



ASBESTOS R&D SURVEY REPORT

AT

LIMERICK TRANSPORT,
PARK RD, RHEBOGUE,
LIMERICK,
IRELAND

FOR

VERDE ENVIRONMENTAL
CONSULTANTS LTD



Managed Services with Bespoke Solutions with Precision Group

www.precisiongroup.co.uk

R&D ASBESTOS SURVEY REPORT

For

VERDE ENVIRONMENTAL CONSULTANTS LTD

Of

**LIMERICK TRANSPORT,
PARK RD, RHEBOGUE,
LIMERICK,
IRELAND**




Reference: REPORT-230119MG-V1					
Issue		Prepared by	Reviewed by	Verified by	
V1	5 th February 2019				
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EXECUTIVE SUMMARY

Site Address	The site address. Limerick Transport, Park Rd, Rhebogue, Limerick, Ireland.
General Site Description	<p>The site comprises an industrial storage type building set in its own grounds.</p> <p>The survey consisted of areas of the building that could be safely accessed, demolition work are planned for the site.</p>
Date and type of survey undertaken	<p>It is understood that the R&D asbestos survey was undertaken as demolition works are planned. The aim of the survey was to identify and quantify, where possible, asbestos-containing materials and risk within the survey area.</p> <p>The R&D asbestos survey was conducted on the 23rd January 2019 by Maurice Gillanders Qualified Asbestos Surveyor from Precision.</p> <p>Sample analysis techniques were UKAS accredited – LAB – G&L Consultancy Ltd</p>
Summary of Asbestos Containing Materials Identified / Presumed	<p>Five samples were analysed following the survey. Three samples contained Asbestos – Chrysotile – Material type – Cement products – Present in; Roof panels, upper wall panels, front rain water guttering and as fragments on the ground.</p> <p>Precision do not consider any of the ACMs as a significant risk to health in present location and condition whilst undisturbed.</p> <p>Precision recommends that the ACMs are managed under an Asbestos management Plan until remediation works to remove the ACM's are complete and are verified.</p> <p>Precision Recommends that a competent contractor is engaged to remove and dispose of all the ACMs prior to any planned works that could disturb the ACMs – The removal contractor must carry out an asbestos risk assessment for the works and the result of the risk assessment will determine if notification to HSA is required.</p>
Areas of No Access	<p>Every effort was made to access all areas. Inaccessible areas and limitations of a management asbestos survey are detailed in sections and 1.3.2 / 4.2</p> <p>Inaccessible areas should be presumed to contain asbestos containing materials (ACM) until such time as an inspection can be made that proves otherwise, as required by The Safety, Health and Welfare at Work(Exposure to Asbestos) Regulations, 2006/2010. Every effort was made to access all areas of the site. Inaccessible areas and limitations of a Management asbestos survey are detailed in sections 4.2 and 1.3.2 of this report.</p>
General Recommendations	<p>Prior to demolition, refurbishment or any other works that might disturb ACM's if identified or presumed, they should be removed. It is recommended that a site-specific method statement be produced in order to facilitate the removal of the asbestos. It is advised that a duty holder be appointed to coordinate and oversee the management of asbestos at the site.</p> <p>The waste generated from asbestos removal should be packaged and disposed of in accordance with the Hazardous Waste Regulations. The local authority should be notified three days ahead of waste being transferred from the site. The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of the Current waste regulations</p> <p>A number of materials associated with Machine Made Mineral Fibre (MMMF) are present within areas in the building (e.g. within ceiling voids). These materials are covered by the COSHH regulations and persons working on or near these materials should undertake sufficient risk assessments and if deemed necessary wear appropriate Personal Protective Equipment.</p>

This sheet is intended to provide a summary only of the asbestos survey findings. It does not provide a definitive engineering analysis for the purposes of costing ACM removal or construction and is subject to the limitations of this survey.

1.0 INTRODUCTION

1.1 General

Precision was commissioned by Kevin Cleary of Verde Environmental Consultants Ltd to undertake a R&D asbestos survey of all reasonably accessible areas above ground level at Limerick Transport, Park Rd, Rhebogue, Limerick, Ireland

The R&D asbestos survey was conducted on the 23rd January 2019 by qualified asbestos surveyor Maurice Gillanders from Precision.

1.2 Objectives

A survey was undertaken at the site in order to meet the following objectives:

- To identify the presence, location and condition of all asbestos-containing materials (ACMs) within the areas that are to be disturbed in the planned demolition works
- To produce a report to identify areas of confirmed and suspected asbestos and to provide an indication as to their location, condition and extent.

1.3 Survey Limitations

1.3.1 Whilst the surveyors made every effort, Precision cannot guarantee that all ACM's have been identified, or that survey results are definitive. Precision is confident that access was gained to all areas as far as reasonably practical. There is a possibility that ACM's may remain unidentified in sealed locations, it is strongly suggested that future soft strip and demolition activities are designed to allow for this potential.

This report is not to be used for the purposes of asbestos removal without the persons responsible for the removals fully satisfying themselves that they fully understand the full extent and location of any ACM they have responsibility to work on or remove.

1.3.2 Features that generally fall outside the scope of the survey may include:

- ◆ Live plant and machinery.
- ◆ Areas behind or above suspected asbestos containing materials.
- ◆ Within solid concrete floors where asbestos shuttering may have been used.
- ◆ Areas where asbestos is sandwiched between non-asbestos materials.
- ◆ Within underground areas or ducts etc. where reasonable access is unavailable.
- ◆ Areas considered to have an elevated Health and Safety risk- confined spaces, live services, infected areas, etc.

1.3.3 A strategy of using representative samples of suspected asbestos materials has been used to minimise the number of samples taken to a practical level and keep to a minimum the disturbance of potential ACMs at the site. Because of this strategy the results of the survey should be interpreted such that all visually similar materials in the same area must be assumed to be composed of the same material until proven otherwise.

1.3.4 In accordance with The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006/2010, it must be assumed that materials visually assessed as ACMs contain amphibole asbestos fibres (i.e. Amosite and Crocidolite), unless sampled to prove otherwise.

1.4 Report Conditions

- 1.4.1 This report has been prepared in accordance with an instruction from Kevin Cleary of Verde Environmental Consultants Ltd; the report is subject to the conditions detailed in Appendix A, plus the agreed standard Precision terms and conditions of engagement.

2.0 SITE DETAILS

2.1 **Location** **Limerick Transport,
Park Rd, Rhebogue,
Limerick,
Ireland**

The site address

2.2 Buildings – Surveyed area / Materials Identified

The site comprises an industrial storage type building set in its own grounds, formally occupied by Limerick Transport.

The survey consisted of areas of the building that could be safely accessed; demolition works are planned for the site.

The main structure on the site is a large Industrial unit with internal stores, office and welfare facilities. The main building is of traditional construction from traditional materials, concrete floor slab, metal frame, concrete block lower walls. The roof and upper sections of the walls are covered with corrugated asbestos cement panels. Internal walls and ceilings of the offices and welfare facilities are, concrete block with sections of timber stud walls covered with, gypsum based plaster/plasterboard or wood based panel. Rainwater goods are asbestos cement. Windows and doors are metal or timber as are internal trims. Sanitary goods are ceramic, plastic or metal. Electrical fuses internally are cartridge type (no flash guards) all electrical equipment was considered as live so not fully inspected. Floor coverings are Carpet, modern vinyl tiles on upper office area. The rear GF store has a modern type cold room constructed of modern materials, the ceiling of this area is gypsum based plaster board supported by timber frame. Eternally the building has sections of heavy vegetation and scrub around the external walls. Estimated construction 1980's

The areas that have heavy vegetation should be accessed with caution as have to be considered as not fully accessed – ACM's have been identified and when these are being removed further suspect materials may be identified. Any further materials that are identified must be considered as ACM and treated as such until a competent person states otherwise or tested for asbestos.

The tops of the external walls have been topped with concrete due to the close proximity to the external asbestos cement sheeting and the access restrictions due to stored materials within the building the surveyor could not fully examine under the concrete at the top of the walls for cavity closure panels. It is recommended that the area under the concrete is exposed after the external sheeting is removed to check if any ACMs are present. If any suspect materials are identified they should be treated as ACM until sampling proves otherwise.

3.0 SURVEY METHODOLOGY

- 3.1 A Precision Management asbestos survey, based upon the methodology set out in HSG264 was undertaken. Each accessible area was inspected to locate materials presumed or strongly presumed to contain asbestos, and samples were taken where necessary.
- 3.2 Photographs of each sample location were taken, however where similar materials were identified these are referenced to similar homogeneous materials.
- 3.3 Each sample is assessed using a numeric algorithm, which calculates a score of risk to each individual ACM based the following criteria:
 - Friability;
 - Condition;
 - Surface Treatment;
 - Fibre Type;
 - Accessibility, and;
 - Position.

Each criterion has various scores and when all the scores for each are added together a value of risk is generated for the material. This is a requirement of HSG264 Management surveys.

- 3.4 All samples were analysed by a UKAS accredited laboratory using Polarised Light Microscopy and Dispersion Staining techniques in accordance with HSG 248 – Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005.

4.0 SURVEY CONDITIONS

4.1 Access Constraints

- 4.1.1 All areas of the site were inspected (unless stated in Section 4.2) for the presence of ACM's and where ACM's were presumed and / or strongly presumed, samples were taken. These presumptions are based upon surveyors experience associated with identification of a particular material.

4.2 Areas of No Access

Areas of no access	Reason
Electrical Equipment	Considered as live
Tops of External walls	H&S + Stored Materials
Areas covered in heavy vegetation	H&S

4.3 Survey Specific Notes

- 4.3.1 There is always a possibility that asbestos materials other than those highlighted by this report may be present in those areas not accessed fully or otherwise concealed at the time of the survey.
- 4.3.2 Inaccessible areas should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

5.0 ASBESTOS REGISTER

Project Name	Limerick Transport, Park Rd, Rhebogue - 2019 Demolition
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Date of Survey	23 January 2019
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Area	Feature	Material Type - (Friability)	Insp. Sheet No.	Asbestos Fibre	Condition / Surface Treatment	Extent	Access / Position	Reference Number / (Identification)	Risk Band	Recommendations
Limerick Transport , Roof, Main Apex roof	Grey Corrugated Panels	Cement - (Low)	1	Chrysotile (White Asbestos)	Low Damage / Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	700 sq. m.	Medium / External	230119MG01 (Sample)	Risk Band D Very Low Risk	Remove using Competent contractor
Limerick Transport , External, Front Wall High Level	Grey Corrugated Panels	Cement - (Low)	2	Chrysotile (White Asbestos)	Low Damage / Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	14 sq. m.	Medium / External	230119MG02 (Sample)	Risk Band D Very Low Risk	Remove using Competent contractor
Limerick Transport , External, Rear wall High Level	Grey Corrugated Panels	Cement - (Low)	3	Strongly Presumed Chrysotile (White Asbestos)	Low Damage / Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	110 sq. m.	High / External	230119MG03 (Same as Sample 230119MG02)	Risk Band D Very Low Risk	Remove using Competent contractor
Limerick Transport , External, Gable end walls	Grey Corrugated Panels	Cement - (Low)	4	Strongly Presumed Chrysotile (White Asbestos)	Low Damage / Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	80 sq. m.	Medium / External	230119MG04 (Same as Sample 230119MG02)	Risk Band D Very Low Risk	Remove using Competent contractor
Limerick Transport , External, Front wall High Level	Box Rainwater guttering	Cement - (Low)	5	Chrysotile (White Asbestos)	Low Damage / Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	14 m.	Medium / External	230119MG05 (Sample)	Risk Band D Very Low Risk	Remove using Competent contractor
Limerick Transport , External, Ground at rear wall	Cement Fragments	Cement - (Low)	8	Strongly Presumed Chrysotile (White Asbestos)	High Damage / Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	<25 sq. m.	High / External	230119MG08 (Same as Sample 230119MG02)	Risk Band C Low Risk	Remove using Competent contractor

6.0 RECOMMENDATIONS

6.1 Summary

Survey inspection reports detail the samples taken, the ACMs identified and their approximate extent and priority risk rating - these reports are contained within Appendix B of this report. The asbestos register, Section 5.0 of this report summarises asbestos-containing materials and presumed asbestos materials identified during the course of the survey.

6.2 General Guidance Requirements for Asbestos Abatement Works

Subject to the risk assessment required by The Safety, Health and Welfare at Work(Exposure to Asbestos) Regulations, 2006/2010 to determine the method of asbestos removal, certain materials do not require a Specialist Asbestos Removal Contractor (ARC), to undertake the removal works, although removal works should be carried out in line with current asbestos legislation and guidance. When commissioning removal works, an air-monitoring regime appropriate to the works should be undertaken to provide assurance that asbestos materials have been appropriately removed. Key legislation and guidance that should be adhered to during the course of such works will include:

- The Safety, Health and Welfare at Work(Exposure to Asbestos) Regulations, 2006/2010 (and associated Approved Code of Practice - Asbestos-containing Materials (ACMs) in Workplaces Practical Guidelines on ACM Management and Abatement
- The Safety, Health and Welfare at Work(Construction) Regulations, 2013
- Safety, Health and Welfare at Work(Chemical Agents) Regulations, 2001
- Chemicals (Asbestos Articles) Regulations 2011
- The Waste Management Act 1996/2005 and current Regulations

It should be noted that where a Specialist ARC is required, a 14 day notification period to the HSA may be required.

6.3 Asbestos Insulation Products / Spray Coatings

None Identified

6.4 Asbestos Insulating Board

None Identified

6.5 Asbestos Cement Products

Asbestos Cement products containing Chrysotile were identified in six samples/inspections Ref – Inspection sheets 1, 2, 3, 4, 5 & 8 in all of the incidents the cement products were unsealed and in fair condition whilst attached to the building the fragments on the ground externally have exposed fibres on edges.

Precision consider that the Cement products are not a significant risk to health in their present condition and undisturbed.

Precision recommends that all the Cement products are removed by a competent contractor prior to any work that may disturb them, subject to contractor's method statement and risk assessment notification to HSA may be required

Removal or work on these products should be carried out in line with current asbestos legislation and guidance documents to ensure safe and appropriate working practice. An air-monitoring regime appropriate to the works undertaken should also be instigated to accompany any removal works. Key legislation and guidance that should be adhered to during the course of such works is listed in Section 6.2 of this report.

6.6 Asbestos Textile Products

None Identified

6.7 Asbestos Flooring Products

None Identified

6.8 Asbestos Paper Products

None Identified

6.9 Asbestos Composite Materials

None Identified

6.10 Asbestos Bitumen Materials

None Identified

6.11 Electrical Equipment

Small fuse boxes in units are cartridge type that do not contain flash guards

6.12 Gaskets and Seals

None Identified

6.13 MMMF

Materials associated with Machine Made Mineral Fibre (MMMF) identified in the Wall/Roof voids. These materials are covered by the COSHH regulations and persons working on or near these materials should undertake sufficient risk assessments.

6.14 General

Asbestos materials, wherever reasonably practicable, should be labelled as such. Staff entering areas where ACMs have been identified should be notified of their presence so that they do not inadvertently damage the materials, and can alert the relevant person(s) should damage arise.

If asbestos removal is required, it is recommended that a site-specific asbestos removal specification and method statements be produced in order to facilitate any asbestos removal works.

The waste generated from asbestos removal should be disposed of in accordance with The Waste Management Act 1996/2005 (ROI) and its current regulations.

The contractor must ensure that adequate Duty of Care provisions are put in place for the transportation and disposal of wastes from the site in line with the obligations of Waste Management Act 1996/2005 (ROI) and its current regulations.

In accordance with The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006/2010, it is advised that a management plan is produced and a duty holder be appointed to coordinate and oversee the management of the asbestos at the site.

6.15 Asbestos Management Plan (AMP)

The Asbestos-containing Materials (ACMs) in Workplaces Practical Guidelines on ACM Management and Abatement stipulates in Section 7, that persons responsible by virtue of ownership, contract or tenancy of a non-domestic premise are responsible for undertaking a suitable and sufficient assessment for the presence of asbestos materials within those premises and implement an appropriate Asbestos Management Plan (AMP).

Areas highlighted in sections 1.3.2 and 4.2 as areas of 'no access' should be presumed to contain amphibole asbestos and appropriate management planning should be implemented in order to control access and maintenance activities to these areas until such a time as they can be accessed and the presence or absence of asbestos containing materials can be confirmed.

Asbestos materials were encountered in the survey as detailed in section 5.0. The AMP should stipulate the requirements for working in these areas identified as containing asbestos as well as the areas of 'no access' as stated in sections 1.3.2 & 4.2. For example, the requirements for working in these areas may be a permit to work system, appropriate risk assessments or by other means to ensure people are not exposed to asbestos.

With consultation of the Approved Code of Practice Asbestos-containing Materials (ACMs) in Workplaces Practical Guidelines on ACM Management and Abatement outlines the procedures that should be followed when developing and implementing an AMP.

In accordance with section 7 of Asbestos-containing Materials (ACMs) in Workplaces Practical Guidelines on ACM Management and Abatement, it is advised that a 'Duty Holder' be appointed to coordinate and oversee the management of asbestos at the site. The most appropriate person to be considered to be a Duty Holder is the person responsible for coordinating maintenance activities for the premises.

The Duty Holder has the responsibility to incorporate the results of this survey into an AMP for the building. The Duty Holder must ensure that an appropriate Priority Assessment is undertaken as detailed in Asbestos-containing Materials (ACMs) in Workplaces Practical Guidelines on ACM Management and Abatement, taking into account factors such as:

- **Normal Occupant Activity** – assessment based upon the interaction of occupants and the area being assessed.
- **Likelihood of disturbance** – assessment based upon location of asbestos, its accessibility and quantity of material that has the potential to be disturbed.
- **Human Exposure Potential** – assessment based upon number of occupants, frequency of use and duration of use.
- **Maintenance Activity** – assessment based upon type of maintenance activity and frequency.

Combining the Material Risk Assessment with the Priority Assessment provides an overall assessment with respect to ACMs present within a building. This overall assessment will then determine the management requirements for the building.

7.0 Glossary of Terms

ACM	Asbestos-Containing Material
AIB	Asbestos Insulation Board
AMP	Asbestos Management Plan
ARC	(Specialist) Asbestos Removal Contractor
HSA	Health and Safety Authority (ROI)
EPA	Environmental Protection Agency (ROI)
HSG	Health & Safety Guidance
MMMF	Man Made Mineral Fibre
UKAS	United Kingdom Accreditation Services
R&D	Refurbishment / Demolition
NAVD	No Asbestos Visually Detected
NADIS	No Asbestos Detected in Sample

8.0 References

HSG 264	Asbestos The Survey Guide. 2nd edition 2012 (UK)
HSG 248	Asbestos: The Analysts Guide for Sampling, Analysis and Clearance Procedures, 2005. (UK)
HSG 247	Asbestos; The Licensed Contractors' Guide (UK)
	Asbestos-containing Materials (ACMs) in Workplaces Practical Guidelines on ACM Management and Abatement (ROI)
	The Safety, Health and Welfare at Work(Exposure to Asbestos) Regulations, 2006/2010 (ROI)
	The Hazardous Waste Regulations (ROI)

APPENDIX A
REPORT CONDITIONS

Precision Group

REPORT CONDITIONS

R&D ASBESTOS SURVEY

This report is produced solely for the benefit of Verde Environmental Consultants Ltd no account is taken for any reliance placed on it by any other party unless specifically agreed in writing otherwise.


This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the site.

This report is based on a site inspection in the accessed areas as noted, the physical investigation as detailed, information supplied by those parties referenced in the text. Some of the opinions are based on unconfirmed data and information and are presented as the best that can be obtained without further extensive dismantling and disturbance. The test results that are available can only be regarded as a limited but likely representative sample assessed against current guidelines. The impact of our assessment on other aspects of the development requires evaluation by other involved parties. The possibility of the presence of asbestos, perhaps in higher concentrations, elsewhere on the site where not accessed, cannot be discounted.

Whilst the findings and recommendations detailed within this report reflect our best assessment, because there are no exact ROI definitions of these matters, being subject to risk analysis, we are unable to give categorical assurances that they will be accepted by authorities or funds without question as such bodies may have unpublished, more stringent objectives. This report is prepared and written for the purposed uses stated in the report and should not be used in a different context without reference / approval by Precision. In time improved practices or amended legislation may necessitate a re-assessment.

The report is limited to those aspects specifically reported on and is necessarily restricted and no liability is accepted for any other aspect. The opinions expressed cannot be absolute due to the limitations of time and resources imposed by the agreed brief and the possibility of unrecorded previous use and abuse of the site. The report concentrates on the site as defined in the report.

APPENDIX B
INSPECTION REPORTS

2019 R&D Survey Number	1	Reference number	230119MG01
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	Big 6 single skin roof sheeting - Fixed to metal purlins with J bolts - Consider all of the ridge tiles and edge flashing panels as being asbestos cement and remove as ACM - 26 fibreglass skylight panels on the roof.		

Building	Limerick Transport	Condition	Low Damage	1
Floor Level	Roof	Surface Treatment	Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	1
Location	Main Apex roof	Material Friability	Low	1
Feature	Grey Corrugated Panels	Asbestos Type	Chrysotile (White)	1
Material Type	Cement	Accessibility	Medium	
Extent	700 sq. m.	Position	External	
Recommendation	Remove using Competent contractor	Assessment Score	4	
		Assessment Band	Very Low Risk	

Site Address Limerick Transport Park Rd Rhebogue Limerick Ireland	Client Details Verde Environmental Consultants Ltd Block 7 Galway Technology Park Parkmore Galway Ireland
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2019 R&D Survey Number	2	Reference number	230119MG02
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	Row of grey corrugated Big 6 panels at high level - Fixed to metal purlins with J bolts		

Building	Limerick Transport	Condition	Low Damage	1
Floor Level	External	Surface Treatment	Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	1
Location	Front Wall High Level	Material Friability	Low	1
Feature	Grey Corrugated Panels	Asbestos Type	Chrysotile (White)	1
Material Type	Cement	Accessibility	Medium	
Extent	14 sq. m.	Position	External	
Recommendation	Remove using Competent contractor	Assessment Score	4	
		Assessment Band	Very Low Risk	


Site Address Limerick Transport Park Rd Rhebogue Limerick Ireland	Client Details Verde Environmental Consultants Ltd Block 7 Galway Technology Park Parkmore Galway Ireland
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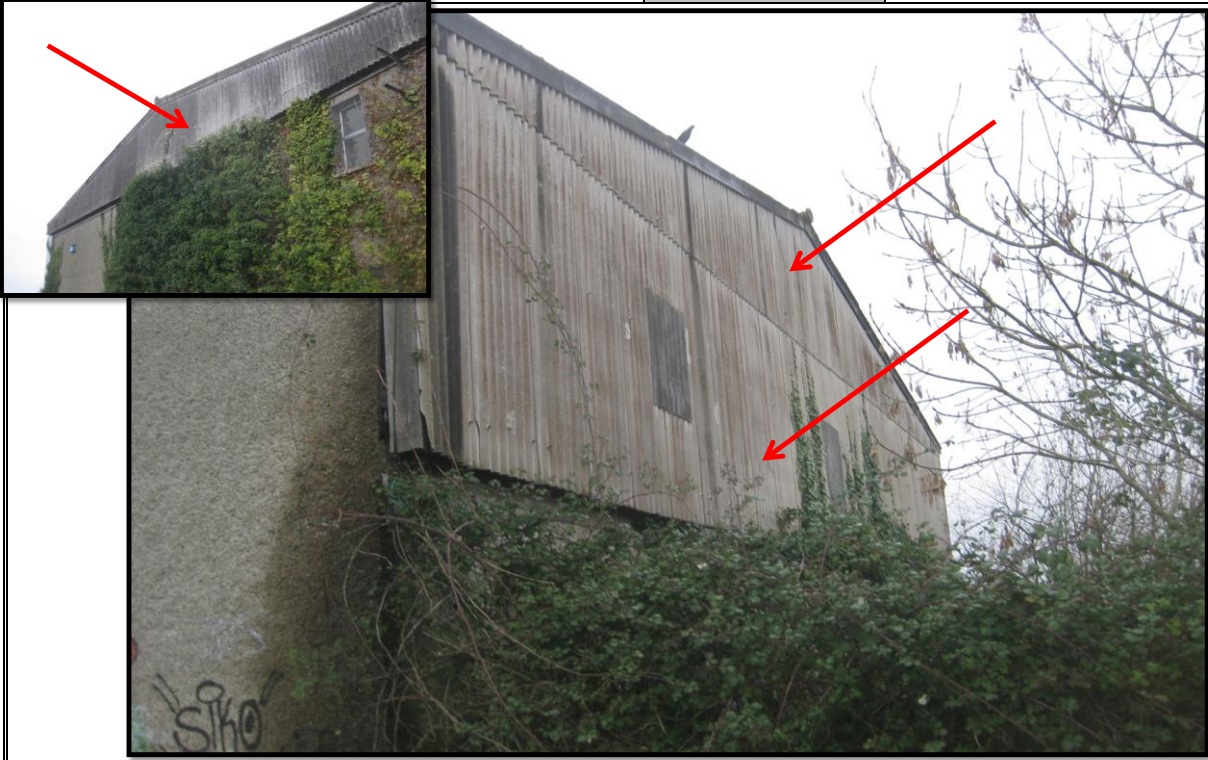
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2019 R&D Survey Number	3	Reference number	230119MG03
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	230119MG02
			
Notes	Corrugated Big 6 panels covering upper section of rear wall - some damage and section at one corner has been replaced with metal corrugated sheeting. Consider all of the edge flashing panels as being asbestos cement and remove as ACM Fixed to metal purlins with J bolts		

Building	Limerick Transport	Condition	Low Damage	1
Floor Level	External	Surface Treatment	Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	1
Location	Rear wall High Level	Material Friability	Low	1
Feature	Grey Corrugated Panels	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	High	
Extent	110 sq. m.	Position	External	
Recommendation	Remove using Competent contractor	Assessment Score	4	
		Assessment Band	Very Low Risk	


Site Address Limerick Transport Park Rd Rhebogue Limerick Ireland	Client Details Verde Environmental Consultants Ltd Block 7 Galway Technology Park Parkmore Galway Ireland
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2019 R&D Survey Number	4	Reference number	230119MG04
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	230119MG02
			
Notes	Corrugated Big 6 panels covering upper section of rear wall and roof gable on RHS with the LHS only having the roof gable covered with corrugated sheeting. Consider all of the edge flashing panels as being asbestos cement and remove as ACM - Fixed to metal purlins with J bolts		

Building	Limerick Transport	Condition	Low Damage	1
Floor Level	External	Surface Treatment	Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	1
Location	Gable end walls	Material Friability	Low	1
Feature	Grey Corrugated Panels	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	Medium	
Extent	80 sq. m.	Position	External	
Recommendation	Remove using Competent contractor	Assessment Score	4	
		Assessment Band	Very Low Risk	


Site Address Limerick Transport Park Rd Rhebogue Limerick Ireland	Client Details Verde Environmental Consultants Ltd Block 7 Galway Technology Park Parkmore Galway Ireland
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2019 R&D Survey Number	5	Reference number	230119MG05
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	Box gutter along front wall of building - No downspout or guttering at rear wall identified.		

Building	Limerick Transport	Condition	Low Damage	1
Floor Level	External	Surface Treatment	Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	1
Location	Front wall High Level	Material Friability	Low	1
Feature	Box Rainwater guttering	Asbestos Type	Chrysotile (White)	1
Material Type	Cement	Accessibility	Medium	
Extent	14 m.	Position	External	
Recommendation	Remove using Competent contractor	Assessment Score	4	
		Assessment Band	Very Low Risk	

Site Address Limerick Transport Park Rd Rhebogue Limerick Ireland	Client Details Verde Environmental Consultants Ltd Block 7 Galway Technology Park Parkmore Galway Ireland
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2019 R&D Survey Number	6	Reference number	230119MG06
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable



Notes	Bitumen acoustic pads on underside of stainless steel sink unit.
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Building	Limerick Transport	Condition	Low Damage	1
Floor Level	Ground	Surface Treatment	Composite materials, reinforced plastics, resins, vinyl tiles, Bitumen.	0
Location	Kitchen	Material Friability	Low	1
Feature	Sink unit acoustic pads	Asbestos Type	N.A.D.I.S	0
Material Type	Bitumen	Accessibility	High	
Extent	2 No.	Position	Internal	
Recommendation	No asbestos detected no further action required	Assessment Score	0	
		Assessment Band	E	


Site Address Limerick Transport Park Rd Rhebogue Limerick Ireland	Client Details Verde Environmental Consultants Ltd Block 7 Galway Technology Park Parkmore Galway Ireland
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2019 R&D Survey Number	7	Reference number	230119MG07
Inspection / Sample	Sample	Inspection Cross Reference / Visual I.D.	Not Applicable
			
Notes	Blue floor tiles in Landing, Office 1 and WC - No black adhesive - Office 2 has carpet.		

Building	Limerick Transport	Condition	Low Damage	1
Floor Level	1st floor	Surface Treatment	Composite materials, reinforced plastics, resins, vinyl tiles, Bitumen.	0
Location	Floors	Material Friability	Low	1
Feature	Blue floor tile	Asbestos Type	N.A.D.I.S	0
Material Type	Floor Tile / Covering	Accessibility	High	
Extent	25 sq. m.	Position	Internal	
Recommendation	No asbestos detected no further action required	Assessment Score	0	
		Assessment Band	E	


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2019 R&D Survey Number	8	Reference number	230119MG08
Inspection / Sample	Inspection	Inspection Cross Reference / Visual I.D.	230119MG02
			
Notes	On the ground at the rear wall of the building grey fragments identified these are visually similar to big 6 sheeting and box guttering - Heavy vegetation along the length of the wall and RHS gable end prevented full examination of area but damage to sheeting is visible and supports for guttering are in place.		

Building	Limerick Transport	Condition	High Damage	3
Floor Level	External	Surface Treatment	Enclosed lagging, encapsulated AIB, Cement, Paper, Textiles, Gaskets, Seals	1
Location	Ground at rear wall	Material Friability	Low	1
Feature	Cement Fragments	Asbestos Type	Strongly Presumed Chrysotile (White)	1
Material Type	Cement	Accessibility	High	
Extent	<25 sq. m.	Position	External	
Recommendation	Remove using Competent contractor	Assessment Score	6	
		Assessment Band	Low Risk	

Site Address Limerick Transport Park Rd Rhebogue Limerick Ireland	Client Details Verde Environmental Consultants Ltd Block 7 Galway Technology Park Parkmore Galway Ireland
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APPENDIX C
RISK ASSESSMENT CRITERIA

MATERIAL RISK ASSESSMENT

MATERIAL RISK ASSESSMENT

The material risk assessment algorithm is detailed within HSG 264 and is a requirement for identifying areas of concern in order to develop an Asbestos Management Plan as required by the Asbestos-containing Materials (ACMs) in Workplaces Practical Guidelines on ACM Management and Abatement. Precision (NI) has applied this algorithm to all asbestos-containing materials identified during the survey.

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

MATERIAL RISK ASSESSMENT (cont'd)

Once the score from each criterion is totalled a material assessment score is provided. Generally the higher the score, the higher associated risk posed by a particular ACM.

The hazard assessment criterion examines the risk posed by an asbestos material to release fibres that may be inhaled. This factor is the most significant when assessing asbestos. Therefore in order to consider if an asbestos material will release fibres the material assessments considers the type of asbestos, the extent of any damage to the material, whether people will come in contact with the material etc.

These assessments are required to establish an asbestos management plan as it identifies areas of risk in order that procedures can be put in place, remedial works can be undertake etc.

Risk Bands and Material Risk Meaning according to points

The total material assessment algorithm value for each item, is compared to Risk Bands as developed by Precision (NI) in close consultation with HSG 264. The risk bands are as follows:

Risk Band A: 10 points or above – High Risk Material - Materials in this category pose an immediate risk to anybody in their vicinity and as such, immediate plans for removal should be made. Until Removal can be achieved, access to the location of the material should be restricted and temporary measures to seal or repair the material should be put in place. Affixing asbestos warning labels can provide additional protection prior to removal.

Please note, all **NON ACCESSED AREAS** will by default enter this category until accessed and assessments have been carried out to confirm or deny if the area contains asbestos materials.

Risk Band B: 7-9 Points – Medium Risk Material – Materials in this category require remedial action as soon as reasonably practicable. Action may range from removal to repair, encapsulation and labelling. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Risk Band C: 5-6 Points – Low Risk Material – This category indicates the need for regular monitoring although the current risk of fibre release is low, this material may suffer deterioration through age/accident. It is recommended that asbestos materials in this category be visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

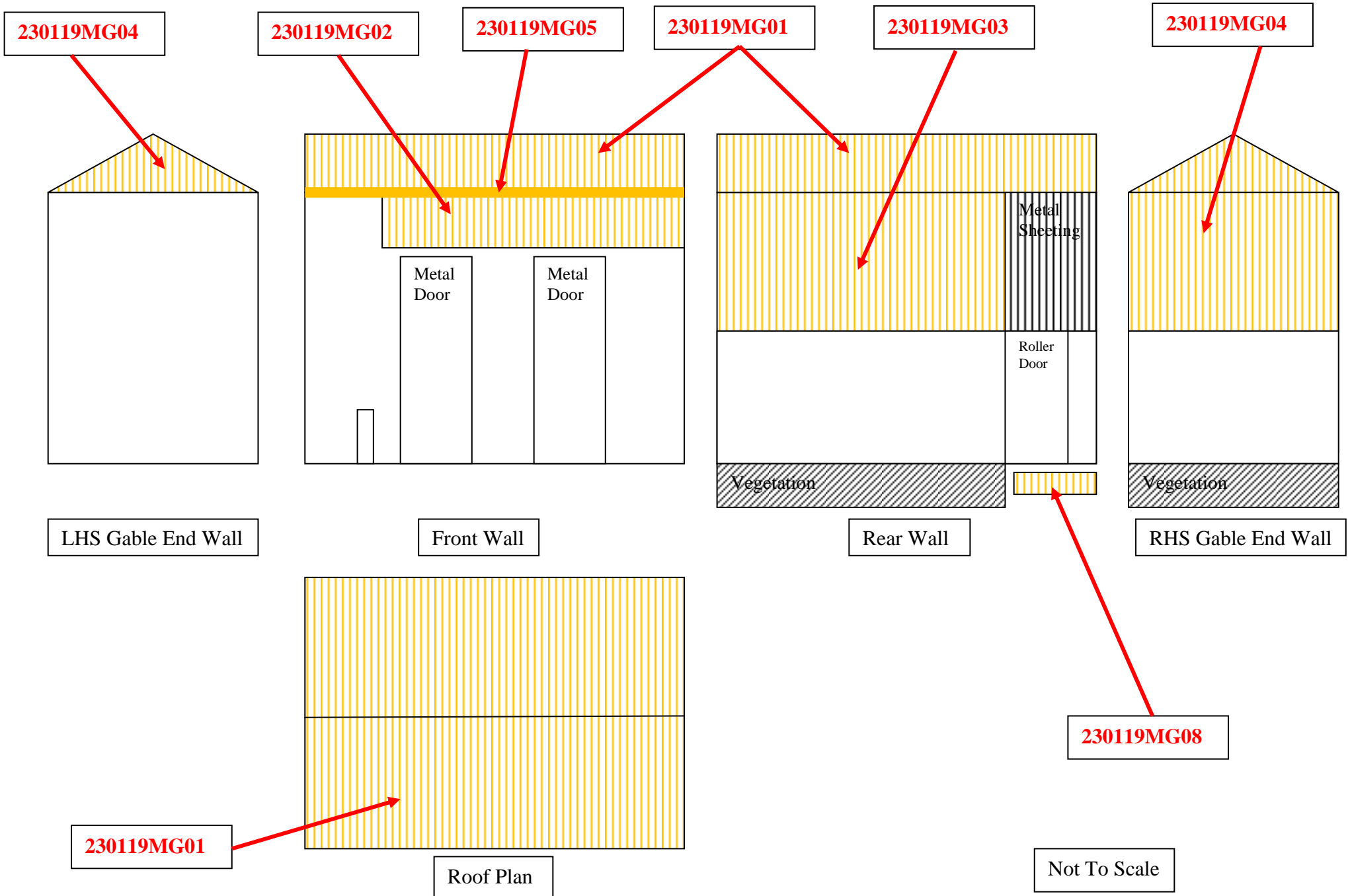
Risk Band D: 1-4 Points – Very Low Risk Material – This category indicates Very Low priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels (A Labels) should be positioned to prevent accidental damage to the material.

Risk Band E: 0 points – No Asbestos Detected – No action is required.

Please always refer to each individual Inspection Sheet (Appendix B) and recommendations (Section 6.2) for specific comments and recommendations for each material inspected.

APPENDIX D
SITE SKETCHES

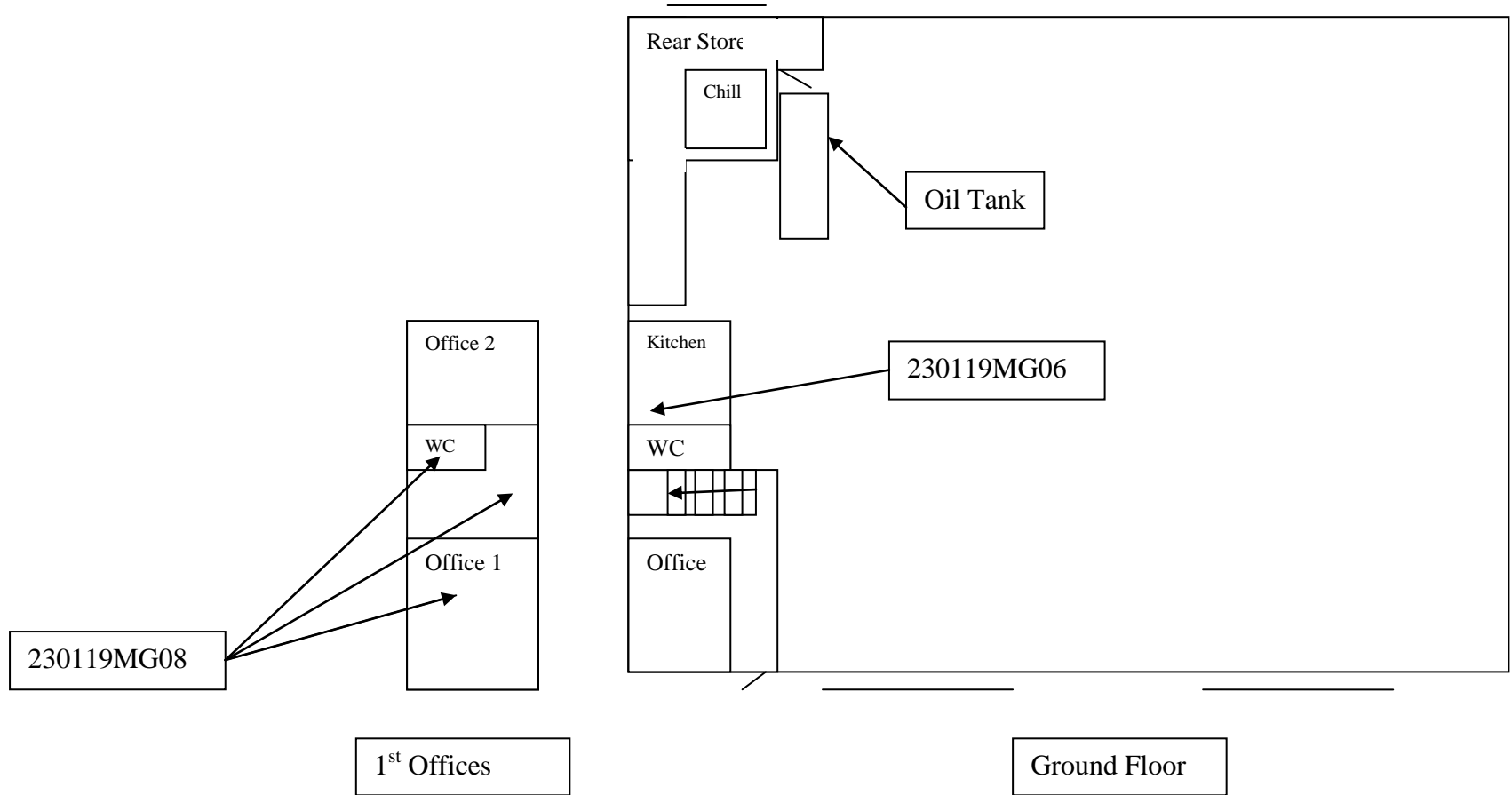
Limerick Transport - Rhebogue		Drawing Title	Date	Client	Survey Report Number	Survey Type
Drawing 1 of 2		Externals	04-02-19	Verde Environmental	23-01-19-MG-V1	R&D
Room/ Area Number	OG01	Sample/inspection/presumed= Asbestos Present 01			Sample/inspection = Not Asbestos Containing 01	



Insulation	■	Flooring products	■	Cement	■	Composites	■	No Access	■	Drawing Must be Printed in Colour Full details in inspection sheets and report
Insulating Board	■	Textiles	■	Bitumen	■	Paper	■	Drawn by	MG	

Limerick Transport - Rheboug		Drawing Title	Date	Client	Survey Report Number	Survey Type
Drawing 2 of 2		Internal	04-01-19	Verde Environmental	23-01-19-MG-V1	R&D
Room/ Area Number	OG01	Sample/inspection/presumed= Asbestos Present 01			Sample/inspection = Not Asbestos Containing 01	

The tops of the external walls have not been fully examined Ref Section 2.2 of the report



Insulation		Flooring products		Cement		Composites		No Access		Drawing Must be Printed in Colour
Insulating Board		Textiles		Bitumen		Paper		Drawn by	MG	Full details in inspection sheets and report

APPENDIX E
ANALYSIS CERTIFICATES



BULK MATERIAL SAMPLE REPORT

Reference No: J606387 Client Order No: N/A
 Date Received: 29 Jan 2019
 Client Name and Address: Asbestos Training & Management Ireland Ltd, 20 Riverside, Dunmurry, Belfast BT17 9DJ
 Site Address: Limerick Transport, Park Road, Rhebogoe, Limerick
 Sampling Officer: Asbestos Training & Management Ireland Ltd
 Date of Analysis: 30 Jan 2019
 Analyst: Colin Webb
 Approving Officer: Laura Webb Signed: 
 Issue Date: 30 Jan 2019

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 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. All samples are analysed at one of our UKAS accredited laboratories in Somerset or Northern Ireland. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements. For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G&L Consultancy Ltd.

Site Ref	Lab Ref	Description	Analysis Result	Classification
23-01-18-MG - 01	BS167737	Roof - Corrugated panels	Chrysotile	Asbestos Cement
23-01-18-MG - 02	BS167738	External walls - Corrugated panels	Chrysotile	Asbestos Cement
23-01-18-MG - 05	BS167739	Front wall - Rainwater box guttering	Chrysotile	Asbestos Cement
23-01-18-MG - 06	BS167740	GF - Kitchen - Sink unit - Acoustic pads	No Asbestos Detected	Not Applicable

G&L Consultancy Ltd

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Company Directors: Mrs J Lewis and Mr P Lewis. VAT Registration Number 729 1092 34

Registered Office: 5 Hazelbank Road, Lawrencetown, Craigavon, Co. Armagh, BT63 6DS

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



BULK MATERIAL SAMPLE REPORT (CONTINUATION)

Site Ref	Lab Ref	Description	Analysis Result	Classification
23-01-18- MG - 07	BS167741	FF - Offices - Blue floor tile	No Asbestos Detected	Not Applicable