled conditions by a specialist asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

Carrying out removal works with asbestos containing thermal insulation will require 14 days notification to the HSA

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 5
Location	Roof
Extent/ Amount	270 m² approx. floor area

Survey Date	6.11.2024	Sample No.	BS 222524
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

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

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 7
Location	Roof
Extent/ Amount	160 m² approx. floor area

Survey Date	6.11.2024	Sample No.	BS 222527
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The corrugated asbestos cement sheeting identified on a section of the roof contains Chrysotile (white) and Amosite (brown) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 9
Location	Roof
Extent/ Amount	305 m² approx. floor area

Survey Date	6.11.2024	Sample No.	BS 222528
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The corrugated asbestos cement sheeting identified on the main roof contains Chrysotile (white) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 9
Location	Side roof & rear porch area
Extent/ Amount	70 m² approx. floor area

Survey Date	6.11.2024	Sample No.	BS 222529
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The cement slates identified on the side roof and on the rear porch area contain Chrysotile (white) and Crocidolite (blue) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

FURTHER DETAIL OF THE ASBESTOS CEMENT SLATES

View of the slates on the rear porch roof

View of the side building which contains the asbestos cement slates

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 9
Location	Main office area
Extent/ Amount	75 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222533
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

MATERIAL ASSESSMENT		PRIORITY ASSESSMENT	
Product type	Paper	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	Covered with Marmoleum	Human exposure potential	N/A
Asbestos type	Chrysotile	Maintenance activity	N/A
Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A	

CONCLUSIONS AND RECOMMENDATIONS

The paper identified under marmoleum floor covering in the main office area contains Chrysotile (white) asbestos fibres. Asbestos paper can contain up to 100% asbestos fibres.

The paper should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence. The full extent of the paper will not be known until the Marmoleum floor covering is removed

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 9
Location	Office and lobby area
Extent/ Amount	50 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222534
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The floor tiles identified in the office and lobby areas between building 9 & 8 contains Chrysotile (white) asbestos fibres. Thermoplastic floor tiles can contain up to 25% asbestos fibres.

The floor tiles should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 10
Location	Roof
Extent/ Amount	700 m² approx. floor area

Survey Date	6.11.2024	Sample No.	BS 222535
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The felt identified on the main roof of the building contains Chrysotile (white) asbestos fibres. Felt products generally contain a small quantity of asbestos fibres mixed into the product matrix.

The felt should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 10
Location	High level
Extent/ Amount	Over 2 high heaters & on 1 timber truss

Survey Date	6.11.2024	Sample No.	BS 222537
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The millboard panels identified over two high-level heaters and on one timber truss in the center of the building contain Chrysotile (white) asbestos fibres. Millboard can contain up to 100% asbestos fibres

The millboard panels should be removed under controlled conditions by a specialist asbestos removal contactor and disposed of as asbestos waste before the works commence. This work wll require a 14 day notification to the HSA prior to the work commencing

See Appendix F for more details

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

FURTHER DETAIL OF THE MILLBOARD PANELS

Closeup view of the remaining millboard on one of the panels over the heater

View of the other panel which was originally over a heater

FURTHER DETAIL OF THE MILLBOARD PANELS

Closeup view of the remaining millboard on the lower level of the truss

View of the remaining millboard on the higher level of the truss

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 10
Location	Storeroom
Extent/ Amount	20 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222536
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

MATERIAL ASSESSMENT		PRIORITY ASSESSMENT	
Product type	Floor tiles and bitumen adhesive	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	Composite & well bound material	Human exposure potential	N/A
Asbestos type	Chrysotile	Maintenance activity	N/A
Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A	

CONCLUSIONS AND RECOMMENDATIONS

The floor tiles and bitumen adhesive identified on the floors in the storeroom contains Chrysotile (white) asbestos fibres. Thermoplastic floor tiles can contain up to 25% asbestos fibres. Bitumen adhesive contains a small quantity of asbestos fibres.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 11
Location	Boiler room
Extent/ Amount	Around flue pipe

Survey Date	6.11.2024	Sample No.	BS 222539
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

MATERIAL ASSESSMENT		PRIORITY ASSESSMENT	
Product type	Rope seals	Normal occupant activity	N/A
Extent of damage	High	Likelihood of disturbance	N/A
Surface treatment	Unsealed	Human exposure potential	N/A
Asbestos type	Chrysotile	Maintenance activity	N/A
Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A	

CONCLUSIONS AND RECOMMENDATIONS

The rope seals identified on the redundant flue pipe contains Chrysotile (white) asbestos fibres. Rope seals can contain up to 100% asbestos fibres

The rope seals should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 11
Location	Boiler room
Extent/ Amount	Throughout

Survey Date	6.11.2024	Sample No.	BS 222541
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Thermal insulation residue	Normal occupant activity	N/A
Extent of damage	High	Likelihood of disturbance	N/A
Surface treatment	Unsealed	Human exposure potential	N/A
Asbestos type	Amosite	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The thermal insulation residue identified on the walls, older pipework, older boiler unit and former calorifier in the boiler room in Building 11 contains Amosite (brown) asbestos fibres. Thermal insulation can contain between 15-85% asbestos fibres.

The thermal insulation should be removed under controlled conditions by a specialist asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

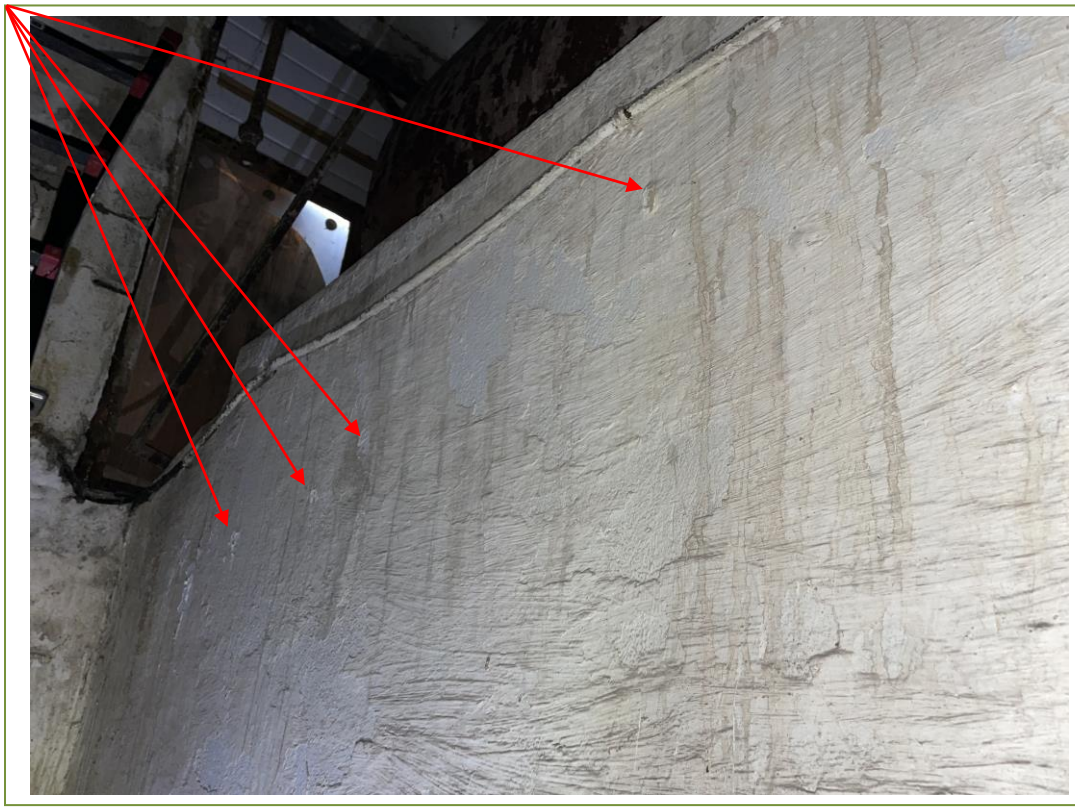
Carrying out removal works with asbestos containing thermal insulation will require 14 days notification to the HSA

See Appendix F for more details

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

DETAIL OF THE ASBESTOS CONTAINING THERMAL INSULATION RESIDUE

Asbestos containing thermal insulation residue on the boiler unit in the boiler room

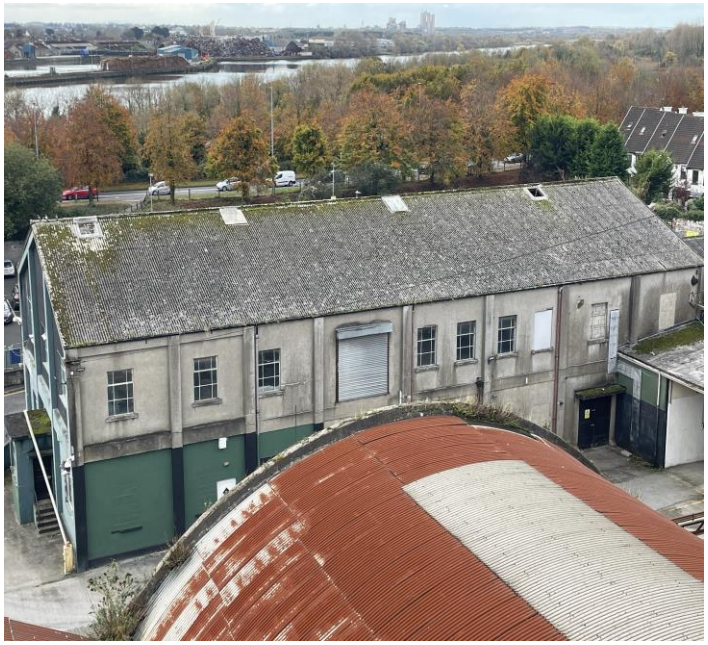


Asbestos containing thermal insulation residue on the walls and pipework in the boiler room

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 12
Location	Roof
Extent/ Amount	650 m² approx.



Survey Date	6.11.2024	Sample No.	BS 222545
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Cement sheeting	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	Cement	Human exposure potential	N/A
Asbestos type	Chrysotile & Crocidolite	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The corrugated asbestos cement sheeting identified on the roof of the building 12 contains Chrysotile (white) and Crocidolite (blue) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 12
Location	Ceiling
Extent/ Amount	440 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222546
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Insulation board	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	Composite & well bound material	Human exposure potential	N/A
Asbestos type	Chrysotile & Amosite	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The insulation board was identified on the ceiling and wall cladding in Building 12 contains Chrysotile (white) and Amosite (brown) asbestos fibres. Asbestos insulations boards usually contain between 15-45% asbestos fibres.

The insulation board should be removed under controlled conditions by a specialist asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

Carrying out removal works with asbestos insulation board will require 14 days notification to the HSA

See Appendix F for more details

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

DETAIL OF THE ASBESTOS INSULATION BOARD

Asbestos insulation board on the walls of the stairs to the 1st floor in Building 12

Asbestos insulation board on the ceiling and around the beams in Building 12

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 12
Location	Storeroom
Extent/ Amount	10 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222549
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

MATERIAL ASSESSMENT		PRIORITY ASSESSMENT	
Product type	Floor tiles and bitumen adhesive	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	Composite & well bound material	Human exposure potential	N/A
Asbestos type	Chrysotile	Maintenance activity	N/A
Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A	

CONCLUSIONS AND RECOMMENDATIONS

The floor tiles and bitumen adhesive identified in the ground floor storeroom in Building 12 contains Chrysotile (white) asbestos fibres. Thermoplastic floor tiles can contain up to 25% asbestos fibres. Bitumen adhesive contains a small quantity of asbestos fibres.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 13
Location	Roof
Extent/ Amount	20 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222550
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The floor tiles identified on the floors in the ground floor office contains Chrysotile (white) asbestos fibres. Thermoplastic floor tiles can contain up to 25% asbestos fibres.

The floor tiles should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 14
Location	Roof
Extent/ Amount	900 m² approx. floor area

Survey Date	6.11.2024	Sample No.	BS 222551
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The corrugated asbestos cement sheeting identified on the roof of the building contains Chrysotile (white) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 14
Location	Roof
Extent/ Amount	175 m² approx. floor area

Survey Date	6.11.2024	Sample No.	BS 222552
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The corrugated asbestos cement sheeting identified on the lean-to roof at the rear of building 14 contains Chrysotile (white) and Crocidolite (blue) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 14
Location	Ceiling
Extent/ Amount	5 linear meters approx.

Survey Date	6.11.2024	Sample No.	N/A
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Insulation board	Normal occupant activity	N/A
Extent of damage	Low	Likelihood of disturbance	N/A
Surface treatment	None	Human exposure potential	N/A
Asbestos type	Crocidolite (presumed)	Maintenance activity	N/A
	Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A

CONCLUSIONS AND RECOMMENDATIONS

The insulation board was identified on the high level divide between building 13 & 14 is presumed to contain Crocidolite (blue) asbestos fibres. Asbestos insulations boards usually contain between 15-45% asbestos fibres.

When access is available, the board should be sampled. If it is found to be asbestos insulation board, the insulation board should be removed under controlled conditions by a specialist asbestos removal contractor and disposed of as asbestos waste before the demolition works commence.

Carrying out removal works with asbestos insulation board will require 14 days notification to the HSA

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 15
Location	Roof
Extent/ Amount	565 m² approx. floor area

Survey Date	6.11.2024	Sample No.	BS 222553
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The corrugated asbestos cement sheeting identified on the roof of the building contains Chrysotile (white) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 16
Location	Roof
Extent/ Amount	165 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222555
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The corrugated asbestos cement sheeting identified on the roof of the building contains Chrysotile (white) and Crocidolite (blue) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 16
Location	Rear entrance area
Extent/ Amount	40 m² approx.

Survey Date	6.11.2024	Sample No.	BS 222556
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

MATERIAL ASSESSMENT		PRIORITY ASSESSMENT	
Product type	Floor tiles and bitumen adhesive	Normal occupant activity	N/A
Extent of damage	High	Likelihood of disturbance	N/A
Surface treatment	Composite & well bound material	Human exposure potential	N/A
Asbestos type	Chrysotile	Maintenance activity	N/A
Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A	

CONCLUSIONS AND RECOMMENDATIONS

The floor tiles and bitumen adhesive identified in the rear entrance area contain Chrysotile (white) asbestos fibres. Thermoplastic floor tiles can contain up to 25% asbestos fibres. Bitumen adhesive contains a small quantity of asbestos fibres.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 17
Location	Rear pitch of the roof
Extent/ Amount	50 m² approx. floor area

Survey Date	6.11.2024	Sample No.	BS 222558
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The cement slates identified on the rear pitch of the roof contains Chrysotile (white) and Crocidolite (blue) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Building 17
Location	Rear extension
Extent/ Amount	Not quantified

Survey Date	6.11.2024	Sample No.	BS 222559
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The cement gutters and associated debris were identified within the building contains Chrysotile (white) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

The cement gutters and associated debris should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Throughout site
Location	Roof areas
Extent/ Amount	Not quantified

Survey Date	6.11.2024	Sample No.	BS 222509
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

MATERIAL ASSESSMENT		PRIORITY ASSESSMENT	
Product type	Cement gutters and downpipes	Normal occupant activity	N/A
Extent of damage	High	Likelihood of disturbance	N/A
Surface treatment	Cement	Human exposure potential	N/A
Asbestos type	Chrysotile & Amosite	Maintenance activity	N/A
Material assessment score: N/A	TOTAL SCORE: N/A	Priority assessment score: N/A	

CONCLUSIONS AND RECOMMENDATIONS

The cement gutters and downpipes identified on buildings throughout the site contains Chrysotile (white) and Amosite (brown) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

The cement gutters and downpipes should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

See Appendix F for more details

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

FURTHER DETAIL OF THE ASBESTOS CEMENT RAINWATER GOODS

View of the asbestos cement gutters and downpipes on building 4

View of the asbestos cement gutters and downpipes on building 9

FURTHER DETAIL OF THE ASBESTOS CEMENT RAINWATER GOODS

View of the asbestos cement gutters and downpipes on building 14

View of the asbestos cement gutters and downpipes on building 15

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Throughout site
Location	Internal & external
Extent/ Amount	Not quantified

Survey Date	6.11.2024	Sample No.	BS 222552
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The cement debris identified throughout the site contains Chrysotile (white) and Crocidolite (blue) asbestos fibres. Asbestos cement products usually contain between 10-15% asbestos fibres, bound in Portland cement.

The cement debris should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

See Appendix F for more details

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

FURTHER DETAIL OF THE ASBESTOS CEMENT DEBRIS

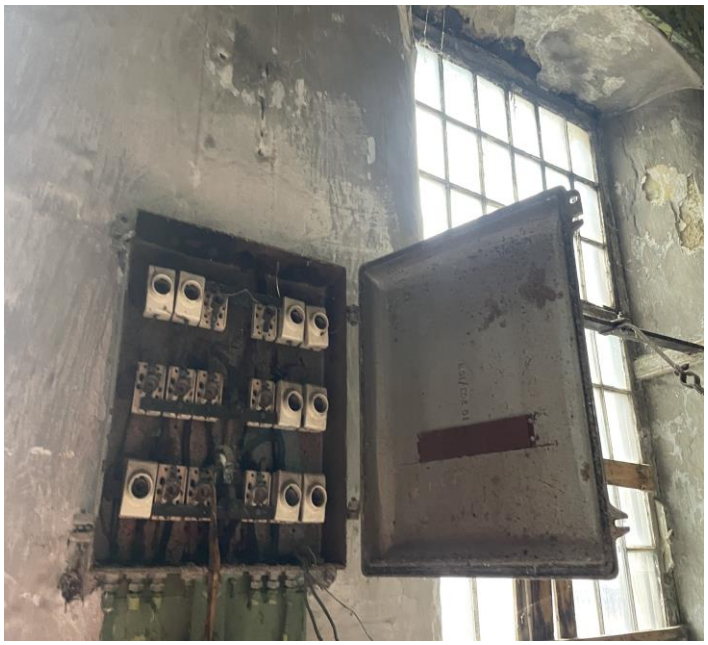
Asbestos cement debris in the rear of Building 17

Asbestos cement debris along the rear of building 4

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Throughout site
Location	Old electrical boxes
Extent/ Amount	Doors of the electrical units



Survey Date	6.11.2024	Sample No.	BS 222519
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The rope seals identified on the doors of the electrical units throughout the site contain Chrysotile (white) asbestos fibres. Rope seals can contain up to 100% asbestos fibres

The rope seals should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD.

ASBESTOS DATA SHEET

Created By	Andrew Hickey
Date	12th November 2024
Site Details	The Cleeves Site, North Circular Road, Limerick
Client Name	Limerick Twenty Thirty Strategic Development DAC
Survey Type	R/D Asbestos Survey
Site Ref	PE 24-1226
Building Ref.	Throughout site
Location	Pipework flanges
Extent/ Amount	1 per flange

Survey Date	6.11.2024	Sample No.	BS 222519
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G & L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The compressed asbestos fibre (CAF) gaskets identified between the old pipework flanges throughout the site contain Chrysotile (white) asbestos fibres. CAF gaskets have an asbestos content approaching 100% asbestos fibres, which is mixed with a small amount of binder

The CAF gaskets should be removed by an asbestos removal contactor and disposed of as asbestos waste before the works commence.

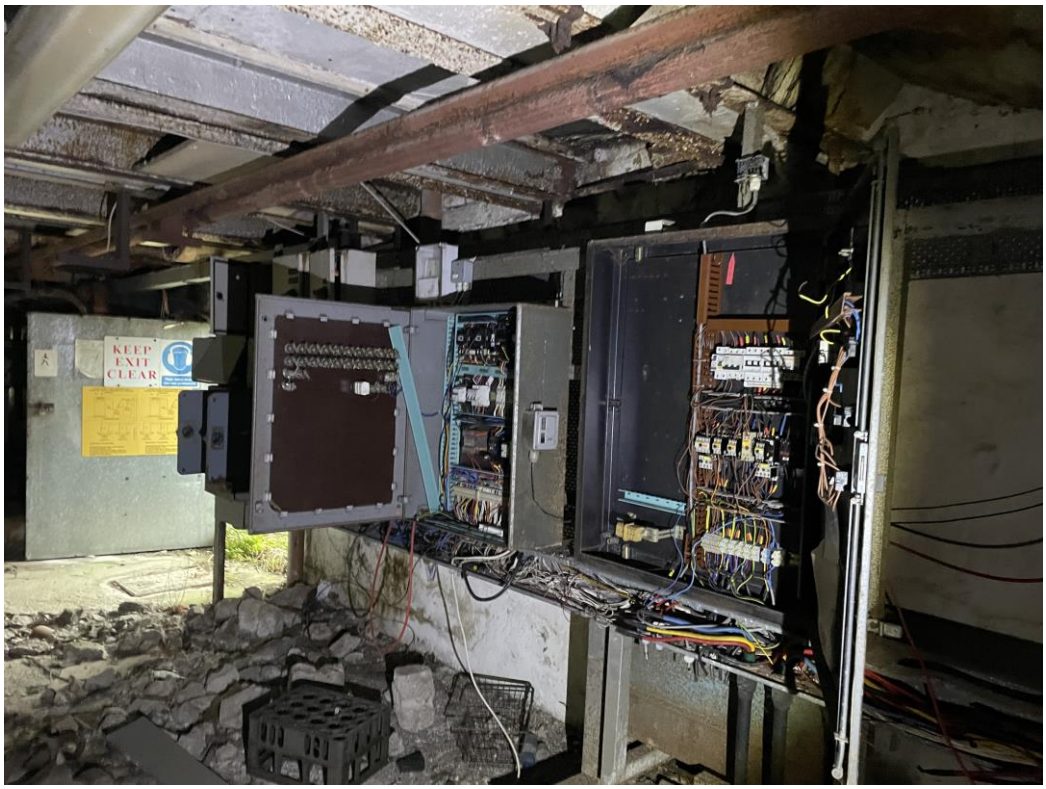
See Appendix F for more details

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

APPENDIX D

NON ASBESTOS CONTAINING MATERIALS

Pipework insulation in building 1



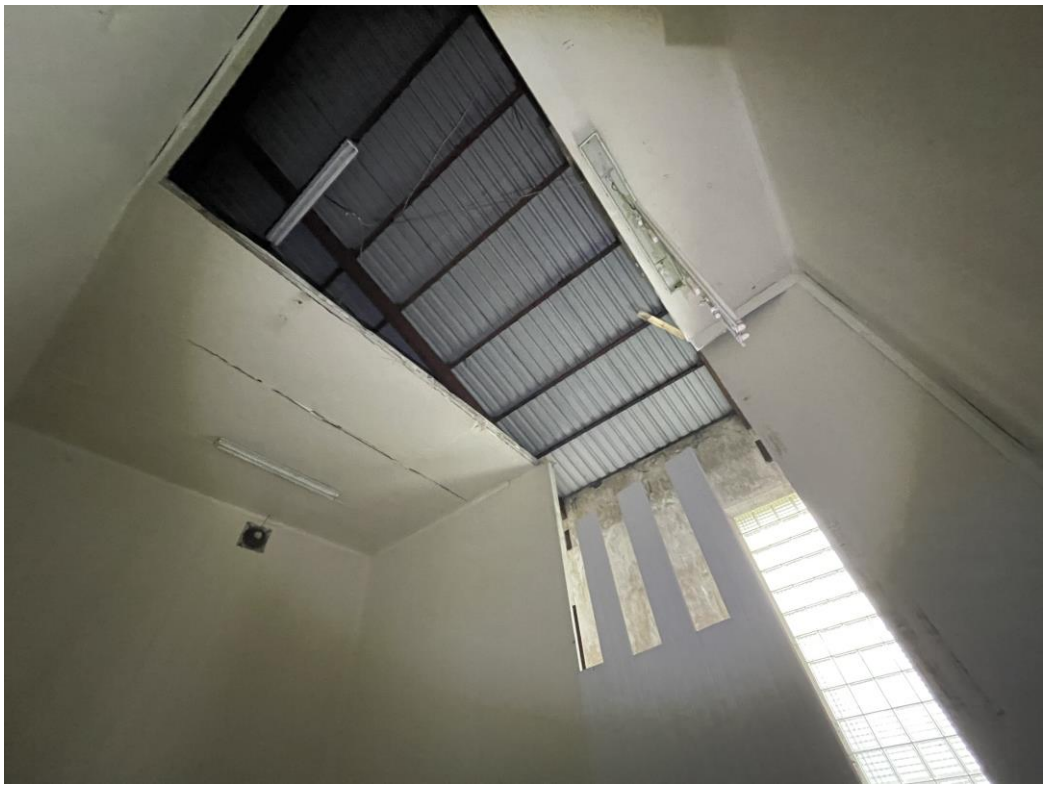
Spark arrestors and backing boards on redundant electrics in building 2

NON ASBESTOS CONTAINING MATERIALS

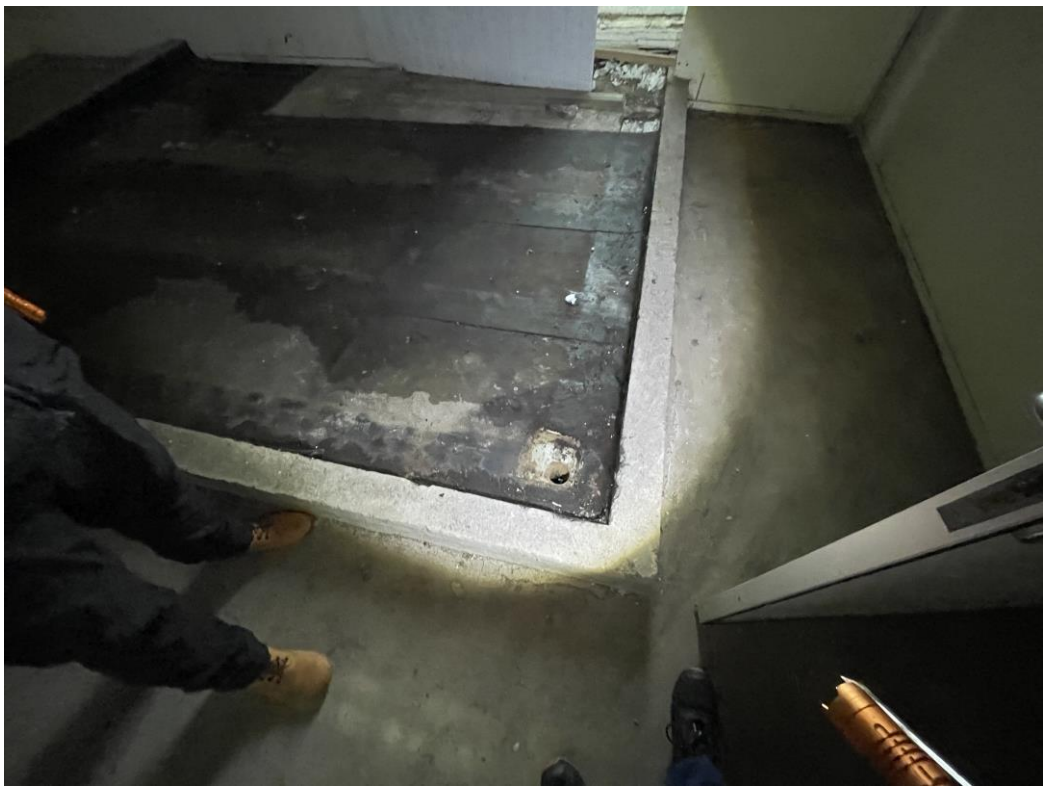
Rope on the tank in the attic in building 4

Rope on the pipework on the 3rd floor in building 4

NON ASBESTOS CONTAINING MATERIALS



Lean-to roof in building 4



Felt on the 1st floor in building 4

NON ASBESTOS CONTAINING MATERIALS

Coating sampled from the tank in the main attic of building 9

Polystyrene insulation in the wall panels of building 8

NON ASBESTOS CONTAINING MATERIALS

Plasterboard ceiling tiles in building 5

Pipework insulation sampled in building 5

NON ASBESTOS CONTAINING MATERIALS

Ceramic floor tiles in building 5

Black compound sampled in the security area of building 10

NON ASBESTOS CONTAINING MATERIALS

Floor tiles sampled from the hallway

Metal cladding on the rear outbuilding

APPENDIX E

NON ACCESSIBLE LOCATIONS

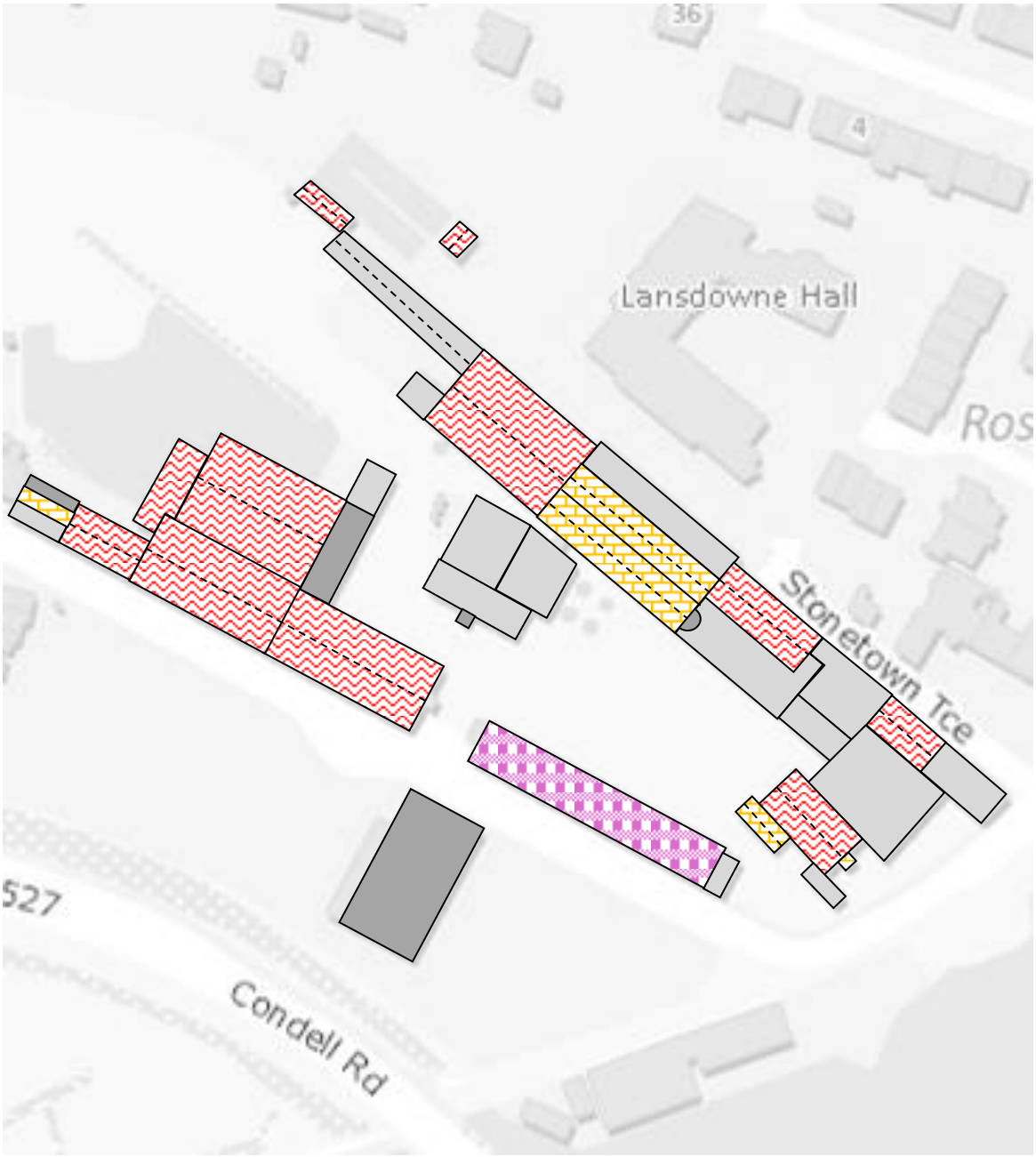
- The upper floors in Building 2 were inaccessible. All stairs leading to this area were damaged or in very poor condition
- The attic area in Building 4 were not fully accessible due to the condition of the ceilings. Most areas were inaccessible and only viewed from a safe distance from the lift motor room
- The attic on the south side of building 9 was not accessible
- The storeroom in building 10 was locked and access was not available
- Building 12 was live. Intrusive sampling was limited in the occupied areas.
- The attic area in Building 14 was not accessible due to its height. The northern section of Building 14 was full of antiques and access around the building was limited
- No inspection of live electrical or mechanical plant or similar requiring the attendance of a specialist engineer was carried out
- No inspection of any areas requiring specialist access equipment other than a telescopic ladder was carried out
- No underground services or confined spaces where inspected
- Samples have not been taken where the act of sampling would endanger the surveyors or affect the functional integrity of the item concerned
- All contractors working on site should always remain vigilant to the possibility that other asbestos containing materials may be concealed within the fabric of the building or equipment. If any suspect asbestos containing materials are uncovered during the course of the work, works must stop in that area and the suspect material should be sampled and analysed immediately for the presence of asbestos

APPENDIX F

FLOOR PLANS & LOCATION OF ASBESTOS CONTAINING MATERIALS

Schematic diagram only Not to scale 12th November 2024	The Cleeves Site, North Circular Road, Limerick

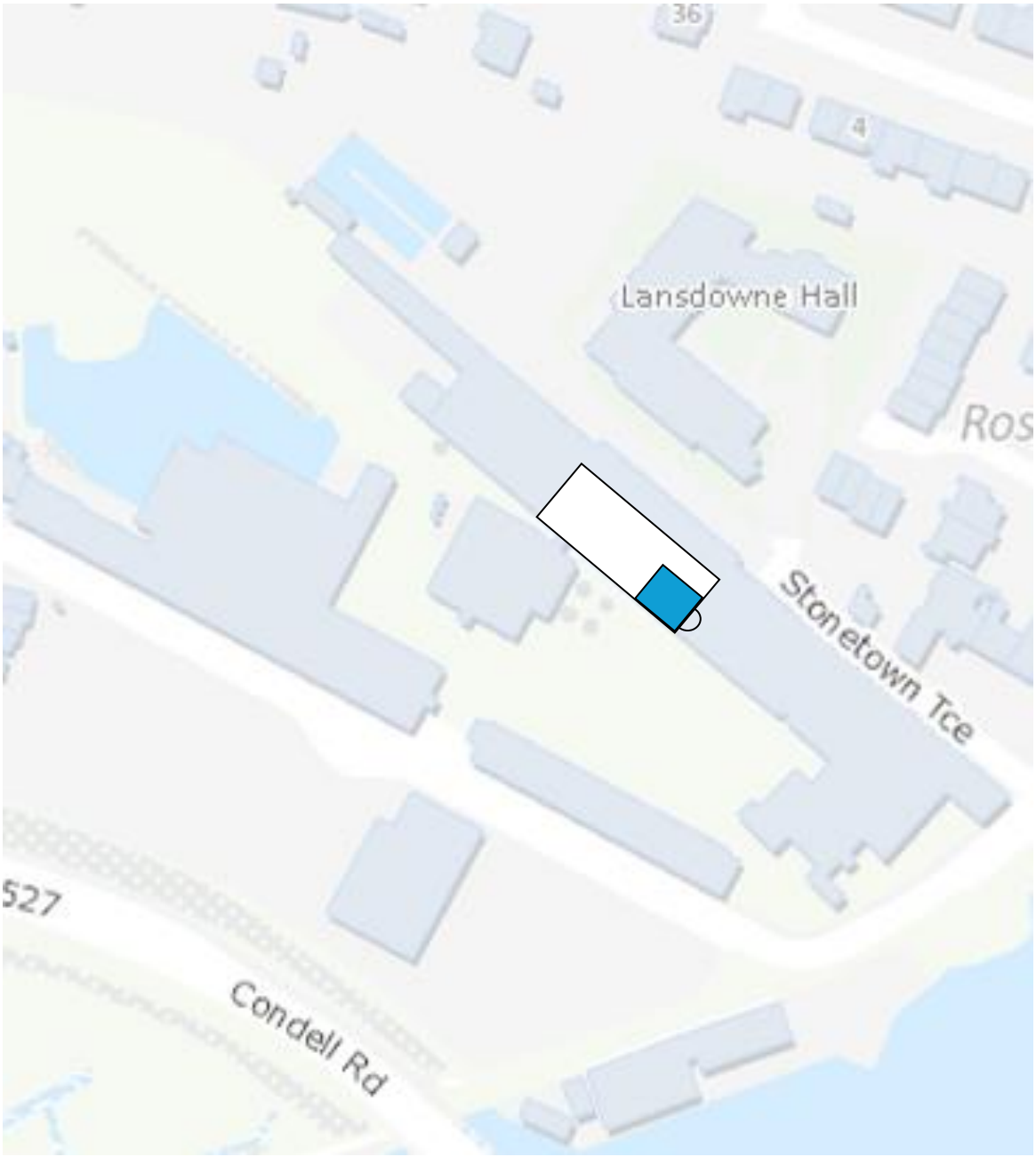
ROOF PLAN



	Areas where asbestos cement sheeting was identified
	Areas where asbestos cement slates were identified
	Areas where asbestos roof felt was identified
Note:	Cement debris, CAF gaskets and asbestos rope were identified throughout the site

Schematic diagram only Not to scale 12th November 2024	The Cleeves Site, North Circular Road, Limerick

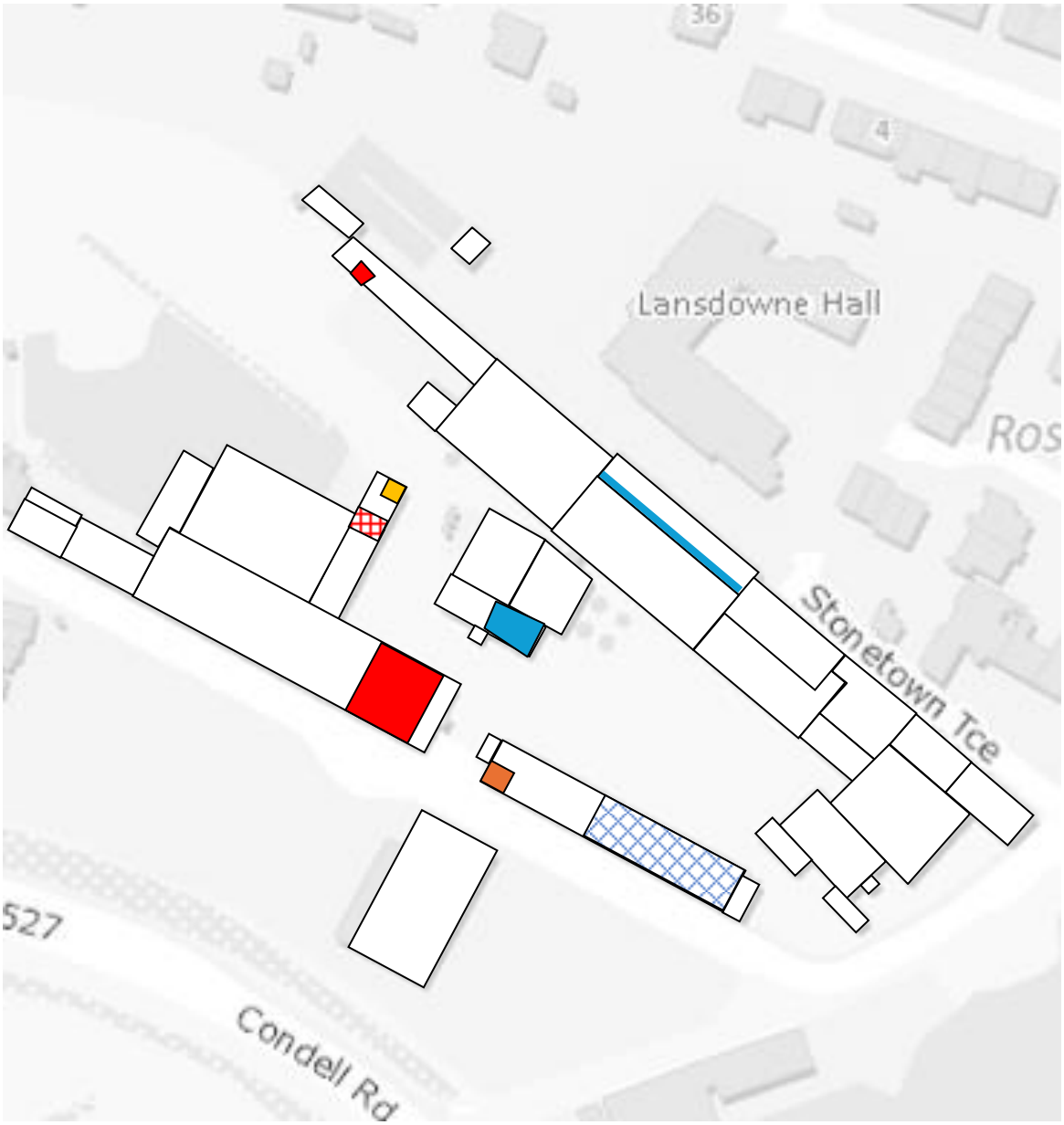
SITE LAYOUT (4TH FLOOR PLAN)



	Area where asbestos containing thermal insulation was identified on the boiler unit
Note:	Cement debris, CAF gaskets and asbestos rope were identified throughout the site
Note:	Asbestos containing debris was identified in the attic area beside the lift motor room
Note:	Asbestos rope was identified on the electrics in the lift motor room

Schematic diagram only Not to scale 12th November 2024	The Cleeves Site, North Circular Road, Limerick

SITE LAYOUT (GROUND FLOOR PLAN)



	Area where asbestos insulation board (AIB) was identified
	Areas where asbestos thermal insulation was identified
	Areas where asbestos millboard was identified
	Area where asbestos insulation board was presumed
	No access
Note:	Cement debris, CAF gaskets and asbestos rope were identified throughout the site

Schematic diagram only Not to scale 12th November 2024	The Cleeves Site, North Circular Road, Limerick

SITE LAYOUT (GROUND FLOOR PLAN)

	Areas where asbestos containing paper backed lino was identified
	Areas where asbestos containing floor tiles were identified
	Areas where asbestos containing floor tiles and bitumen adhesive were identified
Note:	Cement debris, CAF gaskets and asbestos rope were identified throughout the site