

Phoenix Environmental Safety Ltd.

ASBESTOS SURVEY REPORT

(Refurbishment / Demolition Survey)

**Client: Elliott Group,
Latt, Cavan, Co. Cavan**

**Location: Former Gallagher Cigarette Factory,
Airton Road Site, Tallaght, Dublin 24**

Date: 2nd May 2019

Report No. PE 19-376



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Client Name: Elliott Group, Latt, Cavan, Co. Cavan

Property: Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24

Asbestos Survey Type: Refurbishment/Demolition Asbestos Survey

Survey Company: Phoenix Environmental Safety Ltd.

Surveyors: Eoghan Hickey and Andrew Hickey

Testing Laboratory: G&L Consultancy Ltd.

Date of Survey: 25th & 29th April 2019

Date of Survey Report: 2nd May 2019

Report issue: Final

Signed: *Andrew Hickey*

Date: 2nd May 2019

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 Barrett Mahony Consulting Engineers, we have produced this Refurbishment/Demolition Asbestos Survey report of the Former Gallagher Cigarette Factory Site, Airtown Road Site, Tallaght, Dublin 24 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 buildings (Block 1, 2 & 3) at the Former Gallagher Cigarette Factory Site which are due for complete demolition in the near future.

During the asbestos survey of Former Gallagher Cigarette Factory Site, the following asbestos containing materials were detected:

BLOCK 1

- Asbestos containing felt was identified on the main roof of the building (5,250 m² approx.)
- Strips of galbestos were identified on the extractor located on the rear of the main flat roof (4 strips x 2 linear meters each approx.)
- Asbestos containing floor tiles and bitumen adhesive were identified in the office areas and intermittently in the warehouse area (1,300 m² approx.)
- Asbestos containing bitumen adhesive was identified in the front toilet block under ceramic tiles and in the small office beside the toilet block (90 m² approx.)
- Compressed asbestos fibre (CAF) gaskets were identified on pipework throughout the building
- Asbestos insulation board (AIB) fire doors were identified intermittently in the building (5 doors approx.)
- Asbestos cement was identified as a spark arrestor in an electrical box in the mezzanine area. There may be more throughout the building as power was presumed live and all electrics were not inspected fully
- A roll of asbestos textile was identified at the top of the ladder in the mezzanine level. This may have been used to seal some pieces of plant or ducting in areas throughout the factory
- Asbestos rope was identified between the sections of the ducting throughout

Continued on next page

SUMMARY (CONTINUED)

BLOCK 2

- Asbestos felt was identified under asphalt on the main roof (500 m² approx.)
- Asbestos felt was identified on the roof of the link corridor (20 m² approx.)
- Asbestos containing floor tiles were identified in the office areas on the first floor and ground floor (800 m² approx.)
- Asbestos containing nosings were identified on the steps of the main stairwell

BLOCK 3

- Galbestos was identified under the metal cladding on the roof of the canteen (180 m² approx.)
- Asbestos containing thermal insulation was identified on pipework between the kitchen and changing rooms (10 linear meters approx.). The thermal insulation was in very poor condition. Thermal insulation debris was identified on the floor throughout the kitchen area (125 m² approx. kitchen floor area)
- Asbestos containing floor tiles and adhesive were identified throughout Block 3
- Asbestos cement was identified lining the inside of a fridge in the kitchen area (15 m² approx. floor area)
- Asbestos cement spark arrestors were identified in the main fuse board

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

Elliott Group have commissioned Phoenix Environmental Safety Ltd. to undertake an asbestos survey of the Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24. 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 25th and 29th April 2019.

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 on the buildings at the Former Gallagher Cigarette Factory Site during the forthcoming demolition works are not exposed to asbestos-related health risks
- Provide information to assist the client in developing and implementing an action plan before any refurbishment works or demolition is carried out

Presentation of Findings

Data Sheets

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

Figures

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

Caveats

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

Refurbishment / Demolition Surveys

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

APPENDIX A

ASBESTOS MATERIALS IN BUILDINGS

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

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

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

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

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

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

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

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

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

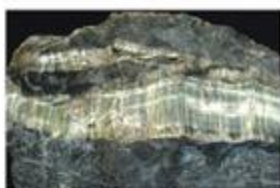
Textured coatings. Decorative coatings on walls and ceilings usually contain 3-5% chrysotile. Fibre release may occur when subjected to abrasion.

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

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

ASBESTOS FIBRE TYPE COMMON NAMES

Chrysotile	White Asbestos
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Fibrous Actinolite	N/A
Fibrous Anthophyllite	N/A
Fibrous Tremolite	N/A



Chrysotile



Amosite



Crocidolite



Tremolite



Actinolite



Anthophyllite

APPENDIX B

RESULTS OF LABORATORY ANALYSIS

APPENDIX C

ASBESTOS DATA SHEETS



Former Gallagher Cigarette Factory Site, Airtown Road Site, Tallaght, Dublin 24



BLOCK 1

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 1
Location	Main roof
Extent/ Amount	5,250 m ² approx.

Survey Date	25.4.2019	Sample No.	BS 169883
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 on the main roof of block 1 contains Chrysotile (white) asbestos. Felt contains small quantities of asbestos fibres

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

See Appendix F for more details

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

DETAIL OF THE ASBESTOS FELT ON BLOCK 1



Closer view of the asbestos containing felt



The felt on the lower flat roof to the front had the same felt applied

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 1
Location	Main roof area
Extent/ Amount	4 x 2 linear meters approx.



Survey Date	25.4.2019	Sample No.	BS 169882
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory	G&L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Galbestos	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 galbestos strips identified on the corners of the extractor unit on the main roof contain Chrysotile (white) asbestos. Galbestos is a metal panel with an asbestos paper lining on one or both sides

The galbestos cladding pieces should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 1
Location	Warehouse & office areas
Extent/ Amount	1,300 m ² approx.

Survey Date	25.4.2019	Sample No.	BS 169900
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G&L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Floor tile & bitumen adhesive	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 floor tiles and bitumen adhesive identified on the floors in some of the warehouse area and in the office areas of block 1 contain Chrysotile (white) asbestos. Thermoplastic floor tiles can contain up to 25% asbestos fibres. Bitumen adhesives contain a small quantity of asbestos fibres

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 1
Location	Toilet block area
Extent/ Amount	90 m ² approx.

Survey Date	25.4.2019	Sample No.	BS 169890
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G&L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The bitumen adhesive identified under ceramic tiles on the floor in the toilet area of block 1 contain Chrysotile (white) asbestos. Bitumen adhesives contain a small quantity of asbestos fibres

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 1
Location	Throughout
Extent/ Amount	1 per flange & loose

Survey Date	25.4.2019	Sample No.	BS 169888
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	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 compressed asbestos fibre (CAF) gaskets identified on the pipework flanges and loose on the floor of block 1 contain Chrysotile (white) asbestos. CAF gaskets have an asbestos content approaching 100% asbestos fibres with a small amount of binder

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 1
Location	Warehouse & office areas
Extent/ Amount	5 doors total approx.

Survey Date	25.4.2019	Sample No.	BS 169893
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory	G&L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Asbestos insulation board	Normal occupant activity	N/A
Extent of damage	Medium	Likelihood of disturbance	N/A
Surface treatment	None	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 insulation board identified inside the perforated metal fire doors in the office & warehouse areas of block 1 contain Amosite (brown) asbestos. Asbestos insulation boards (AIB) can contain between 15-40% asbestos fibres

The AIB fire doors should be removed intact by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 1
Location	Old electrics
Extent/ Amount	Not quantified

Survey Date	25.4.2019	Sample No.	BS 169895
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G&L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The cement spark arrestors identified in an electrical box on the mezzanine level of block 1 contain Chrysotile (white) asbestos. Asbestos cement products typically contain between 10-15% asbestos fibres bound in Portland cement

The asbestos cement spark arrestors identified in any of the older electrical equipment should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 1
Location	Mezzanine area
Extent/ Amount	1 roll & debris

Survey Date	25.4.2019	Sample No.	BS 169896
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G&L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Textile	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 roll of textile material and the debris identified around the access ladder to the mezzanine level of block 1 contains Chrysotile (white) asbestos. Textiles contain 100% asbestos fibres woven into the desired thickness

The asbestos containing textile materials should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence

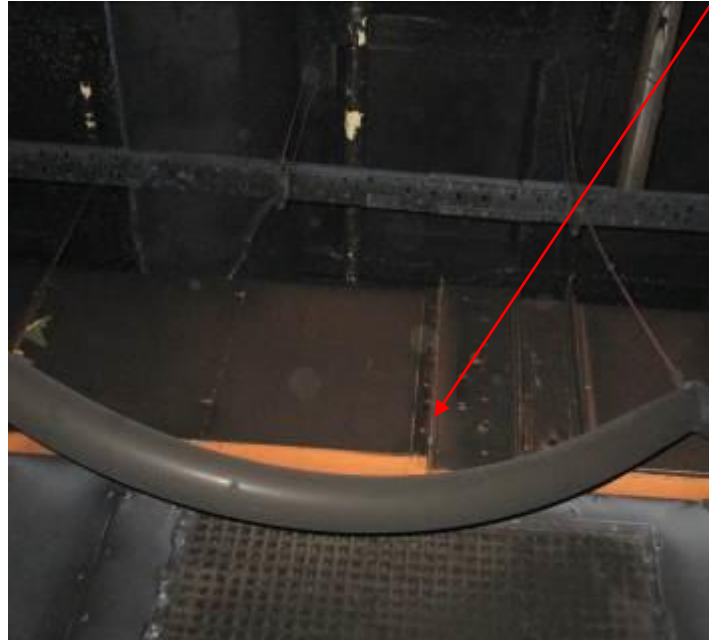
See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 1
Location	Ducting
Extent/ Amount	Between joints



Survey Date	25.4.2019	Sample No.	BS 169903
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	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 identified between the joints of the AHU ducting in block 1 contains Chrysotile (white) asbestos. Asbestos ropes contain 100% asbestos fibres woven into the desired thickness

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

See Appendix F for more details

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

BLOCK 2

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 2
Location	Main roof
Extent/ Amount	500 m ² approx.

Survey Date	29.4.2019	Sample No.	BS 169977
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	Covered with asphalt	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 under the asphalt layer on the main roof of block 2 contains Chrysotile (white) asbestos. Felt contains small quantities of asbestos fibres

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 2
Location	Main roof
Extent/ Amount	20 m ² approx.

Survey Date	29.4.2019	Sample No.	BS 169977
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 roof of the link corridor between block 2 & 3 contains Chrysotile (white) asbestos. Felt contains small quantities of asbestos fibres

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 2
Location	Office areas
Extent/ Amount	800 m ² approx.



Survey Date	29.4.2019	Sample No.	BS 169973
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory	G&L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Floor tile & bitumen adhesive	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 floor tiles and bitumen adhesive identified on the 1st & ground floors of the office areas in block 2 contain Chrysotile (white) asbestos. Thermoplastic floor tiles can contain up to 25% asbestos fibres. Bitumen adhesives contain a small quantity of asbestos fibres

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 2
Location	Office areas
Extent/ Amount	2 per step

Survey Date	29.4.2019	Sample No.	BS 169976
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G&L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Resin nosings	Normal occupant activity	N/A
Extent of damage	Low	Likelihood of disturbance	N/A
Surface treatment	Reinforced composite	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 resin step nosings identified on the main stairwell of block 2 contain Chrysotile (white) asbestos. Asbestos resin materials can contain up to 50% asbestos fibres

The asbestos containing step nosings should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence

See Appendix F for more details

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

BLOCK 3

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 3
Location	Canteen roof
Extent/ Amount	180 m ² approx.

Survey Date	29.4.2019	Sample No.	BS 169981
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G&L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Galbestos	Normal occupant activity	N/A
Extent of damage	Weathered	Likelihood of disturbance	N/A
Surface treatment	Covered with metal cladding	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 galbestos cladding identified on the roof of the canteen area under the modern metal cladding contains Chrysotile (white) asbestos. Galbestos is a metal panel with an asbestos paper lining on one or both sides

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 3
Location	Entrance at kitchen
Extent/ Amount	10 linear meters approx.

Survey Date	29.4.2019	Sample No.	BS 169988
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	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 thermal insulation identified on the pipework in the kitchen entrance area contains Chrysotile (white) asbestos. Asbestos containing thermal insulation can contain up to 85% asbestos fibres

The thermal is in extremely poor condition. Access to the ground floor area of block 3 should be restricted due to the large amount of thermal insulation debris on the floor of the kitchen until the area is environmentally cleaned. The removal of asbestos thermal insulation must be carried out under controlled conditions by a specialist asbestos removal contractor and disposed of as asbestos waste.

This work requires 14 days notification to the HSA prior to its commencement

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 THERMAL INSULATION DEBRIS



Damaged thermal insulation directly under the pipework



Thermal insulation debris can be seen throughout the floor of the kitchen area

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 3
Location	Throughout
Extent/ Amount	600 m ² approx.

Survey Date	29.4.2019	Sample No.	BS 169989
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G&L Consultancy Ltd.		

	MATERIAL ASSESSMENT		PRIORITY ASSESSMENT
Product type	Floor tile & bitumen adhesive	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 floor tiles and bitumen adhesive identified on the 1st & ground floors of block 3 contain Chrysotile (white) asbestos. Thermoplastic floor tiles can contain up to 25% asbestos fibres. Bitumen adhesives contain a small quantity of asbestos fibres

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 3
Location	Kitchen – old fridge
Extent/ Amount	15 m ² approx.

Survey Date	29.4.2019	Sample No.	BS 169986
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory.	G&L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The cement boards identified internally lining the old walk in fridge in the kitchen of Block 3 contain Chrysotile (white) asbestos. Asbestos cement products typically contain between 10-15% asbestos fibres bound in Portland cement

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

See Appendix F for more details

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

PHOENIX ENVIRONMENTAL SAFETY LTD. ASBESTOS DATA SHEET



Created By	Andrew Hickey
Date	2 nd May 2019
Site Details	Former Gallagher Cigarette Factory Site, Airton Road Site, Tallaght, Dublin 24
Client Name	Elliott Group
Survey Type	R/D Asbestos Survey
Site Ref	PE 19-376
Building Ref.	Block 3
Location	Old electrics
Extent/ Amount	Not quantified

Survey Date	29.4.2019	Sample No.	BS 169987
Survey Company	Phoenix Environmental Safety Ltd.		
Testing Laboratory	G&L Consultancy Ltd.		

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

CONCLUSIONS AND RECOMMENDATIONS

The cement spark arrestors identified in an electrical box in the canteen area of block 3 contain Chrysotile (white) asbestos. Asbestos cement products typically contain between 10-15% asbestos fibres bound in Portland cement

The asbestos cement spark arrestors identified in any of the older electrical equipment should be removed by an asbestos removal contractor and disposed of as asbestos waste before the demolition works commence

See Appendix F for more details

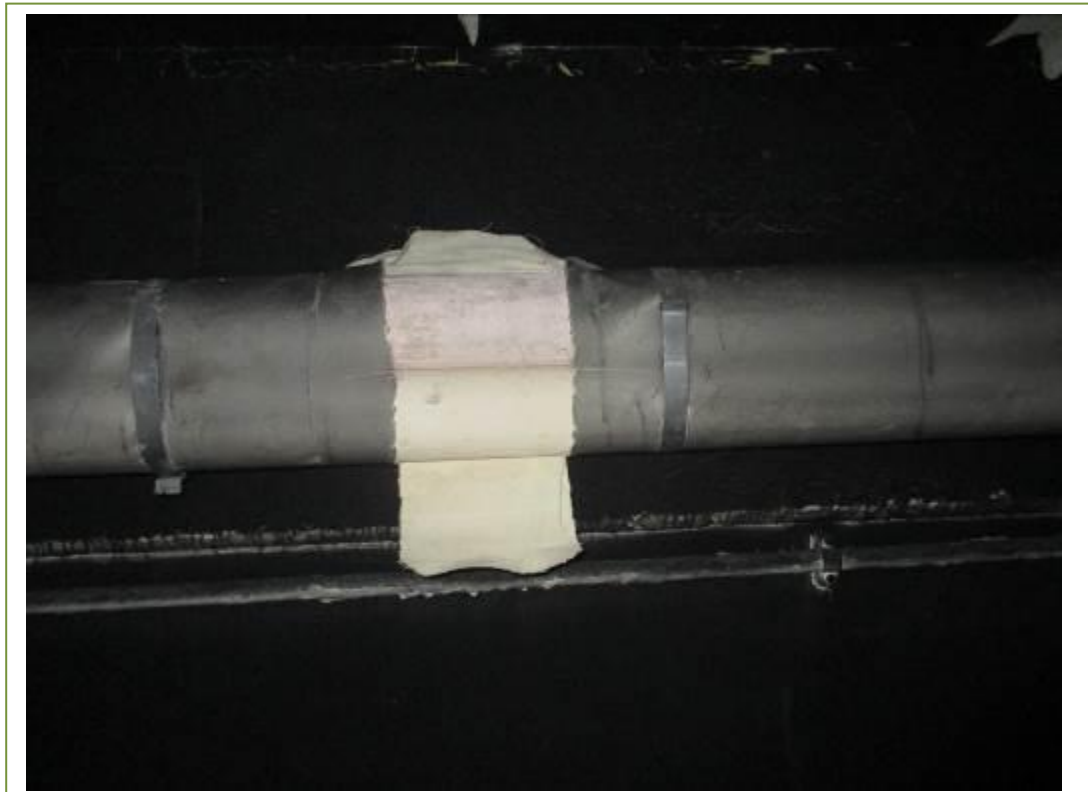
All asbestos removal work must be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

APPENDIX D

NON ASBESTOS CONTAINING MATERIALS



Metal side cladding. No Asbestos Containing Materials (ACM's) detected



Calcium & magnesium silicate pipework insulation. No ACM's detected

NON ASBESTOS CONTAINING MATERIALS



Rope on modern electrical box doors in block 1. No ACM's detected



Floor tiles and evostick adhesive. No ACM's detected

APPENDIX E

NON ACCESSIBLE LOCATIONS

- Block 1 was fully boarded up on the day of the survey and there was no natural light in the building. A combination of this lack of light, smoke damage from fires and dust from the previous manufacturing processes made the identification of materials extremely difficult and some ACM's may be concealed behind this
- Some of ground floor areas of Block 2 were full of rubbish and debris and full access was not possible
- No inspection of electrical or mechanical plant or similar requiring the attendance of a specialist engineer was carried out. All were presumed to be live
- No inspection of any areas requiring specialist access equipment other than telescopic ladder was carried out
- All contractors working on the site should always remain vigilant to the possibility that concealed asbestos containing materials may be present on site. If any suspect asbestos containing materials are uncovered during the course of the work, works must stop in that area and the suspect material should be sampled and analysed immediately for the presence of asbestos

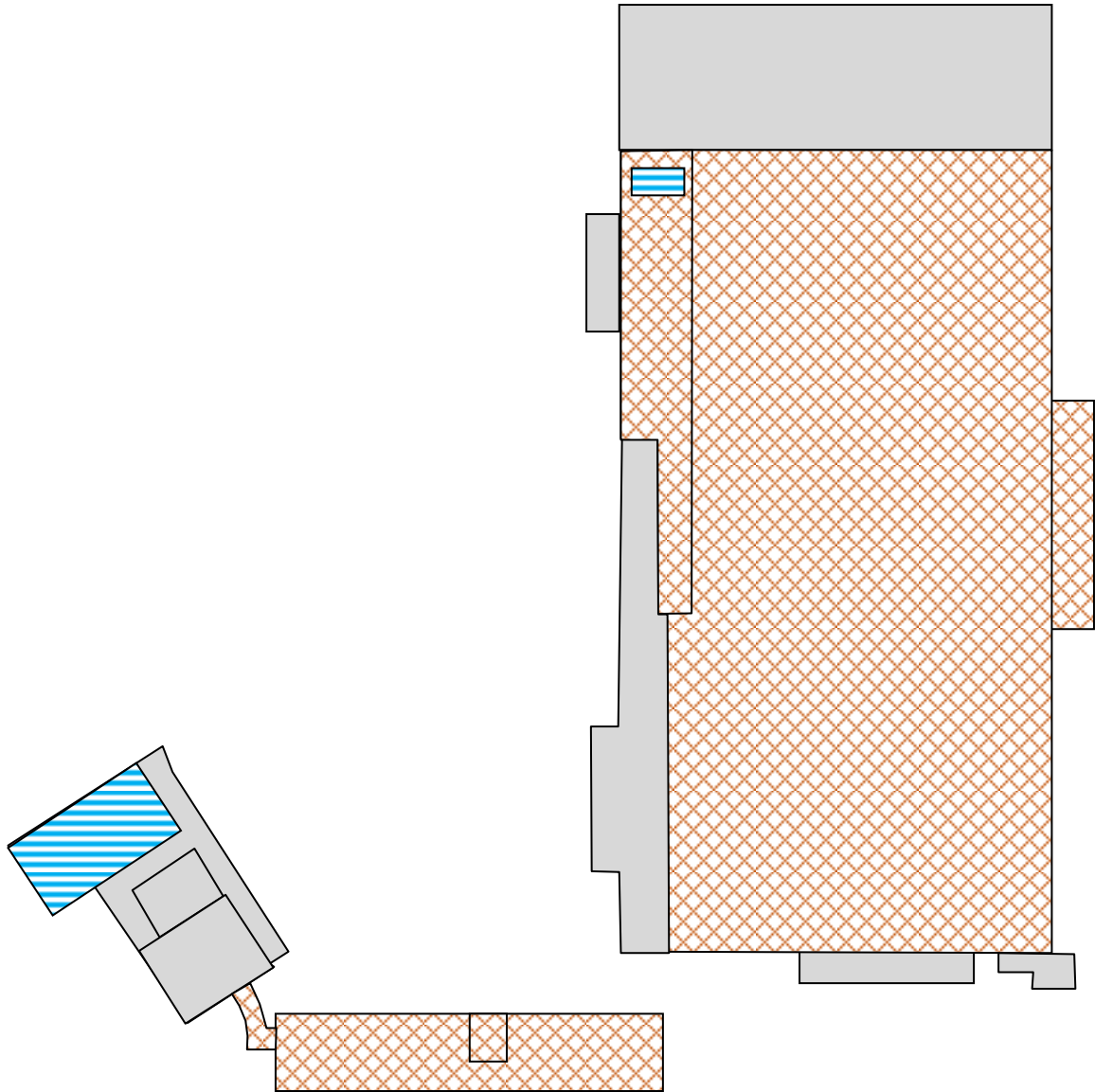
APPENDIX F



FLOOR PLANS & LOCATION OF ASBESTOS CONTAINING MATERIALS

Schematic diagram only
 Not to scale
 2nd May 2019

Former Gallagher Cigarette Factory Site,
 Airton Road Site,
 Tallaght, Dublin 24

ROOF PLAN



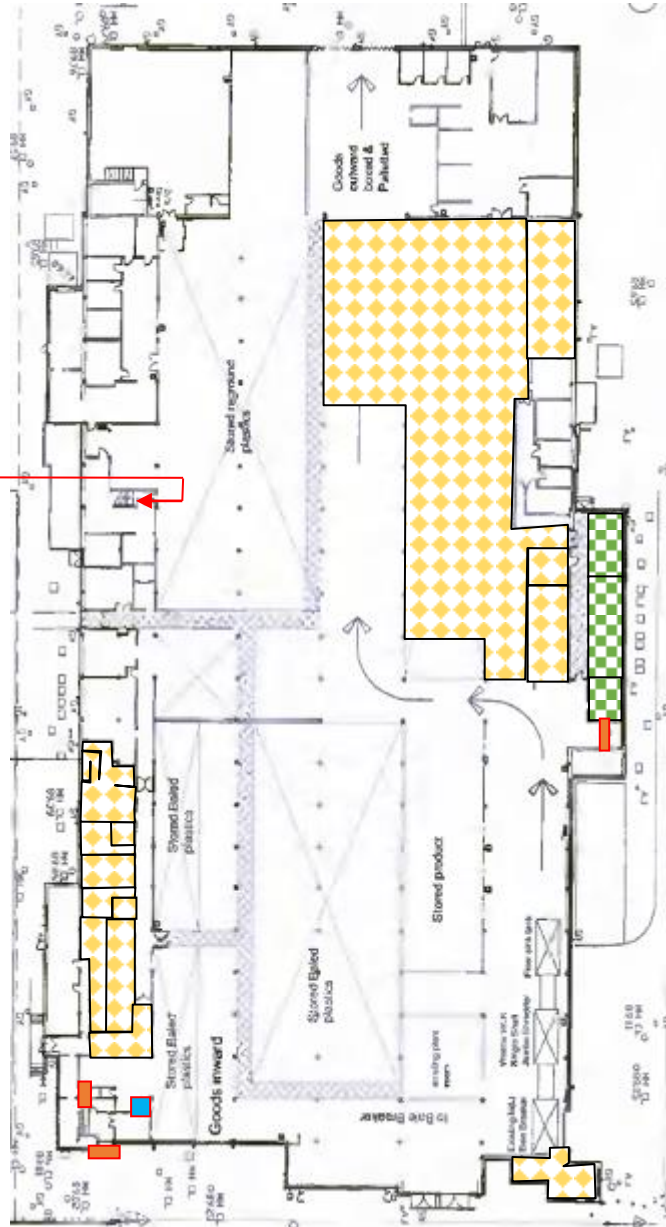
	Areas where asbestos containing felt was identified
	Areas where galbestos was identified





Schematic diagram only
 Not to scale
 2nd May 2019

Former Gallagher Cigarette Factory Site,
 Airtown Road Site,
 Tallaght, Dublin 24

BLOCK 1 - GROUND FLOOR PLAN

2 DOORS ON
 MEZZANINE
 LEVEL



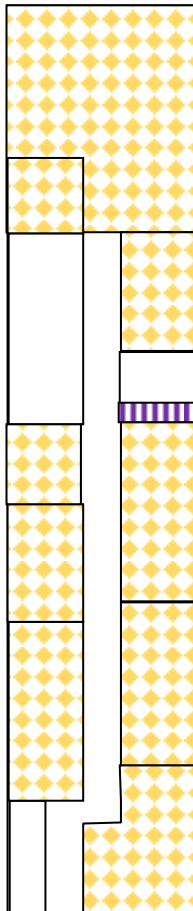
	Areas where asbestos containing floor tiles and bitumen adhesive was identified
	Areas where bitumen adhesive was identified
	Areas where asbestos insulation board was identified inside fire doors
	Areas where asbestos textile was identified (full roll at top of ladder)
NOTE:	Asbestos containing gaskets, rope & cement spark arrestors may be found throughout

Schematic diagram only
 Not to scale
 2nd May 2019

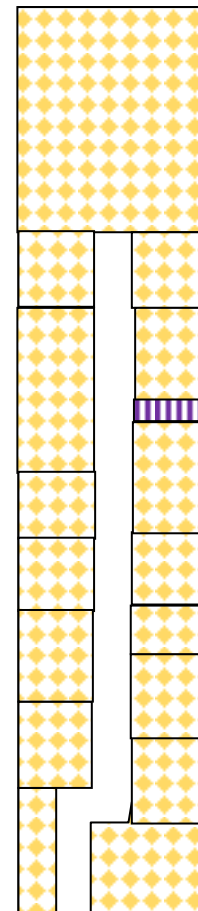
Former Gallagher Cigarette Factory Site,
 Airton Road Site,
 Tallaght, Dublin 24



BLOCK 2 FLOOR PLAN

1ST FLOOR



GROUND FLOOR

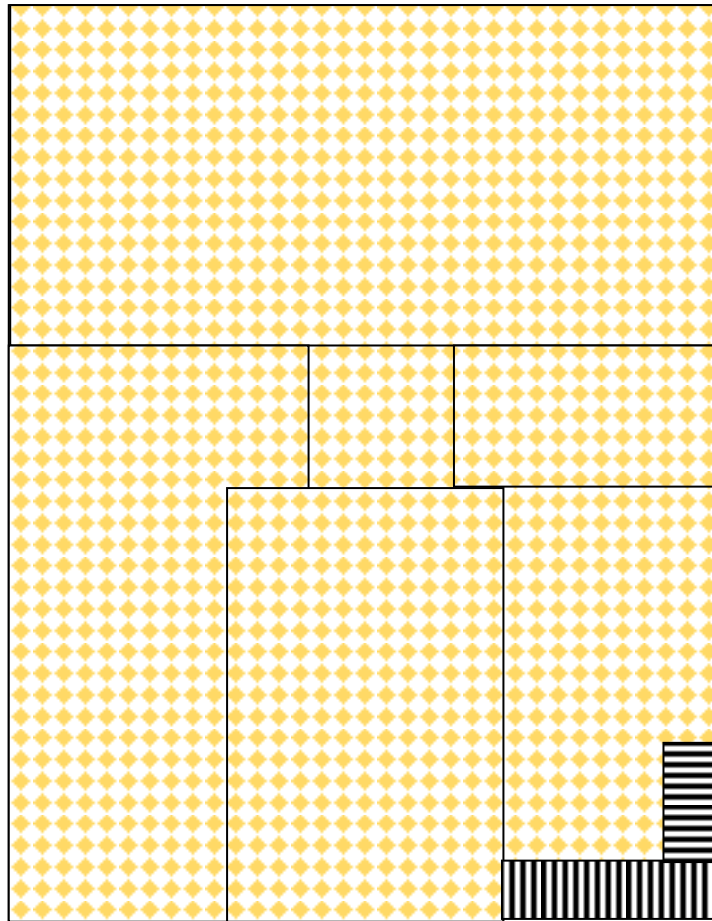



	Areas where asbestos containing floor tiles and bitumen adhesive was identified
	Areas where asbestos containing resin step nosings were identified

Schematic diagram only
 Not to scale
 2nd May 2019

Former Gallagher Cigarette Factory Site,
 Airton Road Site,
 Tallaght, Dublin 24

BLOCK 3 – 1ST FLOOR PLAN

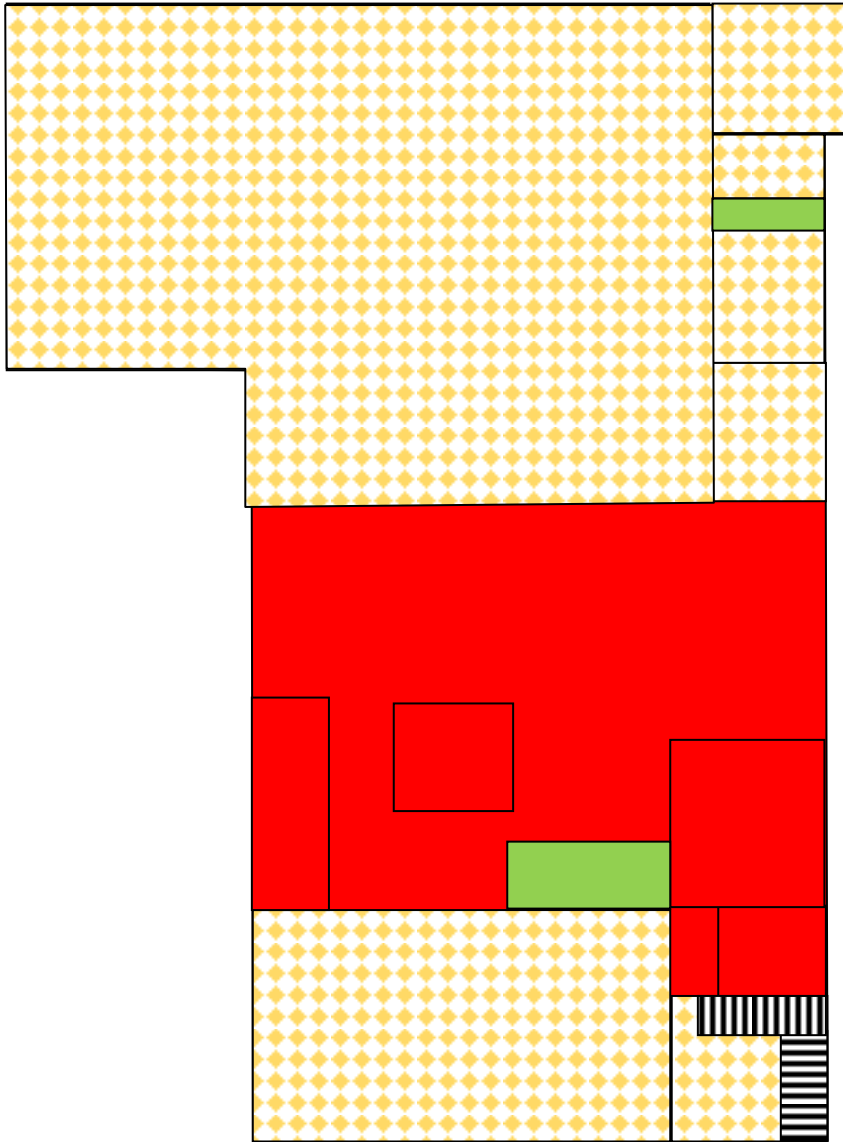


	Areas where asbestos containing floor tiles and bitumen adhesive was identified

Schematic diagram only
 Not to scale
 2nd May 2019

Former Gallagher Cigarette Factory Site,
 Airton Road Site,
 Tallaght, Dublin 24

BLOCK 3 - GROUND FLOOR PLAN



	Areas where asbestos thermal insulation was identified along with a large area of debris
	Areas where asbestos containing floor tiles and bitumen adhesive was identified
	Areas where asbestos cement boards were identified