03 June 2022

Report

Construction Environmental Management Plan (rev 3)

Bailey Gibson SHD No. 2

CWTC Multi Family ICAV acting on behalf of its SUB Fund
DBTR SCR1 Fund

securing right **outcomes**

LOCATION	BLOCKS | BUILDINGS	LEVELS	DISP.	REPORT NO. | REV
FORMER BAILEY GIBSON SITE, FORMER PLAYER WILLS SITE, DUBLIN CITY COUNCIL LAND (FORMERLY BOYS BRIGADE PITCH AND PART OF ST. TERESA'S GARDENS (ALL WITHIN STRATEGIC DEVELOPMENT REGENERATION AREA 12)), SOUTH CIRCULAR ROAD AND DONORE AVENUE, DUBLIN 8	BG1-BG5 | A - K	ALL (ABOVE AND BELOW GROUND)	PSDP	CEMP-DCON-RPT-001-03

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0	Diarmuid Condon	Diarmuid Condon	14 December 2021
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1 Executive summary

This Construction Environmental Management Plan (CEMP) has been developed summarising commitments that will be implemented during the construction of the proposed Bailey Gibson SHD No.2 residential project. The CEMP supports the Environmental Impact Assessment Report (EIAR). This plan provides a description of the proposed works cross referencing EIAR chapters that seek to alleviate environmental impacts arising from construction works. The CEMP reviews the following:

- Direct impacts – those impacts associated directly with the environmental aspect, such as increased dust, noise, or vibration levels;
- Indirect impacts – those impacts associated indirectly with the environmental aspect, such as transport and disposal of waste;
- Normal situations – progress according to plan;
- Abnormal situations – the project programme not progressing as planned because of unforeseen or unpredictable circumstances; and
- Emergency situations – an unplanned or unwanted situation has occurred, such as fire, explosion, or malicious damage.

The CEMP should be viewed as a live document that will be updated as the development progresses and if any circumstances change arising from:

- Compliance requirements agreed with Dublin City Council;
- Requirements by other state bodies;
- Concerns raised by local residents affected by works;
- Concluding Traffic Management Plan(s) initially prepared by Systra by the Contractor; and
- Any specific requirements of the Contractor.

The CEMP will be subject to periodic reviews as part of the management of the construction process. This plan should be read in conjunction with the following supporting information submitted with the Planning Application:

- Environmental Impact Assessment Report (McCutcheon Halley Planning Consultants);
- Traffic & Transport Assessment (Systra)
- Construction Traffic Management Plan (Systra);
- Infrastructure Report (Barrett Mahony Consulting Engineers);
- Arboriculture Assessment & Impact Report (CMK Hort + Arb Ltd); and
- Construction Demolition Waste Management Plan (Barrett Mahony Consulting Engineers).

As the ultimate controlling mind for the works, CWTC Multi Family ICAV acting on behalf of its SUB Fund DBTR SCR1 Fund ('the Applicant') through their Project Manager will take the lead in ensuring that there are suitable and sufficient systems and personnel in place that promote environmental control compliance.

1.1 Report basis

In the preparation of the CEMP, DCON Safety Consultants Limited were cognisant of the following:

- The Environment Act 2003, as amended;
- The Litter Pollution Act 1997 (S.I. No. 12 of 1997);
- Eastern-Midlands Region Waste Management Plan 2015 – 2021 (2015);
- Department of Environment and Local Government (DoELG) Waste Management – Changing Our Ways, A Policy Statement (1998);
- Forum for the Construction Industry – Recycling of Construction and Demolition Waste;
- Department of Environment, Communities and Local Government (DoECLG), A Resource Opportunity - Waste Management Policy in Ireland (2012);
- Department of Environment, Heritage and Local Government, Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (2006);
- FÁS and the Construction Industry Federation (CIF), Construction and Demolition Waste Management – a handbook for Contractors and Site Managers (2002);
- Directive 2008/98/EC of the European Parliament and of the Council of 19 November 2008 on waste and repealing certain Directives;
- Planning and Development Act 2000 (S.I. No. 30 of 2000) as amended 2010 (S.I.No.30 od 2010) and 2015 (S.I. No. 27 and S.I. No. 413 of 2003);
- DECLG document '*Circular WPR 07/06 - Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects, published by the DECLG, July 2006*';
- ProPG document 'Planning & Noise – Professional Practical Guidance on Planning & Noise - New Residential Development May 2017';
- CIRIA C532: Control of Water Pollution from Construction Sites, Guidance for Consultants and Contractors;
- CIRIA C692: Environmental Good Practice on Site;
- BPGCS005: Oil Storage Guidelines;
- CIRIA C648: Control of Water Pollution from Linear Construction Projects;
- EU Construction and Demolition Waste Management Protocol – BIBM;
- EPA Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects;
- Construction & Demolition | Environmental Protection Agency (epa.ie);
- IEMA Impact Assessment Guidance, '*A New Perspective on Land and Soil in Environmental Impact Assessment' (Feb 2022)*'; and
- Machinery Directive 2006/42/EC Edition 2.2 – October 2019 (Update of 2nd Edition). All contractors appointed on the project will be required to adhere to this Directive.

The EIAR alleviation measures and environmental monitoring measures are based on the application of best practice guidance and where relevant regulatory compliance limits. Plans created by the Contractor pre-construction will be required to follow the requirements of the EIAR.

1.2 Waiver

DCON Safety Consultants Limited are not responsible for any errors or omissions, or for the results obtained from the use of this information by others | contractors

2 Project description

2.1 Development introduction (refer also to Appendix A for site redline drawing)

This application relates to a proposed mixed-use strategic housing development (SHD) on a site of approx. 5.5 hectares in Dublin 8. It includes all of the former Bailey Gibson site and a small portion of the former Player Wills site, both of which are owned by the Applicant, CWTC Multi Family ICAV acting solely in respect of its sub fun DTBR SCR1 Fund. The balance of the proposed development site relates to land owned by Dublin City Council (DCC) known locally as the 'Boys Brigade pitch' and part of the St. Teresa's Gardens site, together with DCC controlled public roads.

The application area is predominately within Strategic Development Regeneration Area (SDRA) 12, St. Teresa's Gardens & Environs as identified in the Dublin City Development Plan 2016-2022. The part of the proposed development site not within SDRA 12 relate to works proposed in the public roads surrounding the site, South Circular Road, Donore Avenue and Rehoboth Place.

A comprehensive description of the proposed development is set out in the Planning Statement. The Statutory Notices should also be referenced.

Briefly, it is proposed to demolish the existing vacant buildings and structures on the Bailey Gibson site to make way for development of 345 new homes across 5 blocks, BG 1 - BG 5, ranging in height from 2-7 storeys. The residential blocks will be contained within the Bailey Gibson site. The typology is predominantly apartments with 4 townhouses proposed in block BG5.

This is a mixed tenure scheme, with 292 units proposed as Build to Rent (BtR) across blocks BG1-BG3 and 53 units proposed as Build to Sell (BtS) in blocks BG4 and BG5. It is proposed to deliver 34 social and affordable homes as part of the overall total.

All apartments have private amenity space. At ground floor this is in the form of terraces and on upper levels, balconies. Each of BG1-BG4 have communal amenity areas either as a courtyard or podium area.

Tenant amenities and facilities are proposed in the BtR blocks and include a gym, co-working space, kitchen/lounge areas, concierge, and waste facilities.

Over 2 hectares of public open space including a multi-sport play pitch, a playground, 'St. Teresa's Playground', a boulevard, 'St. Teresa's Boulevard', a park, 'Players Park', a plaza, 'Rehoboth Plaza'.

The proposed non-residential uses include in blocks BG1 and BG2 commercial units that have the capacity to support daily living needs e.g., a shop, pharmacy and professional services. A creche with capacity for approx. 60 children. In block BG2 the design includes floorspace for a café/restaurant/bar.

In total there are 89 car parking spaces allocated to the proposed apartments and all are contained within the Bailey Gibson site. Apart from 1 space at podium level, the parking is contained within a basement. Additionally, 10 'Go Car' spaces are proposed at podium level for residents use only. Each of the 4 townhouses has 1 on-curtilage car parking space.

Visitor parking is at street level and the proposed sport pitch will be serviced separately by new spaces on the public roads. The scheme includes set down parking for the creche, a loading bay for deliveries and coach parking area.

Provision is made for disabled parking, electric vehicle charging, a car sharing scheme and motorcycle parking.

784 spaces are proposed for cycle parking including secure residents parking, visitor parking and spaces for cargo bicycles.

Other works include the development of a network of streets across the proposed development site that will link with other sites within SDRA 12 and into the wider street network of Dublin 8. Improvement works within existing local streets to facilitate access and safe movement.

Ancillary development works includes the construction of electricity substations, meter rooms, plant rooms at basement level, waste storage areas, solar photovoltaics, drainage, landscaping, and lighting.

2.2 Phasing

Works will be delivered under a single construction phase (refer also to Appendix B).

2.3 Site setting

The application area predominately forms part of a wider regeneration area, SDRA 12, located between the South Circular Road (SCR), Cork Street and Donore Avenue in Dublin 8. It is approximately 2.3km southwest of Dublin city centre and within the canal cordons. The Bailey Gibson site has frontage with SCR and Rehoboth Place/Avenue and is occupied by vacant industrial buildings and associated hardstanding required to be demolished. Previous use of these structures include:

- Warehouses (Building A) in the south-west of the site were used to store salvaged bar furniture;

- North of Building A is Building C there was a single storey office building, with a visitors parking area to the east of the office;
- North of Building C there is a series of interconnected warehouses (Buildings D, E and G) that occupy most of the northern section of the site. A large portion of this space was previously used to store sets and props for film and theatre companies;
- A series of interconnected warehouses (Building K) are in the south-east of the site, which were used primarily to store antiques and furniture. There was a spray-painting operation and a paint store in the eastern end of the southernmost unit.

The existing Bailey Gibson buildings are mainly of 20th Century origin. Any earlier structures retain little of their original fabric. Building D, which is located centrally near the eastern boundary of the site, is the earliest building on site, with the western section considered to date from the early 19th Century. The project Conservation Architect (Slattery Conservation) has confirmed that none of the buildings on site are of any particular architectural or cultural significance.

The open yard area surrounding the buildings is predominantly concrete paved and in poor repair particularly in the north-east of the site. There is a decommissioned 10,000-litre steel oil storage tank in the open yard to the north-east of the site. The area around the tank is concrete paved, and in poor repair. The remainder of the north-eastern section of the site comprises an open yard where a decommissioned 200 litre steel chemical storage drums exist.

There is a chimney to the north of the Bailey Gibson site. The chimney is not a protected structure and doesn't have any historic significance. The chimney is described by Slattery Conservation as "*a simple red brick extrusion lacking in any articulation save for a simple corbel below its concrete cap. It is not a free-standing structure and was built as part of a concrete blockwork structure*."

The land under the control of DCC and the Saint Laurence O'Toole Diocesan Trust to the east and northeast of the former Bailey Gibson site is predominantly a large expanse of open, vacant land. The area identified for the multi-sport playing pitch and community resource centre abut Donore Avenue.

The application area is not located within an Architectural Conservation Area (ACA) and there are no Protected Structures on the site. There are no sites listed on the Record of Monuments and Places within the application area. The eastern most section (Donore Avenue side) of the proposed development is located within the zone of archaeological potential for Dublin City (DU018-020), which is a recorded monument.

3 Construction activities

3.1 Site preparation works

Site preparation works will include the '*site establishment'* set up by the Contractor which will include the following:

- Agree and implement Aspergillus prevention control measures with The Coombe Hospital considering the requirements of the National Guidelines for the Prevention of Nosocomial Invasive Aspergillosis during Construction | Renovation;
- Engage with local area stakeholders including the Donore Avenue National School;
- Setting up of access control to the various work areas;
- Secure compound for the storage of all on-site machinery and materials;
- Supplementary temporary hoarding | fencing; and

- Erection of signage.

Prior to commencement of construction, the Contractor will consult records and drawings to establish the location of existing buried services | utilities i.e., electricity, gas, water, foul, drainage etc. Where it is necessary to disconnect services | utilities during the construction works for a notable period, appropriate temporary alternative provisions will be provided.

3.1.1 Site access (refer also to the Systra prepared Construction Traffic Management Plan in Planning Application)

The site will be accessed and exited via the South Circular Road. Construction traffic will be generated for the duration of works on site, with levels of vehicles movements varying throughout the demolition process depending on activities on-going. Circa 150 nr. carparking spaces are available in areas of the site. A similar number of spaces can also be made available on the Player Willis site as required.

3.1.2 Construction access principles (generally)

- Protection neighbours and members of the public from site activities;
- Public roadways are kept clear always;
- Construction traffic will be limited to certain routes and times of day, with the aim of keeping disruption to existing traffic and residents to a minimum. to minimise disruption to the local areas, construction traffic volumes will be managed through the following measures:
  - during peak morning and evening hours, ancillary, maintenance, and other site vehicular movements will be discouraged;
  - daily construction programmes will be planned to minimise the number of disruptions to surrounding streets by staggering HGV movements to avoid site queues;
  - access to neighbouring properties will be maintained through all stages of construction;
  - appropriate numbered site staff parking will be provided. In parallel with this, parking restrictions and management measures will be reviewed and implemented as necessary in agreement with the local residents and DCC to avoid any site parking overspill issues.
- Delivery of materials shall under supervision to avoid contact with persons. Deliveries shall be programmed to avoid high trafficked times minimising congestion and conflict with other deliveries;
- The site construction access strategy will prioritise the:
  - increase the efficiency of construction works; and
  - decrease the disruption of the local transport system from construction works traffic.

3.1.3 Logistics | construction site access strategy (refer also to the Systra prepared Construction Traffic Management Plan in Planning Application)

The Contractor's construction compound will be included within the Bailey Gibson Development site. It is anticipated that the majority of construction vehicles accessing the sites will come from the M50 via the Long Mile Road. Traffic would access the site via the left-in/left-out gateway on the South Circular Road. Vehicle movements will be managed by the Contractor's site management on the ground. Following the completion of the demolition and excavation works, the level of HGV traffic will significantly reduce. The remaining concentration of truck movements will occur during the pouring of concrete foundations, delivery of materials etc. and is estimated at an average of 30-40 HGV movements per day.

3.1.4 Abnormal load deliveries

Public safety, driver health & welfare, and delivering on good risk management practices are the cornerstones of transport safety. All identified abnormal loads require public agency engagement e.g. An Garda Síochána, DCC Roads etc. The safety of other road users is paramount.

3.1.4.1 Movement of abnormal loads

- Road traffic (Permits for Specialised Vehicles) Regulations 2009, S.I. No. 147 of 2009, and Road Traffic (Specialised Vehicle Permits) (Amendment) Regulations 2010, S.I. 461 of 2010, introduce a streamline permit system and list of Designated Routes to be administered by An Garda Síochána for the movement of loads not exceeding 27.40m in length and 4.30 metres in width on the major inter-urban routes;
- Vehicles and loads exceeding the 4.65m national height limit are not covered under this scheme and require a Local Authority Permit instead;
- Abnormal loads will adhere to the maximum weight limits set down by Road Traffic (Construction and Use of Vehicles) Regulations 2003, S.I. 5 of 2003 and the maximum height limit set down in Road Traffic (Construction and Use of Vehicles) (Amendment) Regulations 2008, S.I.366 of 2008; and
- A *"Permit for Specialised Vehicles"* form when signed by the Garda Síochána grants permission to move abnormal loads as defined under the above Regulations, on inter-urban routes specified in the Schedule of Designated Roads.

Any deviations from the Schedule of Designated Roads in above Regulations require independent authorisation from DCC and | or the Minister for Transport.

3.1.5 Traffic management coordinator

The Contractor is required to appoint a competent Traffic Management Coordinator (TMC) who will be responsible for the coordination of the South Circular Road site access and all other temporary traffic safety and management matters for the construction stage. The TMC is required to ensure that all traffic management requirements set out in their Traffic Management Plan are adhered to. The site-specific traffic management plan will at a minimum include:

- No temporary | drop off parking on approach access public routes. No unloading or blockages of access routes. Such vehicles will be immediately directed to move;
- The Contractor must seek to eliminate where possible the necessity for reversing of any construction or supply chain vehicle onsite.

3.1.6 Alternative arrangements for pedestrians | vehicles in case of any roadway closure

Aware of the complexity of logistical challenges faced by such work, the Contractor and the Applicant want to prevent traffic congestion due to construction works and negative impacts on the Dublin 8 neighbourhood environment in the surroundings of the construction area. It will be a condition of works that the Contractor:

- Maintain access to all local roadways, footways and properties is secured. It is not envisaged with the exception of hoarding construction works (where working space is required to erect hoarding safely) that demolition works will impact on the use of roadways; and
- Should a need arise to provide temporary pedestrian | vehicle access outside the hoarding line, a detailed temporary Traffic Management Plan will be developed in compliance with the requirements of the Department of Transport Chapter 8 Temporary Traffic Measures and

Signs for Roadworks manual. This plan will be required to be approved by DCC prior to implementation with appropriate forward notice shared with all Dublin 8 stakeholders.

All necessary controls will be agreed with DCC Traffic Section pre commencement of project works.

3.1.7 Construction compound (new build works)

Site compound(s) will include as a minimum offices, accommodation, and welfare facilities. Compounds will be serviced with electrical power, water supply and toilet facilities. Haul routes and storage | staging areas will be established within each Block site area.

Storage | staging areas will vary, depending on Block spatial allocation and their exact locations will be decided taking ecology, proximity to local rivers, canals, and archaeology into consideration. Fuel storage areas will not be located within 50.00m of any watercourse. Suitably robust hoarding will be erected around the perimeter of each storage | staging area; hoarding will typically be standard plywood to a height of 2.40m.

3.1.7.1 Details of primary compound

- Total Area: 5 190m²
- Staff & Visitor Parking Area: 1 390m² (120 Parking Bays)
- Bicycle Parking: 100m² (120 Bicycle Bays)
- Waste Area: 700m²
- Materials Area: 700m²

- Fuel Storage: 300m²
- Site Office/Meeting Room/Welfare/Induction Rooms: 480m²
- Plant Storage: 700m²

3.1.7.2 Details of material & waste storage area

- Total Area: 750m²
- Site Safety Office/Canteen/Welfare: 200m²
- Material Area: 250m²
- Waste Area: 250m²

3.1.7.3 Details of compound subject to licence agreement

- Total Area: 725m² (Visitors Parking + Bicycle Parking + Site office & Welfare)
- Visitors Parking Area: 357m² (30 Parking Bays)
- Bicycle Parking: 50m² (60 Bicycle Bays)
- Waste Area: 375m²
- Materials Area: 375m²
- Site Office & Welfare: 363m²

3.1.8 Overflow carparking

Appropriate overflow contractor car parking can be made available in areas of the client landholding, the Player Wills site, if it is required by the contractor based on the estimation of required contractor car parking in their CMP.

Signage will be erected at all site access points, across the entire site as well as on strategic location to inform all staff and visitors on-site of the required Personal Protection Equipment (PPE) and associated risks when entering the construction site. The signage will assist first time visitors, operatives, or delivery drivers on where they are, where they are going, where they cannot go and where other items are located. Well drawn site plans must be used to convey the order on site to all visitors.

The site will be maintained secure and unauthorised access will be strictly prohibited. Where practicable, the original site boundary wall will be retained. Additional perimeter hoarding will be erected, where required, to restrict unauthorised access to the demolition/construction area (refer also to Redline Boundary Drawing in Appendix A). Controlled access points to the site, in the form of gates or turnstiles, will be maintained locked when unattended.

3.2 Deconstruction works (refer to the Barrett Mahony Consulting Engineers prepared C&DWMP in Planning Application)

3.2.1 Demolition activities

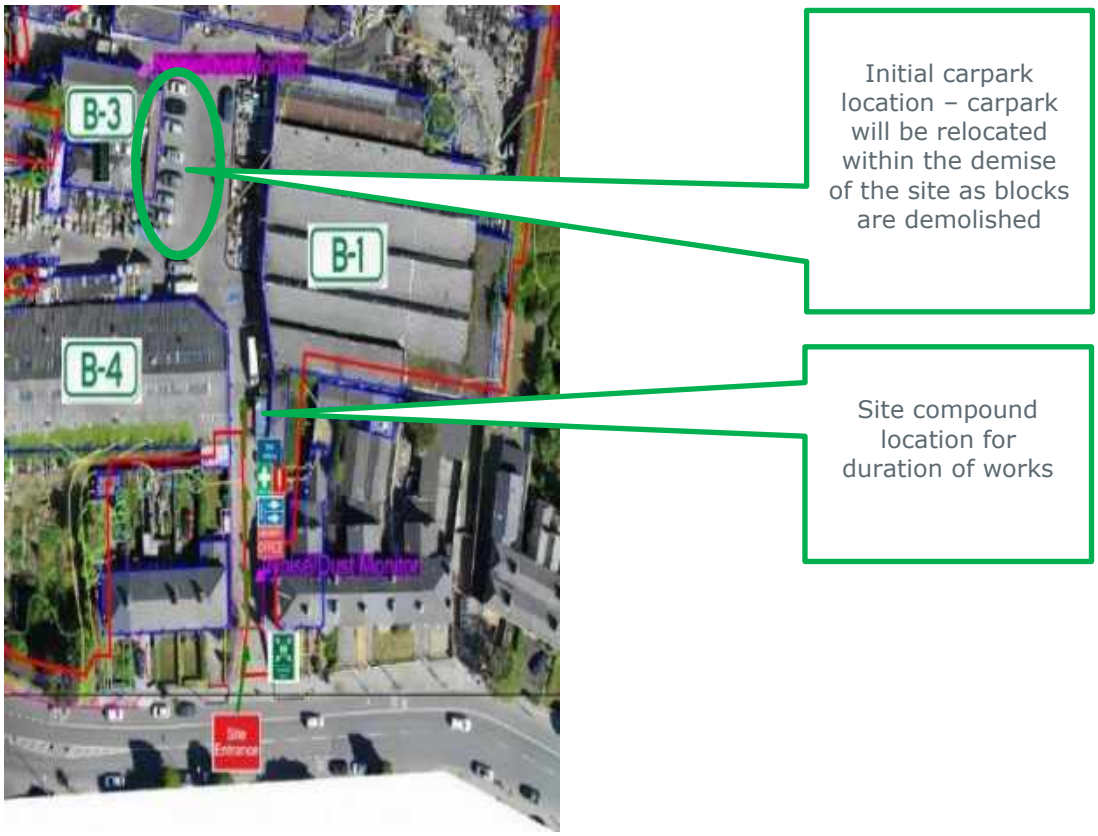
The first construction activity on the development will be a series of enabling works. Enabling works accounts for any deemed necessary tree | root protection (refer also to the Arborist Report in planning pack), demolition of all buildings and structures on the site, including nine number buildings (Building A – K) and one number Electricity Supply Board substation to make way for development of the site:

- Building A – Factory Warehouse – approx. 1,217.8m² (GF) + 445.71m² (1st) = 1,663.51m² GIA;
- Building B – Factory Warehouse – approx. 2,167.8m² (GF) + 173.25m² (1st) = 2,340.31m² GIA;

- Building C – Houses – approx. 504.47m² (GF) + 257.56m² (1st) = 762.03m² GIA;
- Building D – Factory Warehouse – approx. 742.57m² GIA;
- Building E – Factory Warehouse – approx. 888.06m² GIA;
- Building F & J – Factory Warehouse – approx. 1,320.3m² (GF) + 535.5m² (1st) = 1,855.8m² GIA;
- Building G – Factory Warehouse – approx. 608.3m² (GF) + 282.5m² (1st) = 890.8m² GIA;
- Building H – Factory Warehouse – approx. 624m² (GF) + 624m² (1st) = 1,248m² GIA;
- Building I – Factory Warehouse – approx. 678.04m² GIA; and
- Building K – Factory Warehouse – approx. 165.3m² GIA.

Total GIA – approx. = 11,234m²

3.2.2 Envisaged construction compound location (demolition works only)



3.2.3 Demolition of existing structures - proposed sequence

- Block 2;
- Block 1 including various non connected independent structures and chimney;
- Block 3; and
- Block 4

3.2.4 Onsite crushing

Crushing of existing hard stand concrete surfaces at grade will be required across the former Bailey Gibson savage yard area. To facilitate this, a mobile waste facility permit will first be obtained from DCC, and the destination of the accepting waste facility will be supplied to the DCC waste unit. The Contractor will adhere to the following crushing permit application process:

- The Waste Haulage Contractor will email DCC requesting that the proposed Bailey Gibson site is added to their crushing permit; and
- Once satisfied with provided Waste Haulage Contractor information, DCC will issue an appendix to the permit listing the proposed Bailey Gibson site name.

3.2.5 Invasive plant species survey completion

The Biodiversity Chapter of the EIAR has confirmed that there is no evidence of invasive species on site. Having regard to the fact that this may change between the lodgement of the application and the commencement on site, a pre-construction survey will be undertaken to confirm the status of invasive species prior to commencement of works. If at that stage there is evidence of invasive species on site, an Invasive Species Management Plan will be put in place. Imported soils, primarily in the form of topsoil for soft landscape areas, shall be from a defined raw material source (horticultural supplier).

3.2.6 Pre-demolition | Refurbishment Asbestos Survey (RDAS) - (refer to Appendix C for RDAS Report)

A Pre-Refurbishment & Demolition Survey was carried out in all accessible areas of the development site on 22nd May 2019 and again on 19th January 2022 for materials suspected of containing asbestos. The report identifies confirmed and strongly presumed asbestos materials. Contaminated material will be taken to a suitably licensed or permitted facility before being exported abroad and disposed of through landfill. The transfrontier shipment of asbestos waste is subject to control procedures under EU and national legislation. All transfrontier shipments of waste originating in any local authority area must be notified to and through DCC at the National TFS Office. All asbestos removal works will be carried out by a competent contractor in accordance with Asbestos at Work Regulations 2006-2010 (amended) and associated Approved Codes of Practice.

3.2.6.1 Legislation and Codes of Practice

- The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 (amended) (S.I. No. 386 of 2006), apply to work where there are confirmed and/or presumed asbestos containing materials present. These regulations apply in particular to any person and/or employer working with or removing asbestos; and
- The Safety, Health and Welfare at Work (Construction) Regulations, 2013 (S.I. No. 291 of 2013 - 2021) applies to any building, installation, repair, demolition and asbestos removal work.

3.2.7 Demolition waste quantities (taken from Section 4.1 of the Barrett Mahony prepared C&DWMP)

Demolition works at the site will involve the removal of the existing buildings on site, bituminous and concrete surfaces, grubbing up existing buried services, and bulk excavation for basements areas, as well as general site strip and foundation excavations. Demolition figures published by the EPA in the *'National Waste Reports'*[14] and data from previous projects have been used to estimate the approximate break down of demolition waste by type and estimates have also been made for indicative reuse (onsite and/or offsite), recycling and disposal targets.

List of buildings currently on site:

- Building A – Factory Warehouse – approx. 1,217.8m² (GF) + 445.71m² (1st) = 1,663.51m² GIA;
- Building B – Factory Warehouse – approx. 2,167.8m² (GF) + 173.25m² (1st) = 2,340.31m² GIA;
- Building C – Factory Warehouse – approx. 504.47m² (GF) + 257.56m² (1st) = 762.03m² GIA;
- Building D – Factory Warehouse – approx. 742.57m² GIA;
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- Building G – Factory Warehouse – approx. 608.3m² (GF) + 282.5m² (1st) = 890.8m² GIA;
- Building H – Factory Warehouse – approx. 624m² (GF) + 624m² (1st) = 1,248m² GIA;
- Building I – Factory Warehouse – approx. 678.04m² GIA; and
- Building K – Factory Warehouse – approx. 165.3m² GIA.

Total GIA – approx. = 11,234m²

3.3 New build construction

The Construction Management Plan (CMP) will provide a detailed description of the works. The implementation of and compliance with this CEMP will be monitored by the Applicant.

3.4 Excavation works

3.4.1 Ground conditions

A geotechnical site investigation has been carried out by Ground Investigations Ireland. The typical sequence of stratigraphy was consistent across the site and generally comprised as follows:

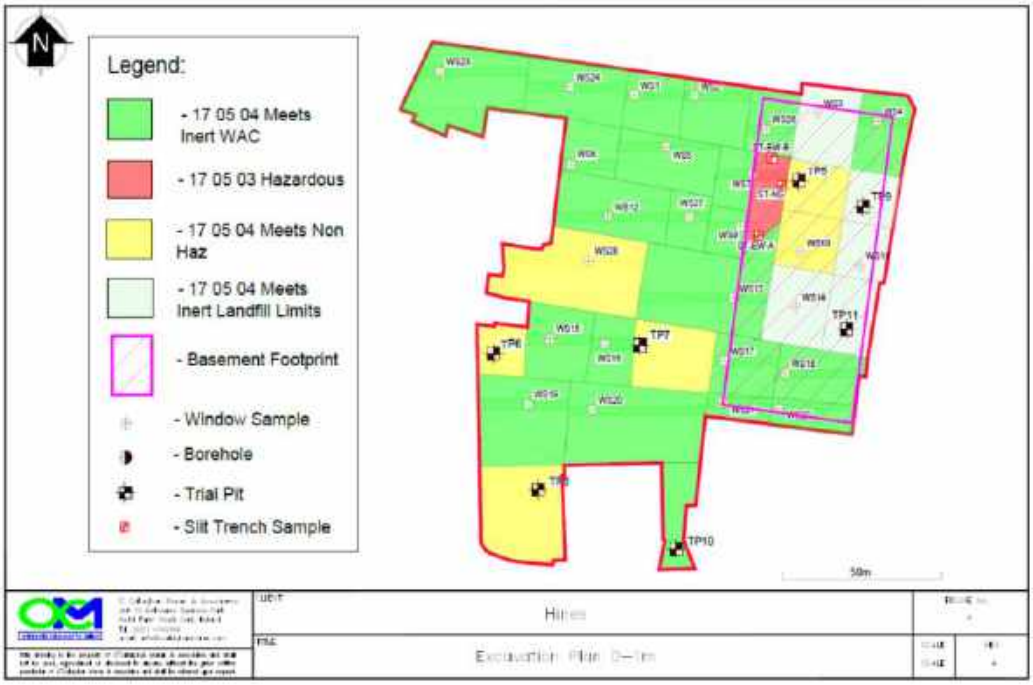
- Surfacing | topsoil;

- Fill;
- Made Ground;
- Cohesive Deposits; and
- Bedrock

An environmental investigation was carried out by O'Callaghan Moran including Waste Acceptance Classification testing. Material meeting each the following criteria was encountered:

- Meets Inert WAC Limit;
- Hazardous Limit;
- Meets Non-Hazardous Limit; and
- Meets Inert Landfill Level

The Environmental Risk Assessment and Waste Classification Report includes Dig Plans identifying the zones attributable to each of the above classifications to a depth of 3.00m. The vast majority of the material is classified as "*Meets Inert WAC*".



3.4.2 Excavations

The bulk earthworks for the proposed development are associated with the basement excavation for BG2 and BG3. In addition, earthworks consist of site strip, levelling to suit the new buildings, foundations, and trenches for services. The ground floor levels of the building structures are intentionally located close to the existing ground surface level to minimise excavations. Based on the ground conditions encountered, it is envisaged that toothed buckets on standard large excavation plant will be used up to depths of approximately 3.00m below existing ground level(s). Deeper excavations may require mechanical extraction by other means such as breaking or drilling. In areas where there is sufficient space, a battered excavation can be provided for the single level basement. A batter of 45° (1V:1H) is recommended for the Made Ground and 63° (2V:1H) in the stiff clays.

It is estimated that approximately 42,416m^3 will be excavated. Based on the proposed design of the development, it is envisaged that the excavated material generally will be disposed of off-site at a licenced facility as there are limited opportunities for re-use. It is predicted within the Construction & Demolition Waste Management Plan (C&DWMP) that the volume of material to be disposed of will equate to circa 1,181 nr. tuck loads, based on a 4-axle truck with an 18-tonne capacity (36m³). There will be little or no stockpiling of excavated soils. In the event that short term (24 – 48 hour) storage is required, the material will be retained in the designated stockpile storage area. All excavated soils being disposed of will be recorded using a material dispatch log detailing the date of transport, vehicle registration, quantity, type of material and the destination.

3.4.3 Backfill | imported soils

Any suitable excavated material will be temporarily stockpiled for reuse as fill, where possible. Reuse on site is expected to be limited to suitable topsoil material in soft landscaped areas and most of the excavated soil, rock and made ground is expected to be removed off site for appropriate reuse, recovery and/or disposal. 5,398m^3 of back fill material will be required for fill and surfacing works.

3.4.3.1 Imported soils

Topsoil from the park area will be stockpiled for re-use. Further topsoil, as may be required, will only be imported to site in the park and for the playing pitch. Typically, these materials would come in from a defined raw material source (landscape gardening or horticultural supplier and would primarily be topsoil.

3.5 Historic contamination onsite

Site investigations designed and supervised by O'Callaghan Moran & Associates were completed in several phases between 2019 and 2020. The initial investigations of the Bailey Gibson site were completed in May and June 2019 and included the installation of twenty-eight (28 no.) window sample boreholes, seven (7 no.) trial pits in May 2019 and two slit trenches (ST-EW A and ST-EWB). The findings of the site investigations are outlined in two O'Callaghan Moran Environmental Risk Assessment and Waste Characterisation Report completed in July 2019 and November 2020 which are included in Appendix 8.1 in Volume III of the EIAR.

Follow on soil testing will be completed post grubbing up of Block ground slabs. In the event of any evidence of soil contamination being found during either the excavation or the construction works, appropriate remediation measures will be employed. Any contaminated soil will be delineated, removed, and stored on impervious quarantine areas pending testing to confirm appropriate removal and disposal to permitted | licensed waste facilities. Records of disposal will be retained on site for inspection by DCC.

3.6 Construction of services

3.6.1 Electrical connections

It is anticipated that power will also be required for temporary lighting and temporary signals during the works. If a connection to the existing network is not available a generator will be used on a Block site.

3.6.2 Surface water | drainage system

Temporary construction surface drainage and sediment control measures, including the use of SUDS, will be provided before earthworks commence. The drainage design follows the natural topography of the site and utilises the existing storm water infrastructure within the surrounding infrastructure where possible.

3.7 Construction duration (estimated)

Overall, 24-30 months for construction period.

3.7.1 Construction stage durations (indicative only)

- Basement (c. 7-9 months);
- Playing pitch (c. 6-8 months);
- Player's Park commencement (c. 6-8 months);
- BG1 (c. 16-18 months)
- BG2 will commence post basement completion (c. 16-18 months)
- BG3 will commence post basement completion (c. 14-16 months)
- BG4 (c. 16-18 months)
- BG5 (c. 10-12 months)
- Final testing | commissioning | handover (c. 2 months)

3.7.2 Enabling works

3.7.2.1 Preparatory and site set up works (site wide)

- Site cabin delivery and placement;
- Completion of all outstanding required surveys;
- Contractor temporary service installations etc.;
- Construction of appropriate hoarding to neighbouring properties;
- Installation of CCTV coverage or other agreed security means;
- Set up of required noise | dust | vibration monitoring stations | receptors in predetermined areas closest to sensitive locations as defined by the grant of planning;
- Review environmental controls defined within the EIAR;
- Review of pest control needs i.e., pigeons | rats (specialist contractor);
- New builder's supply main board to be installed in an appropriate determined location agreed between the M&E designer, contractor, and temporary works electrician;
- New main board will also feed the following:
  - site security load | requirements; and
  - all storage area requirements.
- Site-wide contractor supply and distribution will be agreed with the ESB.

3.7.2.2 Hard demolition (all structures)

Hard demolition of all structures. Works include the safe removal of all building structural members, external façades, and roof finishes. The Contractor shall:

- Remove all debris and rubbish from the site area to licensed tips;
- Disposal or re-use of demolition materials will be carried out in accordance with the Development Construction and Demolition Waste Management Plan as prepared by AWN Consulting. Records shall be forwarded to the Applicant project manager for information on the quantities disposed;

- Ensure, following the demolition of the buildings (or part thereof), the site shall be left in a tidy and safe condition in agreement with the Applicant project manager;
- Ensure measures shall be taken to ensure that the existing services in the vicinity of each structure are not affected by the demolition works; and
- Seal by means of grouting all drainage within the curtilage of the site not to be removed during demolition of the buildings. Sealing shall only be up to the last manhole within the site.

3.7.2.3 Asbestos removal (where found present)

- Licenced asbestos containing material removal in adherence with agreed works phasing plan;
- Non-licenced asbestos containing material removal in adherence with agreed works phasing plan; and
- Reoccupation certification will be provided for all areas prior to soft strip works being undertaken.

3.7.2.4 Soft strip works (subject to safe isolation of electrical, gas and water services within each building | structure)

- Soft strip areas deemed to be safe and not contaminated within each structure – works included removal of all non-load bearing internal structures, finished and FF&E; and
- Soft strip of contaminated areas posts Lead | ACM deep clean and clearance certification receipt of all non-load bearing internal structures, finishes and FF&E:
- carefully cut interface of demolition works and existing retained structure; and
- primary elements of building structures not to be disturbed during soft strip works.

3.8 Materials – source and transportation

The selection and specification of construction materials will be informed by the local availability of these materials. Within the necessary constraints of performance, durability and cost, construction materials will be sourced from local suppliers and manufacturers, where possible.

3.9 Health and safety

The Development Construction Management Plan is the overall development governance and control document that will act as the boilerplate template for all site-specific health & safety documentation complying with the relevant planning condition and other documentation required under the Safety, Health and Welfare at Work (Construction) Regulations, 2013 – 2021. The Preliminary Safety & Health and Construction Stage Health & Safety Plan will be reviewed as the development progresses. The contents of the Health and Safety Plan will comply with the requirements of the Regulations. Safety on site will be of paramount importance. During the selection of the relevant contractor and the respective subcontractors their safety records will be investigated. Only contractors with the highest safety standards will be selected.

Prior to working on site, each individual will receive a full safety briefing and will be provided with all of the safety equipment relevant to the tasks the individual will be required to perform during employment on site. Safety briefings will be held regularly and prior to any onerous or special task. 'Toolbox talks' will be held to ensure all workers are fully aware of the tasks to be undertaken and the parameters required to ensure that the task will be successfully and safely completed. All visitors will be required to wear appropriate 6-point personal protective equipment prior to going on to the site and will undergo a safety briefing by a member of the

site safety team. Regular site safety audits will be carried out throughout the construction programme to ensure that the rules and regulations established for the site are complied with at all times. At any time that a potentially unsafe practice is observed, the site safety manager will have the right as well as the responsibility to halt the work in question, until a safe system of working is again put in place.

3.10 Employment and accommodation

Office accommodation and other construction facilities will be located on site for the construction phase. All units will be of a high standard in accordance with statutory regulations as a minimum and the current CIF C-19 Safe Operating Procedures. The co-ordination of people and materials on site will be one of the key activities throughout the construction phase of each Block. The DCMP will designate traffic routes, timings, and parking arrangements. It is envisaged that typical working hours during the construction phase will be as follows:

3.10.1.1 Working Hours

- The Applicant will establish a Client Liaison Officer (CLO) so that particular issues | complaints may be quickly identified and responded to. CLO details will be shared with residents;
- Working hours are determined and conditioned by the Grant of Permission - envisaged working hours for all Blocks is 07:00 – 18:00 Monday to Friday and 08:00 – 14:00 on Saturday.
- It is recognised that there may be circumstances where the restriction on hours of work cannot be adhered to e.g., concrete pours, power floating works, works on or adjoining the Luas line outside Luas operating hours etc. In these circumstances the Contractor will be required to provide written agreement with DCC before any works start outside normal hours;
- Where out of hours works are noise sensitive, such exceptional events will only be permitted to be undertaken when all other alternatives have been considered and exhausted. Any night-time operations in particular will comply with good alleviation practices as specified by British Standards or similar;
- All such works above will be preceded by written approval from the Planning Authority, showing evidence of consultative communications with local residents and businesses. The Contractor in these circumstances must ensure that appropriate notice (10 working days) is given to the CLO to update DCC and local residents;
- Deliveries will be sequenced 'just in time' to ensure that their arrival and departures time are outside high traffic interface periods. Delivery vehicles are to enter and exit the site through an agreed travel plan detailed within the CMP. The Contractor is responsible to ensure compliance with this;
- Deliveries are not permitted to hold | temporary wait on any approach public roadway unless previously agreed with DCC Roads and Traffic Department;
- Operatives may access their site prior to 7:00 but are not permitted to operate construction machinery before 07:00; and
- No significant work will commence before 07:00 with no vehicles queuing on public roadways unless otherwise agreed with DCC Roads. Vehicle engines will be required to be turned off while onsite before 07:00.

4 Construction phase environmental impacts and alleviation measures (as per EIAR)

4.1 Introduction

The development will generate emissions during the construction phase these include emissions to air (dust, noise, and vibration), construction traffic, surface water run-off or infiltration to groundwater. In addition, leaks or spills from fuel storage areas and construction plant and equipment will have the potential to impact on soil, surface water and groundwater quality. The CEMP includes emission limits for the various environmental media that require monitoring. The emission limits presented below have been established having regard for the limits outlined in the ERA and best practice guidance for the respective media. They include for Trigger and Action Limits the details of which are discussed further in the relevant subsections below.

The Applicant will establish a Community Liaison Officer (CLO) so that particular issues or complaints in relation to construction related impacts including environmental issues may be quickly identified and addressed. Issues in relation to environmental nuisance will be addressed by an Environmental Monitoring Officer who will brief the CLO who will then update the key stakeholders on the actions being taken to alleviate environmental complaints and or breeches of environmental monitoring limits.

4.2 Environmental Monitoring Officer

As will be expected to be required, An Environmental Monitoring Officer (EMO) will be appointed by the Applicant. The EMO will review the Contractor's CEMP to ensure that it meets the requirements of this Plan. The EMO will also review monitoring reports to be prepared by the Contractor based on the requirements specified in CEMP to ensure that the construction does not impact on the environment and surrounding residential occupants and the general public.

The role of the EMO will be discussed with the Environment Section of DCC. The EMO will act as liaison between the Contractor, DCC and the Community Liaison Office and will be the single point of contact to ensure compliance with the implementation of the contractor's CEMP and compliance with emission limits for environmental media where these are specified. The EMO will review monitoring reports prepared by the Contractor and provide summary of reports assessing compliance with the limits for surface water quality, noise, vibration, and dust specified in the CEMP. The EMO will also report on any incidents such as spills or leaks and how such incidents were dealt with to alleviate environmental impacts. These summary reports will be made available for review by DCC and interested parties. In the event of an exceedance of Trigger Limit the Contractor will be obligated to implement the following measures:

- Repeat measurement to confirm findings;
- Identify source(s) of impact;
- Inform EMO;
- Check monitoring data, all plant, equipment, and relevant Contractor's working methods; and
- Discuss alleviation measures with EMO;

The Contractor will be required to prepare a Construction Stage Environmental Management Plan (EMP) having regard for this CEMP. Following a review and approval of the Contractors EMP the CEMP will be updated accordingly to reflect the precise details of the various measures to alleviate environmental risk as outlined in the ERA | EIAR.

4.3 Noise (refer also to Appendix 11.1 within Chapter 11 of the EIAR)

An environmental noise study was conducted at the site in order to quantify the existing noise environment (refer to Chapter 11 of the EIAR). The survey was conducted in general accordance with ISO 1996: 2017: Acoustics – Description, measurement and assessment of environmental noise.

Noise measurement locations were selected to represent the noise environment at noise sensitive location surrounding the proposed development. The locations were chosen to capture how noise levels in the area around the site vary, from the relatively high noise levels along South Circular Road to the relatively quiet locations on St Catherine's Avenue. The selected locations identified in Chapter 11 of the EIAR. Two unattended locations were chosen to capture how the noise levels vary from day to night and to inform the inward noise impact assessment, and one unattended location was chosen to measure daytime noise levels and observe the different contributors to noise in the existing environment.

4.3.1 Construction noise

The construction phase will involve site clearance, excavation and the construction of buildings and structures associated with the proposed development. All structures will be demolished; a variety of items of mobile plant will be in use, such as excavators, lifting equipment, dumper trucks, compressors, generators, and pile drivers. It had initially been proposed to use a rock crusher on site to process rock excavated to achieve formation level beneath the development footprints. There will be vehicular movements to and from the site that will make use of the existing roads and site access points (refer also to the Systra prepared Construction Traffic Management Plan in Planning Application).

A number of measures will be employed by the Contractor to minimise the potential noise and vibration disturbance in the surrounding area as referenced within Chapters 11 & 12 of the EIAR. The Contractor will ensure compliance with the construction noise and vibration limits recommended in the Transport Infrastructure Ireland (TII) document *'Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes'* 2014. BS 5228 (2009+A1:2014) and the *Code of Practice for noise and vibration control on construction and open sites – Noise and vibration*.

4.4 Vibration (refer also to Chapter 11 of the EIAR)

The main potential source of vibration during the construction programme is associated with piling, demolition and ground-breaking activities. In terms of piling, low vibration methods involving bored or augured piles will be used where possible in order to minimise vibration levels from this activity. Reference to BS 5228 (2009 +A1 2014) – Part 2: Vibration, includes measured vibration levels during rotary bored piling for different ground conditions and varying pile diameter. The data indicates that at distances of 10m, measured PPV values are typically below 1mm/s with individual events during driving casing or auger hitting rock at or below 3mm/s. Considering the low vibration levels at close distances to the piling rigs, vibration levels are not expected to pose any significance in terms of cosmetic or structural damage to buildings in proximity to the development works. In addition, the range of vibration levels is typically below a level which would cause any disturbance to occupants of adjacent buildings.

Where rock breaking is required or during certain demolition activities, there is also potential for vibration to be generated through the ground. Pneumatic rock breaking is necessary only towards the bottom of the excavation. Empirical data for these activities is not provided in the BS 5228-2 standard, however the likely levels of vibration are expected to be significantly below the lower adopted criteria for building damage based on experience from other similar sites. It is possible that vibration levels will be detectable within adjacent buildings for short periods of time, depending on the level of breaking activity used. Notwithstanding the above,

any construction activities undertaken on the site will be required to operate below the recommended vibration criteria set out in Table 11 2 (Chapter 11) of the EIAR.

4.5 Dust

Dust emissions are likely to arise from the following activities during the construction works:

- Site earthworks;
- Wind blow from temporary stockpiles;
- Handling of construction materials;
- Landscaping;
- Construction traffic movements.
- Spraying of exposed earthwork activities and site haul roads during dry weather using mobile bowser units;
- Provision of wheel wash for all other construction site activities;
- Control of vehicle speeds and speed restrictions; and
- Sweeping of hard surface roads.

The following measures will be implemented where construction works occur in proximity to sensitive receptors:

- Provision of hoarding of 2.40m high at a minimum;
- Covering of stockpiles and locating stockpiles away from sensitive receptors;
- Locating plant away from sensitive receptors.

The following avoidance, remedial or reductive measures will be implemented as part of the dust minimisation plan:

- Vehicle speed limits will be enforced at the construction site. Site traffic is restricted to 10 km/hr. This will help to minimise the occurrence of dust re-suspension;
- Vehicles delivering or removing materials on site will be loaded carefully to reduce the risk of spillage from the vehicles onto nearby roads;
- Exhaust emissions from vehicles operating within the site, including trucks, excavators, diesel generators or other plant equipment, will be controlled by the Contractor through regular servicing of machinery;
- Surrounding public roads used by trucks to access to and egress from the site will be inspected regularly and cleaned, using an approved mechanical road sweeper, when required. Roads will be cleaned subject to local authority requirements. Site roads will be cleaned on a daily basis, or more regularly, as required;
- During very dry periods when dust generation is or during windy periods, construction areas and vehicles delivering material with dust forming potential will also be sprayed with water, as appropriate. Wheel wash facilities will be provided for all other construction activities for use by all vehicles exiting the site prior to them entering onto the surrounding public roads. These facilities will contain rumble grids to remove excess mud and other waste from wheels, ensuring that these potential dust producing materials are not released onto surrounding public roads. The wheel wash facilities will be self-contained, ensuring that wastewater discharges to nearby water bodies are not necessary. The facilities will be located away from sensitive receptors, where possible;

- Areas where materials will be handled and stockpiled will be positioned away from main site access roads. These areas will also be designed to minimise their exposure to wind – all stockpiles shall be kept to the minimum practicable height with gentle slopes;
- There shall be no long-term stockpiling on site and storage time will be minimised;
- Material drop heights from plant to plant or from plant to stockpile will be minimised;
- Daily inspections will be undertaken to monitor tidiness;
- A regular program of site tidying will be established to ensure a safe and orderly site;
- If necessary, scaffolding will have debris netting attached to prevent materials and equipment being scattered by the wind;
- Food waste will be strictly controlled on all parts of the site;
- Loaded lorries, delivery vehicles and all trucks for the movement of materials on and off site will be covered. Skips will also be covered. The Contractor will ensure that delivery agents are compliant in this regard;
- Surrounding roads used by trucks to access to and egress from the site will be inspected regularly and cleaned, using an approved mechanical road sweeper, when required. Roads will be cleaned subject to local authority requirements. Site roads will be cleaned on a daily basis, or more regularly, as required;
- Road edges and footpaths will be cleaned using a hand broom with controlled damping; and
- In the event of any fugitive solid waste escaping the site, it will be collected immediately and removed to storage on site, and subsequently disposed of in the normal manner.

The degree of implementation for some of the above alleviation measures (water spraying etc.) will be determined by rainfall levels on site. The use of excessive levels of water to suppress dust will be minimised when not required. This will help limit potential drainage related impacts on site.

4.5.1 Dust monitoring

Dust deposition monitoring will be carried out at the nearest sensitive receptors to the proposed development for the duration of the construction works to ensure the effectiveness of the measures outlined above.

Bergerhoff Dust Deposit Gauges will be positioned at each sensitive receptor. Results will be compared with TA Luft guidelines. The precise location of the dust gauges were set by a qualified air quality expert to ensure that dust gauge locations are positioned in order to best determine potential dust deposition in the vicinity of site boundaries and existing buildings.

Dust monitoring will be completed monthly with the results reported to the EMO. Quarterly Monitoring reports detailing all measurement results shall be prepared and submitted to the EMO for review. Reports will be maintained on site for inspection if/when required by DCC.

Where exceedance of dust emission limits occurs on a monthly basis or where complaints are received an assessment will be undertaken to identify the source(s). This will include an assessment of the construction works taking place, potential off-site sources, and

meteorological conditions. Should the construction works taking place be identified as the primary cause of the exceedance, the Contractor will ensure that the alleviation measures listed above are improved upon. Should exceedances of the guideline limit value continue to occur following these improvements, the Contractor will provide alternative alleviation measures and/or will modify the construction works taking place.

4.6 Carbon emissions

The following alleviation measures will be implemented to minimise CO_2 emissions:

- Materials required for the construction works will be sourced locally where possible. Rock crushing will be undertaken on site where possible, to reduce the requirement to import crushed stone to site;
- A detailed Construction Traffic Management Plan will be implemented in full. This plan will seek to minimise congestion and encourage car sharing and the use of public transport by site personnel;
- Materials will be handled efficiently on site to minimise the waiting time for loading and unloading, thereby reducing potential emissions;
- Engines will be turned off when machinery is not in use;
- The regular maintenance of plant and equipment will be carried out;
- The Contractor will be required to implement an Energy Management System for the duration of the works. This will include the following at a minimum:
  - Use of thermostatic controls on all heating systems in site buildings;
  - The use of insulated temporary building structures;
  - The use of low energy equipment and power saving functions on all computer systems;
  - The use of low flow taps fittings and showers; and
  - The use of solar/thermal power to heat water for the on-site welfare facilities including sinks and showers.

4.7 Land, soils, and groundwater (refer also to Chapters 8 and 9 of the EIAR)

The employment of the following good construction management practices will minimise the risk of pollution of soil and groundwater:

- The Contractor will not undertake any works within sensitive catchment areas or protection zones. These areas will be clearly fenced off to avoid encroachment by construction plant and equipment;
- Excavation and the stripping of topsoil or the placement of soil stockpiles etc. will not be undertaken until absolutely necessary as this can lead to sediment run off and leaching of nutrients from soils into nearby waterways. Excavated material shall undergo earthworks testing in accordance with the TII Specification for Road Works (SRW) to establish its suitability for reuse as engineering fill;
- Appropriate safe slope angles and a suitable drainage system will be used for all excavated slopes, while such slopes will also be monitored by the Contractor during the construction works to ensure their stability;
- Where slopes become unstable due to high groundwater table and inflow during construction, pumping locations shall be constructed in order to drain the water table below the level of the granular material and/or cut level for the duration of the construction and slope stability shall be monitored. This will prevent water from flowing from the slope surface and causing erosion;

- No stockpiling of soils will be undertaken within 50.00m of any watercourse. It is proposed to excavate and load soil and subsoil directly to haulage vehicles for removal off the site. However, in the event that excavated soil are not immediately reused they will be stockpiled temporarily to minimise the effects of weathering. Care will be required in re-working this material to minimise dust generation, groundwater infiltration and generation of runoff. As part of the development of the Contractors EMP, the location of stockpiled materials will be agreed with the EMO and the Project Ecologist in advance of placement to ensure they do not impact on surface waters or sensitive habitats;
- Good housekeeping (daily site clean-ups, use of disposal bins, etc.) on site during construction, and the proper use, storage and disposal of substances and their containers will prevent soil contamination;
- Groundwater pollution will be minimised by the implementation of good construction practices by the Contractor. Such practices will include adequate bunding for all potentially contaminating liquids including fuel and lubricating oils and chemicals, wheel wash and dust suppression on site roads, and regular plant maintenance to ensure ecologically protected sites and sensitive receptors;
- Materials such as, fuels, chemicals, lubricants, and hydraulic fluids will be carefully handled to avoid spillages. These materials will be stored within double sealed tanks with bunds to prevent any seepage of same into the groundwater. A fuel filling point will be set-up on site with all plant to be brought to this point for filling. Potential pollutants will also be secured against vandalism and will be clearly marked. Any spillages will be immediately contained, and contaminated soil removed from the site and disposed of in a licensed waste facility; and
- Local dewatering and collection of groundwater during construction may require disposal. Disposal of groundwater during construction will be to the surface water sewer system following suitable pollution control and attenuation measures. The precise measures to be used will be agreed in advance with the EMO and Project Ecologist.

4.7.1 Groundwater monitoring (refer also to Chapter 9 of the EIAR)

The excavations will encounter the water table and dewatering will be required. This will result in a local lowering (c.2.00m) of the water table in the immediate vicinity of the basement excavation footprint. Even during the dewatering process the water table will rebound a short distance from the excavation due to the relatively low permeability of the subsoil and the nature of the underlying bedrock (mudstone). The dewatering will therefore result in a slight, negative, temporary effect on the water table around the excavation footprint.

The monitoring programme undertaken by O'Callaghan Moran as part of the environmental site assessment established that the groundwater beneath the site was uncontaminated. The water from the excavation dewatering programme is therefore expected to be clean. It is likely however that this water will contain suspended soil particles associated with the excavation works. The water will be discharged to the Irish Water storm sewer that will be regulated by a trade effluent discharge license. The licence will specify the emission limit values (ELVs) that must be complied with to ensure the discharge does not adversely affect the water quality at the final discharge point of the storm sewer.

4.8 Surface water (refer also to Chapters 7 and 9 of the EIAR)

All collected surface water from the site drains to combined sewers located in Rehoboth Place and the South Circular Road. There are no sustainable drainage systems or flow control devices in place at the site. In storm events, un-attenuated and untreated surface water discharge can contribute significant flows to the combined sewers. The foul and combined sewer flows in this area discharge to the Wastewater Treatment Plant (WwTP) in Ringsend. Surface water discharge to the combined sewer system contributes to inundation of this system in storm

events and recurring untreated discharge of combined sewer flows to open water bodies in Dublin Bay through combined sewer overflows. Details on the assessment and management of wastewater effluent are presented in Chapter 7, Material Assets and Utilities of the EIAR.

Surface water run-off from surface construction activities has the potential to become contaminated. The main contaminants arising from surface construction activities include:

- Suspended solids: arising from ground disturbance and excavation;
- Hydrocarbons: accidental spillage from construction plant and storage depots;
- Faecal coliforms: contamination from coliforms can arise if there is inadequate containment and treatment of onsite toilet and washing facilities; and
- Concrete/cementitious products: arising from construction materials.

  These pollutants pose a temporary risk to surface water quality for the duration of construction if not properly contained and managed. Suspended solids, which can include silt, affect surface water turbidity, and are considered to be the most significant risk to surface water quality from construction activities. Suspended solids can also reduce light penetration, visually impact the receiving water, and damage the ecosystem. Potential construction activities that could generate suspended solids include:
- Water removal from surface excavations as a result of rainfall or groundwater seepage;
- Wash water;
- Runoff from exposed work areas and excavated material storage areas; and
- Cement washdown areas: The potential for cement to increase the pH of water above a neutral range, which is typically pH 6 to 9.

Potential activities that could generate the other pollutants listed above include:

- Inappropriate handling and storage;
- Leakage of temporary foul water services; and
- Solid wastes being disposed or blown into watercourses or drainage systems.

4.8.1 Surface water alleviation measures (refer to Chapter 9 Section 9.8 of the EIAR for alleviation measures)

Prior to construction the Contractor will prepare a detailed Construction Environmental Management Plan for enabling and new build works. Plans will incorporate all alleviation measures which will apply for the prevention of pollution to all waters during construction in compliance with the requirements of Chapter 9 of the EIAR.

4.9 Surface water monitoring parameters

As well as daily visual checks on quality the parameters outlined in the EIAR, surface water will be monitored and analysed during construction, in order to ensure maintenance of water quality protection. This is in accordance with Transport Infrastructure Ireland (TII)'s 'Guidelines for the Creation, Implementation and Maintenance of an Environmental Operating Plan.' It is considered that the parameter limit values (Guide/Mandatory) defined in the Freshwater Quality Regulations (EU Directive 2006/44/EEC) could act as a trigger value for the monitoring of surface water i.e., the monitoring programme should be able to demonstrate compliance with the limit values for all surface water targeted sampling.

The monitoring parameters are as presented in the ERA will be discussed and agreed with DCC.

4.10 Biodiversity

A Habitat Management Plan (HMP) will be prepared for the development by the Contractor. The HMP will seek to detail how habitats will be retained, protected, and managed during the construction phase of the development. In order to ensure that alleviation measures proposed in the HMP are complied with and to monitor the construction phase, Ecologist Consultants will be appointed for the duration of the project and for an appropriate period of time following completion.

4.10.1 Implementation of a HMP

The Contractor shall be responsible for ensuring a HMP is implemented. The contractor's Site Manager shall:

- Liaise with the Project Ecologist in terms of implementation of the plan.
- The contractor shall schedule meetings with the Project Ecologist to discuss progress towards completing the Fisheries Protection Measures and involve the Project Ecologist as necessary;
- Report and record any incidents resulting in damage to or destruction of habitats, and injury or death to fauna.

The primary responsibilities of the PE will be to:

- Act as the primary on-site ecological contact for the implementation of the HMP;
- Ensure compliance with all recommendations of the HMP during regular site inspections;
- Request relevant records and documentation from the contractor where necessary;
- Attend routine meetings with the contractor;
- Keep detailed records of any ecological incidents and report these;
- Keep records of any variations to construction methods or design brief and modify HMP recommendations; and
- Produce the staged monitoring reports on flora and fauna as detailed in the Schedule of Reporting Requirements. The Project Ecologist will submit these to the EMO. The Project Ecologist will also act as overall technical advisor to the project regarding implementation of the HMP actions.

Typical habitats and species directly or indirectly affected by the development include:

- Recolonising bare ground;
- Tall herb swamp | reed and large sedge swamps;
- Faunal species;
- Breeding birds; and
- Bats.

4.11 Fisheries protection measures

The aim of the Fisheries Protection Measures (FPMs) is to ensure the protection of existing drains that may run into local rivers. These measures were prepared following consultation with Inland Fisheries Ireland (IFI). The Project Ecologist will act as the primary on-site ecological contact for the implementation of the FPMs including:

- Ensure compliance with all recommendations of the FPMS during regular site inspections;

- Request relevant records and documentation from the contractor's Site Manager (SM) where necessary;
- Attend routine meetings on FPMs;
- Keep detailed records of any ecological incidents and report these to the Project Manager;
- Keep records of any variations to construction methods or design brief and modify FPMS recommendations in consultation with the Project Manager; and
- Produce the staged monitoring reports on flora and fauna as detailed previously in this report.

4.11.1.1 Alleviation measures

- Works that may require "instream" work will take place May-September only;
- Passage for fish upstream and downstream will not be impeded;
- Prior to any machinery working on site for any purpose, the working area will be marked out with wooden stakes and where necessary, hazard tape deemed will be erected to identify the working limits;
- Working limits to be checked at the end of every day by the contractor;
- Provision of measures to prevent the release of sediment during the construction work will be installed prior to any site clearance. In respect to works in the river these measures may include but not be limited to the use of silt fences, sedimentation mats etc.;
- Provision of exclusion zones and barriers (sediment fences) between earthworks, stockpiles, and temporary surfaces to prevent sediment washing into the receiving water environment;
- Temporary construction surface drainage and sediment control measures will be in place before earthworks commence;
- If pouring of cementitious materials is required for the works adjacent to the river, surface water drainage features, or drainage features connected to same, this will be carried out in the dry;
- Pumped concrete will be monitored to ensure no accidental discharge. Mixer washings and excess concrete will not be discharged to surface water. Concrete washout areas will be located remote from any surface water drainage features to avoid accidental discharge to drains;
- No storage of hydrocarbons or any polluting chemicals will occur within 50.00m of the surface water network. Fuel storage tanks will be bunded to a capacity at least 110% of the volume of the storage tank (plus an allowance of 30mm for rainwater ingress). Refuelling of plant will not occur within 50.00m of the surface water network and only in bunded refuelling areas;
- Emergency procedures and spillage kits will be available and construction staff will be familiar with emergency procedures;
- Implementation of measures to minimise waste and ensure correct handling, storage, and disposal of waste;
- If any heavily contaminated land is encountered during construction, it will be removed off-site and be disposed of at a licenced waste facility;
- Contaminated groundwater, if encountered on site, could result in contaminated waters being discharged from the construction site. Any such contaminated waters will be treated via the appropriate measure's dependent on the nature of the contamination prior to discharge to the surface water network;

- If dewatering is required, water must be treated prior to discharge to the existing sewer or watercourse. This will include treatment via petrol interceptor and treatment for silt removal either via silt trap, settlement tanks or ponds;
- There will be no direct pumping of contaminated water from the works at any time;
- Foul drainage from site offices and compounds, where not directed to the existing wastewater network, will be contained, and disposed of off-site in an appropriate manner and in accordance with the relevant statutory regulations, to prevent the pollution of watercourses;
- An Emergency Response Plan detailing the procedures to be undertaken in the event of flooding, a spill of chemical, fuel or other hazardous wastes, a fire, or non-compliance incident is summarised below; and
- Ensure site staff are trained in the implementation of the Emergency Response Plan and the use of any spill control equipment as necessary;

To ensure that FPMs actions are achieving the required objective, supervision and monitoring is required. Visual checks of the river and outflow will take place on a daily basis and twice per day during the installation of the outfall and the earthworks stage for the attenuation pond. A log of observations will be maintained on site and available for inspection at any time.

4.12 Landscape and visual

During the construction phase, all site areas within view of any local dwelling will be enclosed with robust and visually impermeable hoarding or boundary wall to a minimum height of 2.40m.

4.13 Waste management (refer also to the Barrett Mahony C&DWMP)

Waste will be produced from surplus materials such as broken concrete blocks or off-cuts of timber, plasterboard, tiles, bricks, etc. during the construction phase. Waste from the oversupply of materials, packaging (cardboard, plastic, timber) and typical municipal wastes from construction employees including food waste will also be generated. The recommended waste management alleviation for the construction phase of the proposed development is included in the Construction and Demolition Waste Management Plan (C&DWMP) which meets the requirements of the '*Best Practice Guidelines on the Preparation of Waste Management Plans for Construction & Demolition Projects* (DoEHLG, 2006)'.

Implementation of the Plan will ensure effective waste management and minimisation, reuse, recycling, recovery, and disposal of waste material generated during the construction phase of the project. Where waste generation cannot be avoided this Plan will maximise the quantity and quality of waste delivered for recycling and facilitate its movement up the waste hierarchy away from landfill disposal and reduce its environmental impact. The Contractor's C&DWMP must detail the intended practice for the management of waste arising from the construction and demolition processes and in particular the management of hazardous waste and recyclable materials. In particular the Plan shall specifically address the following points:

4.13.1 Overall waste management

- Analysis of waste arising | material surpluses;'
- Specific Waste Management objectives of the Project including waste minimisation and the potential to reuse, and process materials generated on site in the construction phase;
- Methods proposed for Prevention, Reuse and Recycling;
- Waste Handling Procedures;
- Waste Disposal Procedures, including tracking of waste to final destination;

- Waste auditing; and
- Record keeping, including gate receipts for waste brought to authorised Waste Handling Facilities.

4.13.2 Waste compound

- Details of the provision of a resolute and secure compound, containing bins and skips into which all waste generated by construction site activities will be placed;
- Responsibility for provision of signage and verbal instruction to ensure proper housekeeping and segregation of construction waste materials; and
- Responsibility for identification of Permitted Waste Contractors who shall be employed to collect and dispose of waste arising from the construction works.

4.13.3 Waste reuse and recycling management

- Identification of potential for Reuse of Inert Wastes; and Proposed management measures.

4.13.4 Hazardous waste

- Identification and management of any Hazardous Wastes likely to arise during the construction process; and
- In the event that hazardous soil, or historically deposited hazardous waste is encountered during the work, the Contractor must notify DCC Environmental Enforcement Section, and provide a Hazardous/Contaminated Soil Management Plan, to include estimated tonnages, description of location, any relevant alleviation, destination for authorised disposal/treatment, in addition to information on the authorised waste collector(s).

4.13.5 Construction waste

4.13.5.1 Waste management (collection Permit) Regulations, 2007 as amended

- Waste from the proposed development may only be collected by the holder of a waste collection permit or a local authority. Waste collection permits are granted in accordance with the Waste Management (Collection Permit) Regulations, 2007 as amended. Waste storage and collection areas on site should be designed to prevent environmental pollution.

4.13.5.2 Waste management (shipments of Waste) Regulations 2007 S.I. No. 419

- Where waste from the proposed development is exported outside of Ireland for recovery or disposal the national TFS office within Dublin City Council must be notified. Certain financial guarantees must be in place and certified issued by the national TFS officer prior to the waste movement taking place.

4.13.5.3 Construction stage waste

- During actual construction activities, waste will be produced from surplus materials such as broken or off-cuts of timber, plasterboard, concrete tiles, glass etc., some packing waste is also expected to be produced. Surplus soil / gravel is expected to be produced due to cut / fill activities;
- This is anticipated to consist of surplus of materials arising from cut-offs of concrete blocks, bricks, tiles, timber joists, steel reinforcement etc.; and
- Waste from packaging and oversupply of materials is also expected.

4.13.6 Roles & training for waste management and site crew Waste Manager

- A dedicated Waste Manager will be appointed by the Contractor to ensure commitment, efficiency and site protocols upheld during construction stage;

- The role of the Waste Manager will be to record, oversee and manage everyday handling of waste on the site;
- Their training will be in setup and maintaining record keeping systems and how to produce an audit to ensure waste management targets are being met; and
- They shall also be trained in the best methods for segregation and storage of recyclables. They will also be familiar with the suitability of material reuse and know how to implement the C&D.

4.13.7 Tracking and documentation procedures for off-site waste

The Waste Manager will maintain a copy of all waste collection permits. If waste (soil & stone) is being accepted on-site, a waste docket must be issued to the collector. If the waste is being transported to another site, a copy of the waste permit or EPA Waste Licence for that site must be provided to the waste manager. If the waste is being shipped abroad, a copy of the Transfrontier Shipping (TFS) document must be obtained from Dublin City Council (as this is the relevant authority on behalf of all authorities in Ireland) and kept on-site along with details of the final destination (permits, licences etc.). As well as a waste collection docket, a receipt from the final destination of the material will be kept as part of the on-site waste management records. All information will be entered in a waste management system to be maintained on-site.

4.13.7.1 Record keeping

Records shall be kept for each material leaving the site for all types of use or disposal. This shall take the following basic outline form:

- Waste taken for reuse off site;
- Waste taken for recycling;
- Waste taken for disposal; and
- Reclaimed waste materials brought to site for reuse.

For any movement of waste, a docket shall be signed and recorded by Waste Manager, detailing type and weight of material and source or destination. This will be readily comparable with all delivery records to site, so a waste generation percentage for each material can be determined. This will allow ease of comparison of figures with targets established for the recovery, reuse, and recycling of Construction waste. It will also highlight the source of failure in meeting these targets.

4.13.7.2 Waste audit procedure

The Waste Manager shall perform audits at the site during the complete construction phase of the works. This shall ensure that all records are being maintained for all movements of all materials. Records shall also be readily available for comparison with the site's targets. At completion of the Construction phase a final report will be prepared outlining the results of the Waste Management process and the total reuse, recycling, and recovery figures for the site.

4.13.8 Consultation with relevant bodies

DCC will be consulted throughout the construction phase to ensure that all available waste reduction, reuse, and recycling options are being explored and utilised and that compliant Waste Management is being carried out at the site. Specialist companies, wherever required, will be contacted to determine their suitability and each company's record reviewed to ensure relevant current collection permits / licenses are held. Companies will also be contacted to gather information regarding treatment of hazardous materials, if required (although not anticipated for this site), costs of handling and the best methods of transportation for recycling or reuse when hauling off site.

4.13.9 Pest control

The Contractor will be required to adopt an Integrated Pest Management Plan as part of the works. This plan will establish a sustainable approach to managing pests in order to minimise health and environmental risks throughout the construction works and is to be prepared in accordance with the guidelines set out in the '*Rodent Control for Construction Industry' information* leaflet as issued by the Health Service Executive, Environmental Health Service, 2009. The Contractor will be responsible for ascertaining if the proposed lands are currently infested rodents and other pests. If so, any lands will be required to be disinfested by a pest control specialist, as is possible given the nature of the site. Throughout the works, the Contractor will be responsible for ensuring that a good standard of hygiene is maintained to limit the attraction of rodents and other pests to the site. Measures are to include, but are not limited to the following:

- Waste food, empty food tins, and other waste to be stored in bins with sealed lids;
- Accumulations of construction debris which may provide harbourage for rodents are to be cleared away regularly and in a timely manner; and
- Stocks of building material are to be neatly stored.

The Contractor shall implement measures to prevent infestations during the proposed works. This will include infestation of existing and proposed drains, sewers, ducts, and nearby properties. Measures are to include, but are not limited to the following:

- Removal of all existing refuse from site;
- During the laying of new drains, the sewers, open pipe ends, and utility access holes are to be protected against entry by rodents when work is not in progress – particularly at night-time; and
- Surface water pipes discharging into watercourses to be fitted with an antiflood flap valves at outlet points.

A finalised Pest Control Management Plan is required to be submitted by the Contractor to the Applicant prior to commencement of works.

5 Environmental emergency response plan

Emergency response preparedness will be addressed in detail by the selected contractor. Environmental emergencies at the site requiring intervention will include:

- Discovery of a fire within the site boundary;
- Uncontained spillage | leak | loss of containment incident; and
- Discovery of material of archaeological interest.

A list of site emergency contact numbers and the general emergency response actions will be compiled by the Contractor and posted at strategic locations throughout the site, such as the main site entrance, safety stop-boards and contractor cabins. The emergency contact number list will be updated by the Contractor to include their safety representative contact name and telephone number. An example of emergency response actions is as follows for action to be taken in the event of a spillage:

- IF SAFE, stop the source of the spill and raise the alarm to alert people working in the vicinity of any potential dangers;
- IF SAFE (USE PPE), contain the spill using the absorbent spills material provided. Do not spread or flush away the spill;
- Cover or bund-off any vulnerable areas where appropriate;

- If possible, clean up as much as possible using the absorbent spills materials;
- Do not hose the spillage down or use any detergents;
- Contain any used absorbent material so that further contamination is limited;
- Note: This material is a waste and must be treated as such. The Safety Data Sheet (SDS) for the material will determine whether the spill material is hazardous or non-hazardous and will need to be disposed of accordingly;
- Notify the Development Teams Construction Safety Representative at the earliest opportunity; and
- An incident investigation will be performed in accordance with procedures and the report sent to the Development team Project Manager.

The Contractor will ensure that fully detailed records are maintained of any 'incident | event' likely to cause harm to the environment. Contractors who report an incident will ensure details are identified and recorded.

Environmental incidents will be recorded on an appropriate form.

Complaints and Follow up Actions on the construction site will be managed by the contractor's Contracts Manger in liaison with the Project Manager and contractors will ensure that all complaints are recorded according to Client requirements. A complaints log will be kept and any complaint from interested parties will be actioned and recorded.

The Contractor will be responsible for ensuring that a full record and copy of all Safety Data Sheets (SDS) pertaining to their works is kept on file and up to date in their site offices. The Contractor will also retain a duplicate copy of all SDSs held.

Appendix A – Development site redline boundary drawing

ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

N

LEGEND

PLANNING APPLICATION BOUNDARY

APPLICANT OWNERSHIP

PLANNING APPLICATION SITE AREA: 5.506ha

Public Open Space LEGEND

PARK	
Players Park	4,182m2
St Teresa's Playground	2,155m2
PUBLIC REALM	
Rehoboth Plaza	420m2
Multi-Sport Playing Pitch	12,344m2
St Teresa's Boulevard	2,645m2
Total	21,746m2

REV	DATE	DESCRIPTION		
P01	03/06/2022	ISSUED FOR PLANNING	BF	EM
			DKH	DKH

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

CLIENT

CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund

PROJECT

Bailey Gibson SHD 2

DRAWING

SITE LAYOUT PLAN - PROPOSED - Sheet 1 of 2

PROJECT NUMBER: 950765	DATE: 10/19/21
SCALE@ A0: 1 : 500	DRAWN/CHECKED: EM/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	PL-0006	P01

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ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

N

LEGEND

PLANNING APPLICATION BOUNDARY

APPLICANT OWNERSHIP

PLANNING APPLICATION SITE AREA: 5.506ha

Public Open Space LEGEND

PARK	
Players Park	4,182m2
St Teresa's Playground	2,155m2
PUBLIC REALM	
Rehoboth Plaza	420m2
Multi-Sport Playing Pitch	12,344m2
St Teresa's Boulevard	2,645m2
Total	21,746m2

REV	DATE	DESCRIPTION		
P01	03/06/2022	ISSUED FOR PLANNING	BF	EM
			CKH	DRN

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

CLIENT

CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund

PROJECT

Bailey Gibson SHD 2

DRAWING

SITE LAYOUT PLAN - PROPOSED - Sheet 2 of 2

PROJECT NUMBER: 950765	DATE: 10/19/21
SCALE@ A0: 1 : 500	DRAWN/CHECKED: EMI BF

STATUS CODE:	DRAWING NUMBER:	REVISION:
A1	PL-0007	P01

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ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

N

LEGEND

PLANNING APPLICATION BOUNDARY

APPLICANT OWNERSHIP

PLANNING APPLICATION SITE AREA: 5.506ha

Public Open Space LEGEND

PARK	
Players Park	4,182m2
St Teresa's Playground	2,155m2
PUBLIC REALM	
Rehoboth Plaza	420m2
Multi-Sport Playing Pitch	12,344m2
St Teresa's Boulevard	2,645m2
Total	21,746m2

Land Development Agency blocks
Design development phase - Planning Permission not in place.

Player Wills Phase II
Design development phase - Planning Permission not in place.

Player Wills Phase II
Design development phase - Planning Permission not in place.

Player Wills
Permitted as part of the SHD for the Player Wills development, ABP Ref.TA29S.308917

THE APPLICATION RED LINE BOUNDARY HAS BEEN EXTENDED ACROSS THIS AREA TO FACILIATE DRAINAGE INFRASTRUCTURE WORKS REQUIRED TO COMPLY WITH CONDITIONS OF THE IRISH WATER CONFIRMATION OF FEASIBILITY FOR THE PROPOSED DEVELOPMENT.
NO OTHER ALTERATIONS ARE PROPOSED TO THE FABRIC OF THE EXISTING BUILDINGS OR EXTERNAL SURFACES WITHIN THIS AREA.
REFER TO THE CIVIL ENGINEERING DRAWINGS AND INFRASTRUCTURE REPORT SUBMITTED WITH THIS APPLICATION FOR FURTHER INFORMATION.

Drawing No.: PL-0007

Drawing No.: PL-0006

REV	DATE	DESCRIPTION	CKH	DRN
P01	03/06/2022	ISSUED FOR PLANNING	BF	EM

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING APPROVAL

CLIENT

CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR1 Fund

PROJECT

Bailey Gibson SHD 2

DRAWING

SITE LAYOUT PLAN- 1 1000

PROJECT NUMBER 950765	DATE 10/20/21
SCALE@ A1: 1 : 1000	DRAWN/CHECKED: EM/ BF

STATUS CODE:	DRAWING NUMBER	REVISION
A1	PL-0005	P01

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Appendix B – Single stage construction phase dwg

ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

Proposed scheme delivery in single phase

BG5
Block BG1
Block BG2
Proposed scheme delivery in single phase
Block BG3
Block BG4

DRAFT FOR COMMENT 21/04/2022

REV	DATE	DESCRIPTION	CKH	DRN

STATUS CODE DESCRIPTION
WORK IN PROGRESS

CLIENT
Hines

PROJECT
Bailey Gibson Site

DRAWING
SITE LAYOUT PLAN - PHASING PLAN

PROJECT NUMBER
950765

DATE
12/16/21

SCALE@ A1:
1 : 1000

DRAWN/CHECKED:
Author/ Checker

STATUS CODE:
S0

DRAWING NUMBER
BGL-HJL-SW-ZZ-DR-A-0008

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Appendix C – Refurbishment pre-demolition asbestos survey

B&G Salvage Site ,
Dolphins Barn,
Dublin 8.

Pre-Refurbishment & Demolition Survey

(Building Fabric Only)

Completed By: Johann Flynn ASTC Ltd
Report Date: 27th May 2019
Review Date: 19th January 2022

Report type:	**Pre- Refurbishment & Demolition Survey**
Report Date:	**08th February 2022**
Survey Date(s): **Review Date:**	**22nd May 2019** **19th January 2022**
Surveyor:	**Johann Flynn**
Issue:	**Draft Issue to Client**

***Please Note:**
ASTC Ltd. cannot be held responsible for the way in which a client interprets or acts upon the results contained in this report. This report must be read in its entirety including any appendices. ASTC Ltd. accepts no responsibility for sub-division of this report.

While every effort has been taken to ensure the accuracy of this report ASTC do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the Client's attention identified and/or presumed asbestos containing materials. It is not implied that all ACM's have been identified during survey inspection. Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections. Until proven otherwise asbestos materials have been presumed or strongly presumed to be present in all areas where inspection/sampling could not be carried out. An initial risk assessment score has been provided for any identified or presumed asbestos containing materials. This will need to be verified at a later stage by sampling and analysis.

Any measurements outlined in this report are approximates only & should not be used as a sole basis for tendering of any material to be removed. It is the responsibility of Contractors tendering any removal works to satisfy themselves by a visit to the site so as to ascertain the exact nature & extent of materials to be removed.

Executive Summary

The Executive Summary makes reference to the asbestos survey schedule in the main document. Our findings are summarised as follows: You are advised to read our report in full for a detailed understanding of our findings, opinions and advice.

It is important to note that there is a significant amount of stock, salvage & storage materials onsite as a consequence of the site still being run as a Salvage Yard. This material in areas is so significant that we could not access areas and/or get a proper visual re-same. An additional inspection of all areas will be required once all such materials are removed from site.

N.B. This Summary only highlights the main points of our report. You are advised to read our report in full for a detailed understanding of our findings, opinions and advice. ASTC Ltd. cannot be held responsible for the way in which a client interprets or acts upon the results. This report must be read in its entirety including any appendices. ASTC Ltd. accepts no responsibility for sub-division of this report.

Appendix B Ref. No	CONFIRMED ASBESTOS CONTAINING MATERIALS
1	Buildings Area 1- Asbestos corrugated Cement Roofing approx. 1500 sq./m.
2	Buildings Area 1- Asbestos Cement Rain-ware approx. <200 linear/m.
3	Buildings Area 2- Asbestos corrugated Cement Roofing approx. 5,500 sq./m.
4	Buildings Area 2- Asbestos Cement Rain-ware amount T.B.D.
5	Buildings Area 3- Asbestos corrugated Cement Roofing to Dwelling A & Old ESB Sub Station. approx. 300 sq./m.
6	Buildings Area 4- Asbestos corrugated Cement Roofing approx. 1,500 sq./m.
7	Buildings Area 2- Asbestos Cement Rain-ware amount approx.<200 linear/m.
8	Building Area 1 – Staircase to First Floor Stair Thread nosing < 10 Linear/m.
9	Building Area 1- Ground Floor adjacent to First Floor Staircase AC Pipe.4 Linear/M
10	Building Area 2 – Staircase to First Floor Stair Nosing 4 Linear/M. Approx.
11	Building Area 2 – First Floor Male & Female WC – Blue VFT & Adhesive 60sq./m.
12	Building Area 2 – First Floor Male/Female WC Asbestos Cement Sheeting 100sq./m.
13	Building Area 2 – Ground Floor to Front of Lean-to Asbestos Cement Wall Sheeting 40sq./m. approx.
13A	Building Area 2 – Approx 4/5 1Tonne Asbestos IBC Bags Observed throughout area.
14	Building Area 3 – Dwelling A Ground Floor Lino Flooring 20sq./m. approx.
15	Building Area 3 – Dwelling B Staircase to First Floor Stair Thread nosing < 10 Linear/m.
19	Building Area 4 - Staircase to First Floor Red- Stair Nosing 10 Linear/m.
	***Reference No. Locations are identified on outline drawing below.**

Please Note: Any measurements outlined in this report are approximates only & should not be used as a basis for tendering of any material to be removed. It is the responsibility of Contractors tendering any removal works to satisfy themselves by a visit to the site so as to ascertain the exact nature & extent of materials to be removed.

Confirmed ACM's Reference No. & Outline Locations

Executive Summary

Appendix B Ref. No	STRONGLY PRESUMED/PRESUMED ASBESTOS
18	Building Area 4 – Thermal Insulation to High Level Pipes returning through wall mid- section of Showroom 20 Linear/m.
20	Building Area 1 - Flat Roof Material amount TBD.
21	All Buildings onsite with "North Facing Windows" presumed Rope Seals amount TBD.
22	Building Area 2 – Ground Floor Quarantine Area AC Water Tank.
23	Building Area 2- First Floor No Access Lift Area, Shaft, Carriage & Motor presumed ACM's
24	Building Area 2 – First Floor Fire Door top of stairs First Floor presumed ACM components.
25	Building Area 2 – First Floor High Level no access presumed AC Sheeting.
26	Building Area 3 – Dwelling A Ground Floor & First Floor Areas not accessible due to structural collapse in area.
27	Building Area 3 – Dwelling B First Floor Areas not accessible due no floors in area.
28	Building Area 4 – First Floor Presumed Concealed Thermal Insulation to concealed pipework.
29	Building Area 4 – First Floor N.W. corner of Building/Back Staircase blocked with stored items & rubbish.
30	Building Area 4 – First Floor Film Studio not accessible.
31	Building Area 4 – First Floor Sprayed Coating to AC Corrugated Sheeting- Sample not conclusive Chrysotile Fibre Bundles identified but not through sample most likely cross contamination from AC Sheeting. Additional Sample should be taken prior to Demolition of material. ***Ref. No Locations are identified on outline drawing below.**

Please Note: Any measurements outlined in this report are approximates only & should not be used as a basis for tendering of any material to be removed. It is the responsibility of Contractors tendering any removal works to satisfy themselves by a visit to the site so as to ascertain the exact nature & extent of materials to be removed.

Presumed ACM's Reference No. & Outline Locations

While every effort has been taken to ensure the accuracy of this report ASTC do not accept responsibility for any omissions or areas of the building not addressed in the report. This report is intended to assist in reducing the possibility of accidents and ill health by bringing to the Client's attention identified and/or presumed asbestos containing materials. It is not implied that all ACM's have been identified during survey inspection.

Within the constraints of time and resources every effort has been made to identify ACM's. It is not implied that all other hazards are under control at the time of inspections. Until proven otherwise asbestos materials have been presumed or strongly presumed to be present in all areas where inspection/sampling could not be carried out. An initial risk assessment score has been provided for any identified or presumed asbestos containing materials. This will need to be verified at a later stage by sampling and analysis.

As a stand-alone document, this survey report may not be a sufficient basis upon which any party may discharge his/her duties under the Health, Safety and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010. Additional inspection sampling will be required. N.B. This Summary only highlights the main points of our report.

Contents

1.0 Names and Addresses

Client Name:
CWTC Multi Family ICAV acting solely in respect of its sub fund DBTR SCR 1 Fund

Instructing Party:
Arran Timms, Snr. Project, Manager,
Vertis 5th Floor, The Glass House, Coke Lane,
Smithfield, Dublin 7
Tel: +353 1 866 5662

Site full name:
Old B&G Salvage Yard,
Dolphins Barn,
Dublin 8.

Report Author:
ASTC Ltd.
Hollytree House
Mullinabro Woods
Waterford

Contact: Johann Flynn
Phone: 086 835 1821

1.1 Surveyor: Johann Flynn

British Occupational Hygiene Society (BOHS) Asbestos Proficiency Certification

P402: *Building Surveys and Bulk Sampling for Asbestos*
P403: *Asbestos Fibre Counting*
P404: *Air Sampling and Clearance Testing of Asbestos*
H Dip SHWW UCD 1997.

2.0 Introduction

2 .1 Instructions and brief

A Pre-Refurbishment & Demolition Survey was carried out at Old B&G Salvage Site , Dolphins Barn, Dublin 8. All safe & accessible areas of the premises were visually inspected on 22/05/19 for materials suspected of containing asbestos. The Salvage Yard on the site is still fully operational.
The surveyor conducted a systematic inspection of the nominated areas. Where access for sampling purposes was not possible, a visual assessment was been made. For similar/repetitive
elements, a representative bulk sampling protocol has been adopted following visual examination and assessment. Bulk Samples are obtained using fibre suppression techniques in order to minimise respirable fibre release. Each sample was double bagged, uniquely labelled on site and then returned to the laboratory for analysis using plane and polarised light microscopy and dispersion staining techniques as defined in UK HSE Guidelines HSG248.
As part of the Asbestos Survey, ASTC Ltd have undertaken the following:

- ✓ Recorded the current condition of any confirmed and/or presumed ACM's.
- ✓ Provided a Material risk assessment of any presumed ACM's.
- ✓ All accessible areas of the premises within the scope of the survey were inspected.

2 .2 Site inspection

The property was inspected on 22nd May 2019 and again on the 19th January 2022.

2.3 Plans

No "Plans and/or as Constructed drawings" were available at time of survey.

2.4 Extent of inspection

The Pre- Refurbishment & Demolition Survey is limited to the "Building Fabric" only and does not relate to contents of buildings with regard to Salvage Materials, Stored Materials, Rubbish, Rubble etc. The survey relates to all safe & accessible areas of the Site. It is important to note that there were a number of areas which could not be accessed on the grounds of Health & Safety i.e. Structural Integrity issues, excessive heights etc. these areas have been identified in the "Presumed" section of report. In addition, the buildings are still in use as a Salvage and Storage business therefore full destructive inspection/sampling not possible at this time.

2.5 Brief Description of property

General

The old B&G Salvage Site , Dolphins Barn, Dublin 8. consists of the following buildings (see below) i.e. In lieu of the presence of "Floor Plans and/or As Constructed Drawings" we have identified the buildings into the following areas;

- Buildings Area 1
- Buildings Area 2
- Buildings Area 3
- Buildings Area 4

The buildings are of different construction dates ranging circa 1922-1970's. The buildings are in current use as Salvage Shop, Storage & Artist/Film Studios. The buildings were in use and open to the public at time of survey.

3.0 Asbestos Survey Definition

3.1 Refurbishment & Demolition Asbestos Survey (RDAS)

A RDAS is needed before any refurbishment or demolition work is carried out. This type of asbestos survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The asbestos survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A RDAS may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

There is a specific requirement for all ACMs to be removed as far as reasonably practicable before major refurbishment or final demolition. Removing ACMs is also appropriate in other smaller refurbishment situations which involve structural or layout changes to buildings (e.g. removal of partitions, walls, units etc.). A RDAS report should be supplied by the PSDP to contractors, so that any asbestos risks can be addressed. In this type of asbestos survey, where the asbestos is identified so that it can be removed (rather than to 'manage' it), the asbestos 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

4.0 Survey methodology

4.1 Inspection methodology

The property was inspected internally and externally to visually locate those materials suspected of containing asbestos. Materials of a similar type known to contain asbestos and of a similar composition were presumed to contain asbestos.
The inspection is non-destructive and includes, where appropriate, a selection of accessible ceiling voids above loose laid tiles, inside accessible voids, within ducts. Where appropriate, attention has been drawn to those areas which although not inspected, we consider asbestos might reasonably be anticipated to exist.
ACM's may be present, obscured from view within concealed or inaccessible areas or behind permanent finishes. Our inspection has been carried out taking cognisance with HSG 264 (UK).

5.0 Sample analysis and referencing

5.1 Laboratory analysis

Bulk samples of suspect asbestos containing material are normally extracted during survey so as to determine the nature and extent of the material, and the results of their laboratory analysis. Bulk sampling when required is carried out in accordance with HSE guidance note HSG 248. At the discretion of the surveyor, where instances of asbestos containing material appeared to be extensive, only representative samples were taken for analysis. Samples are collected in self-sealed bags and. The sample point is then safely sealed to reduce the risk of airborne asbestos fibre release. The three most commonly used types of asbestos are:

CHRYSOTILE:	White
AMOSITE:	Brown
CROCIDOLITE:	Blue

5.2 Method of analysis

The analysis of asbestos bulk samples is conducted using polarised light and dispersion staining techniques. Dispersion staining is used to describe the colour effects produced when a particle or fibre when viewed under a microscope using transmitted white light, (based on HSE 248 publication "Asbestos: the analysts' guide for sampling, analysis and clearance procedures").

5.3 Sampling

27 Bulk Samples were taken during survey inspection.

5.4 Specific exclusions relating to surveying;

- No Inspection of any area outside the scope of works.
- No internal inspection of any electrical and/or mechanical plant.
- No inspection of any sub-terrain areas.
- No Inspection of inaccessible areas both identified & unidentified.
- No access to lift plant/shafts.
- No access to ESB Sub Station.
- No access to any area where apparent structural integrity issues present.
- No internal inspection of any "Live" electrical and/or mechanical plant.

5.5 Caveat

It is recognized that construction techniques often create inaccessible void spaces, which without demolition/dismantling of same will remain hidden. No as constructed drawings, plans or schematic drawings were provided to ASTC Ltd. Asbestos Containing Materials may be hidden or obscured by other items or cover finishes i.e. paint, over boarding, disguising etc. where this is the cause then its detection will be impaired. Asbestos containing materials may also be obscured by the structure of a building and may not be visible until the structure is demolished/dismantled and or partially demolished/dismantled at a later date. For the reasons set out above, it cannot be assumed that all asbestos containing materials have been located and as such it is recommended that further inspection/sampling be undertaken should such areas become accessible prior to future demolition works. Every effort was made to locate the presence of all ACM's within the scope of works.

6.0 Asbestos - General Background

Asbestos is a strong, durable flexible and non-combustible fibre. It was used extensively within a wide range of building components to improve strength, durability and fire resistance. It was also used for thermal, acoustic and electrical insulation materials. The predominant use was as an insulator of heat and fire. The three main types of asbestos are chrysotile (white), amosite (brown) and crocidolite (blue). Chrysotile is the least hazardous and crocidolite the most hazardous.

The most common ACM's (asbestos-containing materials) are as follows:

Asbestos-Cement – typically containing a 1 0 - 1 5% content of white chrysotile asbestos and used for example in roof and wall cladding, shuttering and boiler flues. Asbestos-cement typically has a high density and a low risk of fibre release if disturbed

Asbestos Insulation Board - typically containing a 15 - 25% content of brown amosite asbestos and used extensively as a fire, thermal and acoustic protection and as a general building board. Asbestos insulation board, otherwise abbreviated to AIB, typically has a medium density and a medium to high risk of fibre release if disturbed, (dependent upon individual circumstances).

Asbestos Thermal Insulation - typically containing a 10 - 85% content of a combination of white chrysotile, brown amosite or blue crocidolite asbestos and used as pipe insulation, boiler/tank lagging or sprayed to floor soffits or steel frames for fire insulation. Asbestos insulation typically has a low density and a high risk of fibre release if disturbed

The risk of exposure to respirable asbestos fibres is a function of the form of the material or product, the extent of damage or deterioration, the surface treatment and the asbestos type.

7.0 Asbestos Survey Table –

7.1 Asbestos Survey Table –

How to understand the asbestos survey table

Ref No:	**Individual reference number for each identified or presumed ACM. This also includes non-asbestos materials that could be confused as ACMs.**
Floor:	**Indicates the floor level where the material was identified**
Location:	**Identifies the location, room or area of the material.**
Sample No:	**This is the sample number for the sampled material Sample reference numbers, where applicable, are as follows: SXXXXX1 – This indicates sample no. 1 Assumed same as SXXXXX1 – This indicates a representative sample where a material has been identified as the same as a previous sample.**
Material description and surface treatment:	**This provides a description of the material, e.g., whether cement-based product, insulation board or sprayed coating etc. Comment will also be provided as to whether the material has been sealed, for example by a painted coating. Most unsealed asbestos based products present a greater risk of fibre release than those which are sealed.**
Extent:	**This provides an approximate indication as to the extent of the asbestos identified.**
Asbestos identified:	**This identifies whether the asbestos is "presumed", "strongly presumed" (by experience) or identified because of laboratory testing. In addition, this will also identify the asbestos type, i.e. chrysotile (white asbestos), amosite (brown asbestos) or crocidolite (blue asbestos). An approximate asbestos content is also shown, where this has been provided by the sample analysing laboratory.**
Material and Priority Assessment and Combined Assessment score with risk rating:	**The Combined Assessment score is derived from both the Material Assessment and the Priority Assessment. The Priority Assessment is based upon our understanding and judgement of the use of, access to and exposure within the particular area where the presumed or identified ACM has been identified. This will need to be verified by the Duty holder who will be able to provide a better informed assessment. Accordingly, it may be necessary for the Duty holder to update the assessment scores and risk rating, e.g., an existing area of damaged asbestos, once repaired will result in the need to update the assessment score or, remove the entry altogether where the asbestos is removed.**
Recommendation:	**This provides an outline recommendation on what action is required. This might be encapsulation, removal, labelling or other form of management.**
Photo:	**In the majority of causes, a photograph is provided of any suspected or confirmed ACMs. Reference should also be made to the any drawings within the annexe of this report.**

Assessment of potential for asbestos fibre release

The**Material Risk (M) Rating** system follows the algorithms detailed in ***HSG 264*** to build up a material risk assessment score. The score is based on;

- **Product type**
- **Damage/deterioration**
- **Surface treatment**
- **Asbestos type**

High risk =>10

Medium risk =7-9

Low risk =5-6

Very low risk =2-4

Priority Risk (P) Ratings are calculated using the algorithms detailed in ***HSG 227***. The ratings are based on;

- **Normal occupant activity**
- **Likelihood of disturbance**
- **Human exposure potential**
- **Maintenance activity**

Please note that these ratings are based upon observations made at the time of the survey. The duty holder of the premises is required to have involvement in the final assessment of the potential risk.

High risk =>10

Medium risk =7-9

Low risk =5-6

Very low risk =2-4

A **Total Risk (T) Score** is then calculated by adding together the material and priority ratings.

High risk = 18
Medium risk = 13-17
Low risk = 9-12
Very low risk = <8

We have provided an initial assessment based upon our understanding and interpretation of the factors above in relation to those areas where asbestos has either been presumed to be present or positively identified. This MUST be verified by the Duty-holder who by virtue of their knowledge of the current and any proposed use of

the premises will be better informed to provide a more accurate assessment as to the risk of disturbance of asbestos fibres within any areas identified.

7.3 Definition of terms

Enclosure:	**Provision of a physical barrier to provide mechanical protection of the material to prevent it being disturbed or damaged.**
Encapsulation:	**Provision of paint type coating to create a continuous seal to the surface of the material and thereby prevent fibre release.**
Labelling:	**Fixing of labels to the surface of the material to warn of the hazard.**
Registering:	**Entering the details, including type, location and extent in a register which is brought to the attention of all persons who might plan or undertake works in the building.**
Monitoring:	**Periodic inspection of the material at defined intervals to check that its condition hasn't deteriorated to require enclosure, encapsulation or removal.**
Repair:	**Addition of a seal to the material to prevent the further deterioration of the material. Carried out in conjunction with labelling.**
Removal:	**Complete removal of a material in compliance with Statutory Regulations**
Manage in place:	**A policy of regular inspections to ensure that the ACM is maintained in good condition.**
Competent Person:	**Person provided with adequate information, instruction and training for the task being undertaken and capable of demonstrating adequate and up-to-date understanding of the work being undertaken, the required control measures, the applicable legislation, and having sufficient practicable experience to apply these effectively.**

8.0Conclusions and recommendations

A Pre-Refurbishment & Demolition Asbestos Survey was undertaken "as far as was reasonably practicable" at the Old B&G Salvage Site , Dolphins Barn, Dublin 8. Our inspection identified the presence of various ACM's which were used throughout the various buildings onsite. Please refer to the table in Appendix B in respect of our findings. Every effort was made to locate the presence of all ACM's within the scope of works. Once asbestos materials have been identified and/or presumed it is essential that appropriate remedial measures be introduced prior to any activity likely to cause a disturbance such as refurbishment or demolition works commencing. Asbestos removal works must always be carried out by competent persons. Specialist Asbestos Removal Contractor will be required for removal of all High & Very High Risk ACM's which are subject to "14 Day Notification to H.S.A.".

It is important to note that there is a significant amount of stock, salvage & storage materials onsite as a consequence of the site still being run as a Salvage Yard. This material in areas is so significant that we could not access areas and/or get a proper visual re-same. An additional inspection of all areas will be required once all such materials are removed from site.

As previous it must remain a possibility that additional Asbestos Containing Materials may be found during any future demolition activities & should be included in both the Preliminary Health & Safety Plan by the PSDP and subsequently in the Construction Stage Health & Safety Plan by the PSCS as a potential hazard during demolition stages. In the event of any suspect materials being uncovered during Refurbishment and/or Demolition activities works should cease immediately until clarification in relation to the material is sought without undue delay from a competent Asbestos Surveyor/Analyst.

Please Note: Any measurements outlined in this report are approximates only & should not be used as a basis for tendering of any material to be removed. It is the responsibility of Contractors tendering any removal works to satisfy themselves by a visit to the site so as to ascertain the exact nature & extent of materials to be removed.

Questions arising from the survey report should be directed, in the first instance, to the author of this report, who will be happy to clarify any technical issues raised.

8.1 Specific Notes

General

Any person undertaking work within the building should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.

All asbestos removal works should be carried out by a competent contractor in accordance with Asbestos at Work Regulations 2006-2010 (amended) and associated Approved Codes of Practice.

8.2 Legislation and Codes of Practice

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 (amended) (S.I. No. 386 of 2006), apply to work where there are confirmed and/or presumed asbestos containing materials present. These regulations apply in particular to any person and/or employer working with or removing asbestos.

In addition, the Safety, Health and Welfare at Work (Construction) Regulations, 2013 (S.I. No. 291 of 2013) applies to any building, installation, repair, demolition and asbestos removal work.

Appendix A

Asbestos Bulk Identification Report

Asbestos Bulk Identification Report

ASBESTOS BULK IDENTIFICATION REPORT			
Report No.:	1914501B	**Report Date:**	25/05/2019
Client Name:	ASTC		
Client Address:	Hollytree House Mullinabro Woods Waterford		
Client Ref:		**Client Contact:**	Johann Flynn

Report on
Identification of asbestos content of suspected asbestos containing materials (ACM's) sampled from the following location/site:

BG Salvage Site
South Circular Road
Dublin 8

No of samples received*:	27	Date(s) Analysed	25/05/2019

TEST RESULT

SAMPLE NO	LAB. REF.	SAMPLE LOCATION	MATERIAL DESCRIPTION	ASBESTOS TYPE IDENTIFIEID
Jfb220519.01	1914501	Bld. 1, 1st Floor	12 Green VFT & Evode	NADIS
Jfb220519.02	1914502	Bld. 1, 1st Floor, stairway nosing	Black thread	Chrysotile
Jfb220519.03	1914503	Internal ceiling	Common softboard	NADIS
Jfb220519.04	1914504	Bld. 2, 1st Floor	subfloor & lino	NADIS
Jfb220519.05	1914505	Bld. 2, 1st Floor	Common softboard	NADIS
Jfb220519.06	1914506	Bld. 2, 1st Floor, stairway nosing	Thread	Chrysotile
Jfb220519.07	1914507	Bld. 2, 1st Floor, WC	Blue VFT	Chrysotile
	1914508	Bld. 2, 1st Floor, WC	Blue VFT adhesive	Chrysotile
Jfb220519.08	1914509	Bld. 2, 1st Floor, WC	AC Wall sheeting	Chrysotile
Jfb220519.09	1914510	Bld. 2, Ground floor ceiling	Spray coating	NADIS
Jfb220519.10	1914511	Bld. 2, Ground floor suspended ceiling	Ceiling tile	NADIS
Jfb220519.11	1914512	Bld. 2, Ground floor, Front Lean-to	AC sheeting	Chrysotile
Jfb220519.12	1914513	Bld. 3, 1st floor	Felt roof	NADIS
Jfb220519.13	1914514	Bld. 3	Lino	Chrysotile
Jfb220519.14	1914515	Bld. 3. Ceiling	Softboard	NADIS
Jfb220519.15	1914516	Bld. 3. Stairway	Black nosing	Chrysotile
Jfb220519.16	1914517	Bld. 3, 1st floor	Plasterboard	NADIS
Jfb220519.17	1914518	Bld. 3, Ground floor, back office	Thermal insulation	NADIS
Jfb220519.18	1914519	Bld. 4, 1st floor	VFT/lino	NADIS
Jfb220519.19	1914520	Bld. 4, 1st floor stairway	Red Thread nosing	Chrysotile
Jfb220519.20	1914521	Bld. 4,	Perforated partition	NADIS

Methodology
Analysis of samples received was carried out in accordance with HSG (UK) 248 (The Analysts Guide for Sampling, Analysis and Clearance Procedures) and documented in-house methods. *Please note that multiple phases within a bulk sample are analysed and charged separately.

Disclaimers
For samples received from the client and not sampled by About Safety Ltd.
This report is given in good faith on the basis of the samples and information received. About Safety Ltd., can take no responsibility for omissions, unrepresentative samples, inaccuracies or discrepancies in samples and information received.
The analysis of samples of textured coatings and thermoplastic floor tiles can be unreliable due to the very fine dispersed asbestos present. Where samples of these materials are taken, a negative result may not necessarily reliably confirm that the material does not contain asbestos.

Asbestos Bulk Identification Report

Jfb220519.21	1914522	Bld. 4, out buildings, Flat roof	Felts	NADIS
Jfb220519.22	1914523	Bld. 4, ground floor	Thermal insulation	Amosite
Jfb220519.23	1914524	Bld. 4, concrete/internal walls	Common coating	NADIS
Jfb220519.24	1914525	Bld. 4, underside of AC sheeting	Spray coating	NADIS
Jfb220519.25	1914526	Bld. 4, pipework	Thermal insulation	Amosite
Jfb220519.26	1914527	Bld. 4, pipework insulation	Brown MMMF	NADIS
Jfb220519.27	1914528	Bld. 4, 1st floor	Spray coating	**Chrysotile

****Chrysotile bundles found in one area of matrix, but not throughout general material.**

GLOSSARY

Chrysotile (white asbestos)	Amosite (brown asbestos)	Crocidolite (blue asbestos)
*NADIS = No Asbestos Detected in Sample	VFT = Vinyl Floor Tile	

Glossary Analysts Name:	John Kelleher	Analysts Signature:		John Kelleher

Appendix B

Asbestos Survey Schedule

KEY:	**NAD = No Asbestos Detected**		**= Confirmed Asbestos**	**Risk (potential for fiber release):**
	ACM = Asbestos Containing Materials		**= Presumed/Strongly presumed ACM**	**<= 4 (very low risk), 5-6 (low risk),** **7-9 (medium risk), > 10+ = (high risk)**

Ref No.	Building	Location	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product Type	Condition	Surface Treatment	Asbestos Type	Material Assessment Score	Activity	Likelihood of Disturbance	Exposure Potential	Maintenance	Product Assessment Score	Combined assessment score	Risk	Recommendation	Photo
1	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Asbestos Cement Single Skin Roof & Wall Cladding.	N/A	AC Cement Corrugated Sheeting & AC Cladding	1,500 sq./m approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
2	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Asbestos Cement Gutters & down pipes.	N/A	AC Cement Rainware	200 linear meters approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
3	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Areas 2 Asbestos Cement Single Skin Roof & Wall Cladding.	N/A	AC Cement Corrugated Sheeting & AC Cladding	5,500 sq./m approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	

Key:	**NAD** = No asbestos detected, AC = Asbestos cement		= **Confirmed asbestos**	**Risk**
	ACM = Asbestos containing material, **AIB** = Asbestos insulation board		= **Presumed/Strongly presumed ACM**	**VL** =Very Low, **L** = Low, **M** = Medium, **H** = High, **VH** = Very High

Ref No.	Building	Location	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product Type	Condition	Surface Treatment	Asbestos Type	Material Assessment Score	Activity	Likelihood of Disturbance	Exposure Potential	Maintenance	Product Assessment Score	Combined assessment score	Risk	Recommendation	Photo
4	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Asbestos Cement Gutters & down pipes.	N/A	AC Cement Rainware	TBD	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
5	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Areas 3 Asbestos Cement Single Skin Roof	N/A	AC Cement Corrugated Sheeting to roof.	<300 sq./m approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
6	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Asbestos Cement Single Skin Roof.	N/A	AC Cement Corrugated Sheeting	<1,500 sq./m approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	

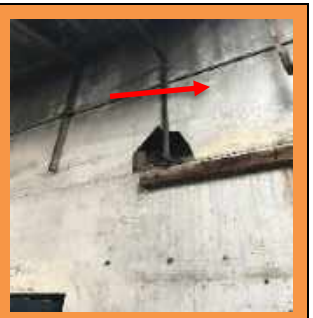
Key:	**NAD** = No asbestos detected, AC = Asbestos cement		= **Confirmed asbestos**	**Risk**
	ACM = Asbestos containing material, **AIB** = Asbestos insulation board		= **Presumed/Strongly presumed ACM**	**VL** =Very Low, **L** = Low, **M** = Medium, **H** = High, **VH** = Very High

Ref No.	Building	Location	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product Type	Condition	Surface Treatment	Asbestos Type	Material Assessment Score	Activity	Likelihood of Disturbance	Exposure Potential	Maintenance	Product Assessment Score	Combined assessment score	Risk	Recommendation	Photo
7	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Asbestos Cement Gutters & down pipes.	N/A	AC Cement Rainware	200 linear meters approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
8	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Staircase to First Floor	1914502	Black Stair Thread Nosing	<10 Linear Meters Approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
9	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Ground Floor Adj. to First Floor Staircase	N/A	Asbestos Cement Pipe	4 Linear Meters Approx	Strongly Presumed Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	

Key:	**NAD** = No asbestos detected, AC = Asbestos cement		= **Confirmed asbestos**	**Risk**
	ACM = Asbestos containing material, **AIB** = Asbestos insulation board		= **Presumed/Strongly presumed ACM**	**VL** =Very Low, **L** = Low, **M** = Medium, **H** = High, **VH** = Very High

Ref No.	Building	Location	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product Type	Condition	Surface Treatment	Asbestos Type	Material Assessment Score	Activity	Likelihood of Disturbance	Exposure Potential	Maintenance	Product Assessment Score	Combined assessment score	Risk	Recommendation	Photo
10	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Staircase to First Floor	1914506	Stair nosing	5 Linear Meters Approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
11	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building 2 First floor W.C.	1914507 1914508	Blue 12" VFT & Adhesive to floor	<60sq./ m Approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
12	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building 2 First floor W.C.Male & Female	1914509	Asbestos Cement Sheeting to Ceiling	100sq./ metres approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	

Key:	**NAD** = No asbestos detected, AC = Asbestos cement		= **Confirmed asbestos**	**Risk**
	ACM = Asbestos containing material, **AIB** = Asbestos insulation board		= **Presumed/Strongly presumed ACM**	**VL** =Very Low, **L** = Low, **M** = Medium, **H** = High, **VH** = Very High

Ref No.	Building	Location	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product Type	Condition	Surface Treatment	Asbestos Type	Material Assessment Score	Activity	Likelihood of Disturbance	Exposure Potential	Maintenance	Product Assessment Score	Combined assessment score	Risk	Recommendation	Photo
13	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Ground Floor Front Lean-to	1914512	Asbestos Cement Wall Sheeting	<40 sq./ metres approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
13 A	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Various Areas	N/A	Asbestos Waste Bags Observed	4/5 Tonne Bags	TBD	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	Removal by Specialist Contractor without undue delay & Disposal as Hazardous Waste.	
14	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 House A Ground Floor	1914512	Asbestos Lino to floor ground floor room.	<20 sq./ metres approx	Chrysotile	2	3	3	1	9	n/a	n/a	n/a	n/a	n/a	9	M	Removal by Specialist Contractor prior to any activity likely to cause disturbance. Disposal as Hazardous Waste.	

Key:	**NAD** = No asbestos detected, AC = Asbestos cement		= **Confirmed asbestos**	**Risk**
	ACM = Asbestos containing material, **AIB** = Asbestos insulation board		= **Presumed/Strongly presumed ACM**	**VL** =Very Low, **L** = Low, **M** = Medium, **H** = High, **VH** = Very High

Ref No.	Building	Location	Sample No.	Material Description, surface treatment and condition	Extent	Asbestos identified (presumed, strongly presumed or identified)	Product Type	Condition	Surface Treatment	Asbestos Type	Material Assessment Score	Activity	Likelihood of Disturbance	Exposure Potential	Maintenance	Product Assessment Score	Combined assessment score	Risk	Recommendation	Photo
15	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 House B Staircase to First Floor	1914516	Stair Thread Nosing	10 Linear Metres Approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
16	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor Inside Main Entrance	1914523	High Level Thermal Insulation to old redundant pipes.	40 linear metres approx	Amosite	3	3	2	2	10	n/a	n/a	n/a	n/a	n/a	10	H	Removed by Specialist Contractor under controlled cond.	
17	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor Inside Main Entrance	1914526	High Level Thermal Insulation to old redundant pipes.	20 linear metres approx	Amosite	3	3	2	2	10	n/a	n/a	n/a	n/a	n/a	10	H	Removed by Specialist Contractor under controlled cond.	

Key:	**NAD** = No asbestos detected, AC = Asbestos cement		= **Confirmed asbestos**	**Risk**
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18	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor Rear of Building	N/A	High Level Thermal Insulation to old redundant pipes- no access pipe returns through wall.	20 linear metres approx	Strongly Presumed Amosite	3	3	2	2	10	n/a	n/a	n/a	n/a	n/a	10	H	Removed by Specialist Contractor under controlled cond.	
19	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Staircase to First Floor	1914520	Red Stair Thread/Nosing	<20 linear metres approx	Chrysotile	1	2	1	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Removal by competent Contractor prior to any Refurbishment &/or Demolition Works. Disposal as Hazardous Waste.	
20	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1 Flat Roof Material	N/A	Flat Roof Material	TBD	Presumed	1	1	0	1	3	n/a	n/a	n/a	n/a	n/a	3	VL	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	

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21	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	All Buildings with North Facing Windows	N/A	Presumed Rope Seals To all "North Facing Windows" throughout Site.	TBD	Strongly Presumed	2	1	3	1	7	n/a	n/a	n/a	n/a	n/a	7	M	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	
22	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Builders Storage Area-	NA	"Quarantine Area" Asbestos Cement Water Storage Tank	TBD	Strongly Presumed	1	1	0	1	3	n/a	n/a	n/a	n/a	n/a	3	VL	Removal by Competent contractor prior to any Refurbishment &/or Demolition Works.	
23	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	No Access Presumed ACM to Lift Shaft Lining, Doors, Motor etc.	TBD	Strongly Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	

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24	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N /A	Fire Door – presumed to contain internal components .	TBD	Strongly Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	
25	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	No Access Presumed Asbestos Cement Sheeting	TBD	Presumed	1	1	2	1	5	n/a	n/a	n/a	n/a	n/a	5	L	Inspection & sampling in area first & ground floor prior to any Refurbishment &/or Demolition Works once safe access provided.	
26	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 House A Ground & first Floor	N/A	Presumed ACM as no access due to structural integrity & partial first floor collapse,	TBD	Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	VH	Destructive inspection & sampling in area first & ground floor prior to any Refurbishment &/or Demolition Works once safe access provided.	

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27	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 House B First Floor	N/A	Presumed ACM as no access due to floors removed on first floor.	TBD	Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	VH	Destructive inspection & sampling in area first & ground floor prior to any Refurbishment &/or Demolition Works once safe access provided.	
28	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First Floor	N/A	Presumed ACM Insulation to concealed pipes.	TBD	Strongly Presumed	3	3	3	2	11	n/a	n/a	n/a	n/a	n/a	11	H	Destructive Sampling to be completed prior to any Refurbishment &/or Demolition Works. Once safe to do so.	
29	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First floor	N/A	N.W. Corner Back Stairs – No access due to area being blocked.	TBD	Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	Inspection/ Sampling to be completed prior to any Refurbishment &/or Demo works. Once access given & safe to do so.	

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30	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First floor	N/A	Film Studio No Access	TBD	Presumed	3	3	3	3	12	n/a	n/a	n/a	n/a	n/a	12	H	RDAS Survey to be completed prior to any Refurbishment &/or Demolition Works. Once Safe to do so.	
31	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 1st Floor Sprayed coating	1914528	Spray Coating- sample needs to be re-taken	TBD	Chrysotile fibre bundle found but not through sample.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	*Additional sampling of this material required- Chrysotile Fibre Bundle found but not through material. To be completed prior to any Demolition.	
32	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– Ground Floor	1915403	Common Ceiling Board – Soft Board	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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33	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– Ground Floor	N/A	Concrete floors Throughout	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
34	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– Ground Floor	N/A	Workshop	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
35	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– Ground Floor	N/A	Ink Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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36	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– Ground Floor	N/A	Show Room Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
37	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– first Floor	N/A	Art Studio & Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
38	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– First Floor Corridor	1914501	Green 12" VFT & Adhesive Evode	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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39	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– first Floor	N/A	Art Studio & Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
40	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– first Floor Storage Building Adjacent to main.	N/A	Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
41	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 1– first Floor Storage Building Adjacent to main.	N/A	Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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42	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Original 1922 Building	N/A	External Façade/ Glazing	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
43	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Entrance	N/A	Walls, Floors & Ceilings	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
44	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Entrance	N /A	Floors Concrete	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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45	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Entrance	N /A	Concrete Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
46	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Wing	N/A	Scaffold Storage Area- No Asbestos Detected	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
47	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Ground Floor Open Plan Section	1914511	Suspended ceiling tiles.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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48	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 N.E. Ground Floor Open Plan Section	1914510	Spray Coating to Structural Steel & concrete	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
49	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Open Plan	N/A	Concrete floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
50	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Storage Lockups	N/A	Concrete Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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51	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Show Room	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
52	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Film Prop Store	N/A	Pipe Work Rockwool	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
53	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Film Prop Store	N/A	Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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54	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Film Prop Store	N/A	Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
55	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Show Room	N/A	Walls & Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
56	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Storage Lockups	N/A	Ply Partitions	1400 sq./m approx	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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57	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Storage Lockups	N/A	Block Walls & Concrete Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
58	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 Mid-Section Ground Floor Storage Lockups	N/A	Block Walls & Concrete Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
59	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	1914505	Common Soft Board to ceiling panels.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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60	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	"	Common Soft Board to walls panels.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
61	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	1914504	Subfloor & Lino	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
62	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	Open Plan Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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63	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	Open Plan Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
64	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 2 First Floor	N/A	Open Plan Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
65	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling A	N/A	External Façade- Doors, Glazing.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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66	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling A Ground Floor	N/A	Room to immediate right of entrance hallway – walls/ceiling	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
67	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling A Ground Floor	N/A	Hallway – walls/ceiling	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
68	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	N/A	External Façade- Doors,	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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69	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	N/A	External Façade- Glazing.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
70	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	N/A	External Roof- Natural Slate	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
71	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	1914515	Ground Floor Ceilings - soft board.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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72	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	1914518	Ground Floor Thermal insulation to Pipework	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
73	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Dwelling B	1914517	First Floor ceilings- Plaster-board	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
74	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Admin Area	N/A	External Façade & concrete roof tiles.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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75	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Admin Area	N/A	Ceilings & Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
76	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Admin Area	N/A	Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
77	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 (Rear to Dwelling B)	1914513	Flat Roof Material	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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78	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Old ESB Sub-station	N/A	External Façade, timber & glazing.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
79	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 3 Old ESB Sub-station	N/A	Internal Ceilings, walls & floors.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
80	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Out Buildings	1914522	Felt roof	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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81	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor	1914524	High level common spray coating to Structural concrete/ walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
82	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground Floor	N/A	Concrete Block Walls & bare pipework.	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
83	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 At Entrance Area	1914527	In addition to Pipes having Amosite Thermal Insulation there is also a pipe with MMMF Insulation	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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84	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4	N/A	Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
85	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4- Adj. to Entrance Cleaning Business Lock Up	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
86	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4- Adj. to Entrance Cleaning Business Lock Up	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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87	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground floor Bar/pub Show-room	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
88	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground floor Bar/pub Show-room	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
89	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 Ground floor Bar/pub Show-room	N/A	Concrete Floors, Block Walls	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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90	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4- Under-side of Roof	1914525	Sprayed coating to underside of AC Corrugated Roof	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
91	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First floor Corridor	N/A	Walls/Floors	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	
92	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First Floor	1914519	VFT/Lino to Old Canteen/ Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	

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93	Old B&G Salvage Site , Dolphins Barn, Dublin 8.	Building Area 4 First Floor	1914521	High Level Perforated Softboard Partition- Old Canteen/ Storage Area	N/A	N.A.D.	0	0	0	0	0	n/a	n/a	n/a	n/a	n/a	0	N/A	No Asbestos Detected	No Pic

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