ASBESTOS DEMOLITION SURVEY REPORT

Of

50 Sheepmoor Avenue,

Sheepmoor,

Blanchardstown,

D15 WF68

On behalf of

Fingal County Council

Unit 2BeaT Centre,
Stephenstown Industrial Estate,
Balbriggan, Co. Dublin
Tel: (01) 6905907
Fax: (01) 8020439
Email: info@ohss.ie
Website: www.ohss.ie

ISO 17020 INAB ACCREDITED INSPECTION DETAILED IN SCOPE REG NO.9004

Project Number

31296

Directors: Deirdre Corry, Paul Foran **Company Reg no:** 354843

DOCUMENT CONTROL

Client	Fingal County Council
Project Title	31296 Asbestos Surveyor 50 Sheepmoor Avenue, Sheepmoor, Blanchardstown, Dublin 15
Document Title	Asbestos Demolition Report
Report No.	31296

Rev	Status	Author(s)	Revision History	Approved By	Issue Date
D01	Final	David Bollard	Initial Release to Client	Paul Foran	17/06/2021

Contents

1. Executive summary
2. Scope of the project
3. General site and survey information
4. Conclusions and actions
5. Survey results

1 EXECUTIVE SUMMARY

OHSS carried out an asbestos survey to HSG264 requirements for the purposes of identifying asbestos containing materials in the premises(s) prior to planned demolition. It should be noted that this survey only includes areas within the scope of the survey and should not be read as an extensive assessment of all possible asbestos containing materials (ACMs) in the premises.

The findings of this survey are contained within the summary tables and risk assessment in the results section of this report.

Summary of results:

Asbestos containing materials were identified in the following areas:

Reinforced plastics:

- Black step nosing present on the steps of the side entrance to the main shop.

Decorative coating:

- Present on the ceiling of the main shop.

Vinyl floor tiles and bitumen:

- Present on floor of the main shop, toilet, kitchen, large and small storerooms. Where the vinyl tiles where removed the ceramic tiles and screed have been contaminated by the bitumen and must be treated as asbestos containing materials.

As the shop is to be demolished asbestos containing materials must be removed and disposed of following all HSA guidelines prior to commencement of refurbishement works.

The survey undertaken complies with the company's legal duty to identify the presence of asbestos containing materials and carryout a risk assessment in respect of these materials at the premises. The risk assessment will form part of the overall safety management system for the contractor carrying out any asbestos removal works. The results of the risk assessment must be communicated to the employees and made available to them. This report may be used by the Project Supervisor for Design Process and the designers to highlight the presence of asbestos containing materials found in the buildings.

While every effort has been taken to ensure the accuracy of this report OHSS 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 asbestos containing materials. 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.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY AND SHALL NOT BE REPRODUCED EXCEPT IN FULL WITHOUT THE APPROVAL OF OHSS AND THE CLIENT.

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

Further information on previous surveys should be sought from the client.

1.1.1 ABBREVIATIONS

Throughout the report the following terms and abbreviations may be used:

ACM	Asbestos containing material.
AND	Asbestos not detected.
MMMF	This describes any machine made mineral fibre, fibreglass, Rockwool, ceramic fibres and other such material.
MA	Material Assessment Score as defined in HSG264 relates to the friability of the product. It is used to indicate the level of risk posed by the product
AIB	Asbestos Insulating Board.
AC	Asbestos Cement
Chrysotile	Commonly known as white asbestos.
Amosite	Commonly known as brown asbestos.
Crocidolite	Commonly known as blue asbestos.
Amphibole	Generic name for all asbestos types, excluding Chrysotile.
BOHS	British Occupational Hygiene Society
INAB	Irish National Accreditation Board

2 SCOPE OF WORK

2.1 GENERAL

OHSS were requested by Fingal County Council to carry out an asbestos survey of the two shop units located at 50 Sheepmoor prior to the demolition of the units.

The purpose of the survey is to identify and risk assess asbestos containing materials (ACM's) in the premises or area where planned demolition works are to take place. The survey aims to provide sufficient information for designers and the project supervisor for design process to take account of identified asbestos risks. The design team must take account of known locations where ACM's are identified and plan to eliminate the risk or prevent exposure to asbestos during the construction phase. Asbestos is a particular risk within the definitions of "particular risk" in the Safety Health and Welfare at Work (Constructions) Regulations 2013 and should be highlighted in the design risk assessments accompanying the Preliminary Safety and Health Plan.

The surveyor undertook as far as reasonably practicable to, record the location, extent and product type of any presumed or known ACMs. All areas identified in the survey were inspected and the information recorded on the accessibility, condition and surface treatment of any presumed or known ACMs. The asbestos type was identified either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance.

2.2 BUILDING DETAILS AND CONSTRUCTION TYPE

The shop units are single storey units built using the traditional methods for the era of construction. The main has a solid concrete floor with block work walls and concrete ceiling. There is a bitumen roof finish. The Euro Shop has block walls with timber finish, suspended timber floor and metal roof finish. The external walls are of cavity construction with partial brick / rendered concrete block work finish.

3 GENERAL SITE AND SURVEY INFORMATION

Client Details:	Fingal County Council
Client Address:	Fingal County Council Architects Department County Hall Swords Co. Dublin
Site Address:	50 Sheepmoor Avenue, Sheepmoor, Blanchardstown, D15 WF68
Commissioned By:	Cillian O'Malley
Surveyor:	David Bollard
Staff Consulted during the survey	Cillian O'Malley & Niall Lawless
Date of Survey:	16/06/2021
Date of Report:	17/06/2021
Description of the Areas Surveyed:	All accessible areas of both units as per the scope of works.
Excluded Areas:	Below ground levels.

Survey Methodology:

On-site inspection bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory. OHSS is accredited to INAB and meet the requirements of International Standard BS EN ISO/IEC 17025 for the analysis of asbestos fibres in bulk materials.

The surveyor conducted a systematic inspection of the nominated areas. Where access for sampling purposes was not possible, a visual assessment has been made if possible. 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 and the OHSS documented in-house work instructions.

The results of the survey together with the laboratory bulk sample analysis records are given in further sections to this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 allows materials to be ‘presumed’ to contain asbestos. Therefore in the asbestos survey, materials can be presumed to contain asbestos.

There are two levels of ‘presumption’:

- **Strongly presumed**: in this case the material looks as if it is an ACM, or that it might contain asbestos. This conclusion can be reached through visual inspection alone by an experienced, well-trained surveyor, familiar with the range of asbestos products. Examples of ‘strong

presumption' are:

- where laboratory analysis has confirmed the presence of asbestos in a similar construction material;
- materials in which asbestos is known to have been commonly used in the manufactured product at the time of installation (eg corrugated cement roof and wall sheeting, cement gutters and drainpipes, cement water tanks, ceiling tiles, insulating boards);
- materials which have the appearance of asbestos but no sample has been taken, eg thermal insulation on a pipe where fibres are clearly visible
- where the laboratory has sampled the same material in a different location and subsequent laboratory analysis has found that it does not contain asbestos.

- **Presumed**: is the 'default' situation where a material is **presumed** to contain asbestos because there is insufficient evidence (eg no analysis) to confirm that it is asbestos free, or where a surveyor decides that it is easier under the planned management arrangements to presume certain materials contain asbestos. Many non-asbestos materials will also be presumed to contain asbestos using this system.

  There is a further default situation where materials must be **presumed** to contain asbestos. **The default applies to areas which cannot be accessed or inspected. In this situation any area not accessed or inspected must be presumed to contain asbestos, unless there is strong evidence that it does not.**

The risk assessment process (also known as risk algorithms) designed by HSE, allow asbestos containing materials to be

ranked according to a Material Assessment algorithm and a HSE have related the scores obtained in the materials assessment algorithms in HSG 264 to a number of risk categories that may be used to guide the employers as to the best course of action to take to mitigate the risk. These are further explained in our risk assessment sheets contained within this report.

These scores can then be ranked and so decisions can be taken as to what actions are required to control the risks from asbestos containing materials during demolition.

4 CONCLUSIONS AND ACTIONS

Where asbestos containing materials were identified in the survey recommendations are provided in the asbestos register and risk assessments. A further explanation of the terms used in the management of asbestos containing materials risks are given below.

Asbestos is a known human carcinogen (cancer causing agent) that was used extensively in Ireland up to 2000 when it was finally banned from use. Asbestos fibres may cause fatal lung disease when inhaled. These diseases are not sudden and may take many years to develop from the first exposures. **Asbestos containing materials constitute a particular risk within the meaning of the Safety Health and Welfare at Work (Construction) Regulations 2006-2013 and should be addressed in the Preliminary Health and Safety Plan by the designers and the Project Supervisor Design Process.**

Asbestos is a fibrous material and has excellent insulating and fire resistant properties. Asbestos was seldom used as pure asbestos fibres but rather combined with other products to add strength and stability or fire resistance to them. Asbestos may be found in products from a few percent up to 90% depending on the type of material.

Asbestos is a hazard to humans but the risks posed by asbestos containing materials (ACM) will depend on the type of ACM found. In simple terms where asbestos products are flaky and would crumble under hand pressure quite easily they are termed friable. The more friable the ACM the more risk there is to the individual handling the material. This is reflected in the material assessment scores in the risk assessments

No person is permitted to work with asbestos containing materials unless they have received training and have taken all reasonable steps to prevent exposure to asbestos. The requirement for training is detailed in Regulation 17 of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations, 2006-2010

4.1 DEMOLITION OPTIONS

ACM are found in many industrial buildings, hospitals, schools and homes. These materials were installed before 2000 with the peak period for installation occurring from the 1970's to the late 1980's. ACM's installed some 20-30 years ago will vary in condition depending on the type of product and the use of that product. The Safety health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 requires a managed approach to asbestos containing materials in workplaces. These regulations require employers to identify the presence of asbestos containing materials and to assess the risk posed to workers by these

ACM's based on the likely work activities and the potential for these work activities to disturb ACM's.

The outcome of these risk assessments are as follows;

1. **Remove**

   Prior to demolition of the building or structure asbestos containing materials must be removed and disposed of by a competent contractor. ACM removal will form part of a construction project and will require careful coordination to be carried out safely. Following removal of the asbestos containing materials a site clearance for re-occupation certificate must be obtained from a competent independent analyst prior to demolition of the structure in accordance with **Regulation 15 (10) of the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010.**

4.2 Materials Assessment Scoring

4.2.1 Asbestos Risk Assessment

Employers are required under the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 to perform a risk assessment whenever they identify asbestos containing materials within the working environment. The risk posed by asbestos is determined by the current and potential level of employee exposure to asbestos fibres. The following parameters are used in developing a risk assessment for asbestos containing materials;

4.2.2 Asbestos Type

There are six regulated types of asbestos. The common names associated with some of the asbestos types are shown in brackets below;

- Crocidolite (Blue Asbestos)
- Amosite (Brown Asbestos)
- Actinolite
- Anthophyllite
- Tremolite
- Chrysotile (White Asbestos)

International studies have identified that they have different potential to cause harm. Crocidolite is the most dangerous and Chysotile the least.

4.2.3 Surface Treatment

Surface treatment is a term used to describe how the fibres in the material are protected from release. The safest materials are composites such as cement and plastic where the fibres are contained within a material within a strong matrix. At the other end of the scale are materials that damage easily and have no protective coating such as sprayed asbestos and boiler lagging.

4.2.4 Friability

Products that damage easily such as sprayed asbestos are clearly more likely to release fibres than strong materials such as cement. This 'likelihood of fibre release' or crumbliness is commonly referred to as friability. Materials with high friability (such as insulation) are higher risk than those with low friability (such as vinyl floor tiles).

4.2.5 Condition

Products which are damaged are more likely to release fibres than those in good condition and are ranked according to the extent of damage observed.

4.3 Calculating risk assessments

The Health and Safety Executive developed a risk assessment process within HSG264 which takes these four factors into account and attributes values to each of the factors allowing you to calculate a material risk assessment.

4.3.1 Material Assessment Algorithm

The material assessment algorithm is commonly used by most surveying organisations to give an indication of how dangerous a material is. Each of the four risk factors (friability, condition, surface treatment and asbestos type) are attributed a score of between 0 and 3 (see below). These scores are accumulated to give a risk score of between 0 and 12 (where 12 is the highest risk).

When using this algorithm it is commonly accepted that materials can be divided into the following risk groups;

Material Risk Rating		Description
10-12		High risk
7-9		Medium risk
5-6		Low risk
2-4		Very low risk

These are colour coded within our risk assessment as outlined above.

4.3.2 HSG264 Material Assessment Table

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

4.4 REFERENCES

Safety Health and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010

Safety Health and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analysts Guide, HSE Books

HSG247 The Contractors Guide, HSE Books

5 SURVEY RESULTS

Survey Results

Customer	Fingal County Council	**Type**	Demolition
Site	50 Sheepmoor Avenue,	**Report Number**	31296
Survey Date	16/6/2021	**Surveyor**	David Bollard
Valid Until	16/6/2022	**Review Date**	16/6/2022
Commissioned by	Cillian O'Malley	**Method**	WI-02 & WI-03

ACM REGISTER

The following areas were found to contain ACM's

Risk Assessment	416350	**Location**	RA:416350 50 Sheepmoor Main shop Ceiling
Notes:	Decorative coating flaking from ceiling		

Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Decorative Coatings	>50m2 --N\A--	Medium Damage	Composite materials containing asbestos	Chrysotile	DBB20210616001	Sampled	4	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Risk Assessment	416351	**Location**	RA:416351 50 Sheepmoor Main shop Floor below ceramic

Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Vinyl Floor Tiles & Bitumen	--N\A--	Good condition	Composite materials containing asbestos	Chrysotile	DBB20210616002	Sampled	2	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Risk Assessment	416352	**Location**	RA:416352 50 Sheepmoor Main shop Floor below ceramic
Notes:	Tiles and screed contaminated		

Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Asbestos Bitumen Products	--N\A--	Good condition	Resins	Chrysotile	DBB20210616002	Strongly presumed	2	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Risk Assessment	416353	**Location**	RA:416353 50 Sheepmoor Main shop Small step

Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Stair Nosing	--N\A--	Good condition	Composite materials containing asbestos	Chrysotile	DBB20210616003	Sampled	2	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Customer	Fingal County Council	**Type**	Demolition
Site	50 Sheepmoor Avenue,	**Report Number**	31296
Survey Date	16/6/2021	**Surveyor**	David Bollard
Valid Until	16/6/2022	**Review Date**	16/6/2022
Commissioned by	Cillian O'Malley	**Method**	WI-02 & WI-03

ACM REGISTER

The following areas were found to contain ACM's

Risk Assessment	416354	**Location**	RA:416354 50 Sheepmoor Small store Floor below ceramic

Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Vinyl Floor Tiles & Bitumen	--N\A--	Good condition	Composite materials containing asbestos	Chrysotile	DBB20210616002	Sampled	2	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Risk Assessment	416355	**Location**	RA:416355 50 Sheepmoor Toilet Floor below ceramic
Notes:	Tiles and screed contaminated		

Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Asbestos Bitumen Products	--N\A--	Good condition	Resins	Chrysotile	DBB20210616002	Strongly presumed	2	Priority 1: Remove ACM's Prior to Refurbishment or Demolition.

Risk Assessment	416356	**Location**	RA:416356 50 Sheepmoor Large store Floor below ceramic
Notes:	Tiles and screed contaminated		

Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Asbestos Bitumen Products	--N\A--	Good condition	Resins	Chrysotile	DBB20210616002	Strongly presumed	2	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Risk Assessment	416357	**Location**	RA:416357 50 Sheepmoor Kitchen Floor below ceramic
Notes:	Tiles and screed contaminated		

Type of Product	Quantity	Condition	Surface Treatment	Asbestos Type	Sample No.	Confirmation	MA	Recommendations
Asbestos Bitumen Products	--N\A--	Good condition	Resins	Chrysotile	DBB20210616002	Strongly presumed	2	Priority 1 : Remove ACM's Prior to Refurbishment or Demolition.

Asbestos Containing Materials Risk Assessment

DEMOLITION Survey

in accordance with HSG264

Unit 2BEaT Centre, Stephenstown Industrial Estate, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and Survey Details

Client : Fingal County Council
Site : 50 Sheepmoor Avenue,
Address : Sheepmoor,
Blanchardstown,

Date of Survey : 16 Jun 2021
Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details

Building/Area : 50 Sheepmoor
Room/Section : Main shop
Location : Ceiling
Description : Decorative coating

Sample No. : DBB20210616001
Confirmation : Sampled
Access : Full Access
Normal Use : Derelict shop

Material Risk Assessment 416350

		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Decorative Coatings	1	Medium Risk
Condition :	Medium Damage	2	Low Risk
Surface Treatment :	Composite materials containing asbestos	0	Very Low Risk
Quantity :	>50m2 --N\A--		
Material Assessment Score :		4	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph

Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition. Decorative coating flaking from ceiling

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Site :	50 Sheepmoor Avenue,	Review Survey :	16 Jun 2022
Address :	Sheepmoor,	Surveyor :	David Bollard
	Blanchardstown,	Method :	WI-05 & WI-06
		Report No. :	31296

Location Details

Building/Area :	50 Sheepmoor	Sample No. :	DBB20210616002
Room/Section :	Main shop	Confirmation :	Sampled
Location :	Floor below ceramic	Access :	Full Access
Description :	Grey vinyl tiles and bitumen	Normal Use :	Derelict shop

Material Risk Assessment 416351

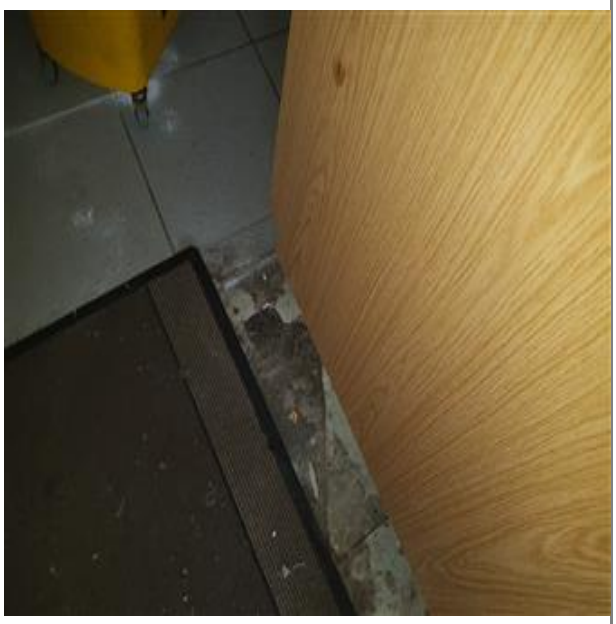
		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Medium Risk
Condition :	Good condition	0	Low Risk
Surface Treatment :	Composite materials containing asbestos	0	Very Low Risk
Quantity :	--N\A--		
	Material Assessment Score :	2	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph



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	Blanchardstown,	Method :	WI-05 & WI-06
		Report No. :	31296

Location Details

Building/Area :	50 Sheepmoor	Sample No. :	DBB20210616002
Room/Section :	Main shop	Confirmation :	Strongly presumed
Location :	Floor below ceramic	Access :	Full Access
Description :	Bitumen	Normal Use :	Derelict shop

Material Risk Assessment 416352

		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Asbestos Bitumen Products	1	Medium Risk
Condition :	Good condition	0	Low Risk
Surface Treatment :	Resins	0	Very Low Risk
Quantity :	--N\A--		
	Material Assessment Score :	2	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph

Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition. Tiles and screed contaminated

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Address :	Sheepmoor,	Surveyor :	David Bollard
	Blanchardstown,	Method :	WI-05 & WI-06
		Report No. :	31296

Location Details

Building/Area :	50 Sheepmoor	Sample No. :	DBB20210616003
Room/Section :	Main shop	Confirmation :	Sampled
Location :	Small step	Access :	Full Access
Description :	Black nosing	Normal Use :	Derelict shop

Material Risk Assessment 416353

		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Stair Nosing	1	Medium Risk
Condition :	Good condition	0	Low Risk
Surface Treatment :	Composite materials containing asbestos	0	Very Low Risk
Quantity :	--N\A--		
	Material Assessment Score :	2	Very Low Risk

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Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details

Building/Area : 50 Sheepmoor
Room/Section : Small store
Location : Floor below ceramic
Description : Grey vinyl tiles and bitumen

Sample No. : DBB20210616002
Confirmation : Sampled
Access : Full Access
Normal Use : Derelict shop

Material Risk Assessment 416354

		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Vinyl Floor Tiles & Bitumen	1	Medium Risk
Condition :	Good condition	0	Low Risk
Surface Treatment :	Composite materials containing asbestos	0	Very Low Risk
Quantity :	--N\A--		
Material Assessment Score :		2	Very Low Risk

Removal/Encapsulation Estimate

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Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details

Building/Area : 50 Sheepmoor
Room/Section : Toilet
Location : Floor below ceramic
Description : Bitumen

Sample No. : DBB20210616002
Confirmation : Strongly presumed
Access : Full Access
Normal Use : Derelict shop

Material Risk Assessment 416355

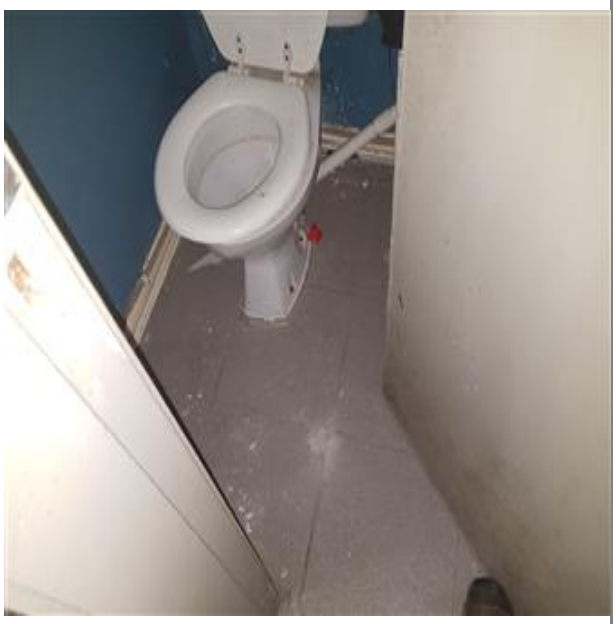
		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Asbestos Bitumen Products	1	Medium Risk
Condition :	Good condition	0	Low Risk
Surface Treatment :	Resins	0	Very Low Risk
Quantity :	--N\A--		
Material Assessment Score :		2	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph



Recommendations and Notes

Priority 1: Remove ACM's Prior to Refurbishment or Demolition. Tiles and screed contaminated

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Asbestos Containing Materials Risk Assessment

DEMOLITION Survey

in accordance with HSG264

Unit 2BEaT Centre, Stephenstown Industrial Estate, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and Survey Details

Client : Fingal County Council
Site : 50 Sheepmoor Avenue,
Address : Sheepmoor,
Blanchardstown,

Date of Survey : 16 Jun 2021
Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details

Building/Area : 50 Sheepmoor
Room/Section : Large store
Location : Floor below ceramic
Description : Bitumen

Sample No. : DBB20210616002
Confirmation : Strongly presumed
Access : Full Access
Normal Use : Derelict shop

Material Risk Assessment 416356

		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Asbestos Bitumen Products	1	Medium Risk
Condition :	Good condition	0	Low Risk
Surface Treatment :	Resins	0	Very Low Risk
Quantity :	--N\A--		
Material Assessment Score :		2	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph

Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition. Tiles and screed contaminated

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DEMOLITION Survey

in accordance with HSG264

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Client and Survey Details

Client :	Fingal County Council	Date of Survey :	16 Jun 2021
Site :	50 Sheepmoor Avenue,	Review Survey :	16 Jun 2022
Address :	Sheepmoor,	Surveyor :	David Bollard
	Blanchardstown,	Method :	WI-05 & WI-06
		Report No. :	31296

Location Details

Building/Area :	50 Sheepmoor	Sample No. :	DBB20210616002
Room/Section :	Kitchen	Confirmation :	Strongly presumed
Location :	Floor below ceramic	Access :	Full Access
Description :	Bitumen	Normal Use :	Derelict shop

Material Risk Assessment 416357

		Score	Risk Rating
Asbestos Type :	Chrysotile	1	High Risk
Type Of Product :	Asbestos Bitumen Products	1	Medium Risk
Condition :	Good condition	0	Low Risk
Surface Treatment :	Resins	0	Very Low Risk
Quantity :	--N\A--		
	Material Assessment Score :	2	Very Low Risk

Removal/Encapsulation Estimate

To be completed by the estimating contractor

	Costs	Notes
Labour		
Equipment		
Disposal		
Analytical		
Totals		

Photograph

Recommendations and Notes

Priority 1 : Remove ACM's Prior to Refurbishment or Demolition. Tiles and screed contaminated

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Customer	Fingal County Council	**Type**	Demolition
Site	50 Sheepmoor Avenue,	**Report Number**	31296
Survey Date	16/6/2021	**Surveyor**	David Bollard
Valid Until	16/6/2022	**Review Date**	16/6/2022
Commissioned by	Cillian O'Malley	**Method**	WI-02 & WI-03

AREAS INSPECTED

Area(s) inspected during the survey where no ACM's where identified.

Risk Assessment	416358	**Location**	RA:416358 50 Sheepmoor Kitchen Walls and ceiling
Risk Assessment	416359	**Location**	RA:416359 50 Sheepmoor Large store Walls and ceiling
Risk Assessment	416360	**Location**	RA:416360 50 Sheepmoor Small store Walls and ceiling
Risk Assessment	416361	**Location**	RA:416361 50 Sheepmoor Toilet Walls and ceiling
Risk Assessment	416362	**Location**	RA:416362 50 Sheepmoor Small store Fuse board
Risk Assessment	416363	**Location**	RA:416363 50 Sheepmoor Kitchen, toilet and stores Ceiling above plaster
Risk Assessment	416364	**Location**	RA:416364 50 Sheepmoor Back yard All areas
Risk Assessment	416365	**Location**	RA:416365 50 Sheepmoor Back yard Shed
Risk Assessment	416366	**Location**	RA:416366 50 Sheepmoor Back yard Shed
Risk Assessment	416367	**Location**	RA:416367 50 Sheepmoor Euro shop Walls, floor and ceiling
Risk Assessment	416368	**Location**	RA:416368 50 Sheepmoor Euro shop Floor below timber
Risk Assessment	416369	**Location**	RA:416369 50 Sheepmoor Euro shop rear entrance Walls, floor and ceiling
Risk Assessment	416370	**Location**	RA:416370 50 Sheepmoor Euro shop rear entrance Gas heater
Risk Assessment	416371	**Location**	RA:416371 50 Sheepmoor Euro shop rear entrance Fuse board
Risk Assessment	416372	**Location**	RA:416372 50 Sheepmoor Euro shop attic Walls, floor and ceiling
Notes:	Fibreglass insulation		
Risk Assessment	416373	**Location**	RA:416373 50 Sheepmoor Euro shop Down pipes

Customer	Fingal County Council	**Type**	Demolition
Site	50 Sheepmoor Avenue,	**Report Number**	31296
Survey Date	16/6/2021	**Surveyor**	David Bollard
Valid Until	16/6/2022	**Review Date**	16/6/2022
Commissioned by	Cillian O'Malley	**Method**	WI-02 & WI-03

AREAS INSPECTED

Area(s) inspected during the survey where no ACM's where identified.

Risk Assessment	416374	**Location**	RA:416374 50 Sheepmoor Main shop Front facade

Risk Assessment	416349	**Location**	RA:416349 50 Sheepmoor Main shop Walls

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Client and Survey Details

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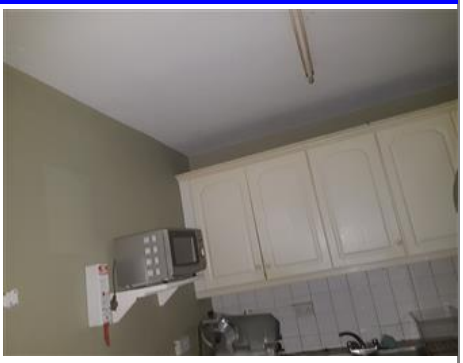
Site : 50 Sheepmoor Avenue,
Address : Sheepmoor,
Blanchardstown,

Date of Survey : 16 Jun 2021
Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details 416358 No Asbestos Found

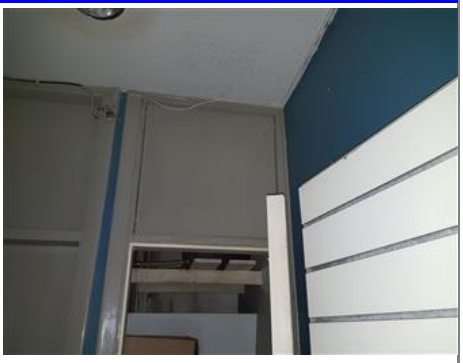


Building/Area : 50 Sheepmoor
Room/Section : Kitchen
Location : Walls and ceiling
Description : Block work, plaster
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416359 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Large store
Location : Walls and ceiling
Description : Block work, plaster
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416360 No Asbestos Found



Building/Area : 50 Sheepmoor
Room/Section : Small store
Location : Walls and ceiling
Description : Block work, plaster
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

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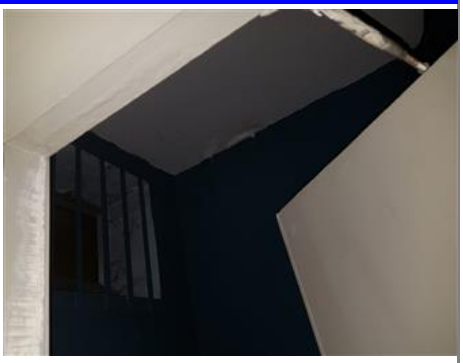
Date of Survey : 16 Jun 2021
Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details 416361 No Asbestos Found



Building/Area : 50 Sheepmoor
Room/Section : Toilet
Location : Walls and ceiling
Description : Block work, plaster
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416362 No Asbestos Found

No Photograph Available

Building/Area : 50 Sheepmoor
Room/Section : Small store
Location : Fuse board
Description : Modern fuse board
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416363 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Kitchen, toilet and stores
Location : Ceiling above plaster
Description : Concrete
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

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Client and Survey Details

Client : Fingal County Council
Site : 50 Sheepmoor Avenue,
Address : Sheepmoor,
Blanchardstown,

Date of Survey : 16 Jun 2021
Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details 416364 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Back yard
Location : All areas
Description : N/A
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416365 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Back yard
Location : Shed
Description : Metal
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416366 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Back yard
Location : Shed
Description : Bitumen
Sample No. : DBB20210616004
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

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Site : 50 Sheepmoor Avenue,
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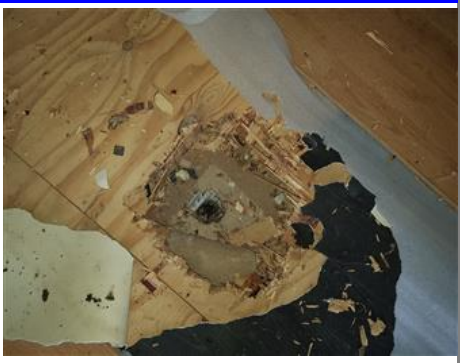
Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details 416367 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Euro shop
Location : Walls, floor and ceiling
Description : Block work, timber finish
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416368 No Asbestos Found



Building/Area : 50 Sheepmoor
Room/Section : Euro shop
Location : Floor below timber
Description : Suspended timber, foam insulation
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416369 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Euro shop rear entrance
Location : Walls, floor and ceiling
Description : Block work, concrete, plaster
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

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Client and Survey Details

Client : Fingal County Council
Site : 50 Sheepmoor Avenue,
Address : Sheepmoor,
Blanchardstown,

Date of Survey : 16 Jun 2021
Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details 416370 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Euro shop rear entrance
Location : Gas heater
Description : Metal
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416371 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Euro shop rear entrance
Location : Fuse board
Description : Modern
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416372 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Euro shop attic
Location : Walls, floor and ceiling
Description : Block work, plaster, metal
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
Fibreglass insulation;

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Site : 50 Sheepmoor Avenue,
Address : Sheepmoor,
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Date of Survey : 16 Jun 2021
Review Survey : 16 Jun 2022
Surveyor : David Bollard
Method : WI-05 & WI-06
Report No. : 31296

Location Details 416373 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Euro shop
Location : Down pipes
Description : Cast iron
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416374 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Main shop
Location : Front facade
Description : Concrete and metal
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

Location Details 416349 No Asbestos Found

Building/Area : 50 Sheepmoor
Room/Section : Main shop
Location : Walls
Description : Block work, plaster finish
Sample No. :
Comfirmation : --N\A--
Access : Full Access
Normal Use : Derelict shop
Recommendations :
;

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Sample Analysis

Test Certificate

Certificate Number: 29407 **Issue No:** 1

Client Details
Fingal County Council
Architects Department
County Hall
Swords
Co. Dublin

Site Details
Fingal County Council
Cillian O'Malley
50 Sheepmoor Avenue
Sheepmoor
Blanchardstown
D15 WF68

Job No: 31296
Date Received: 16-Jun-2021
Date Tested: 17-Jun-2021
Date Reported: 17-Jun-2021
Number of Samples: 4
Specification: WI 05
Samples Taken By: OHSS

Bulk Identification of Asbestos in Materials

Sample Reference	Description	Asbestos Detected	Asbestos Type
DBB20210616.001	Decorative coating from Shop ceiling	Present	**Chrysotile**
DBB20210616.002	Grey viny floor tile and bitumen from Shop	Present	**Chrysotile**
DBB20210616.003	Black nosing from Shop	Present	**Chrysotile**
DBB20210616.004	Bitumen from Roof	Asbestos not detected	

Comments / Deviation from Standard Methods

1. The Bulk sample(s) referred to above were analysed for asbestos content using dispersion staining and polarised light microscopy in accordance with the requirements of HSG 248 and using OHSS Documented Work Instruction –WI 05 Bulk Sampling Analysis.
2. Any work (removal, repair etc.) involving asbestos containing materials must be carried out in accordance with the Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2010 or the Control of Asbestos Regulations NI 2012 and all other relevant national legislation.
3. In the case of samples supplied by the client, Occupational Hygiene and Safety Services Ltd. (OHSS) cannot accept responsibility for the sampling strategies employed and the sampling information supplied to OHSS. OHSS cannot accept responsibility for the interpretation of the sampling information contained in this report by any parties. Deviations to our standard methods, where agreed with the client are noted in the Comments section above.
4. OHSS is an INAB accredited laboratory for the sampling and identification of Asbestos containing materials
5. Comments, observations and opinions are outside the scope of INAB accreditation

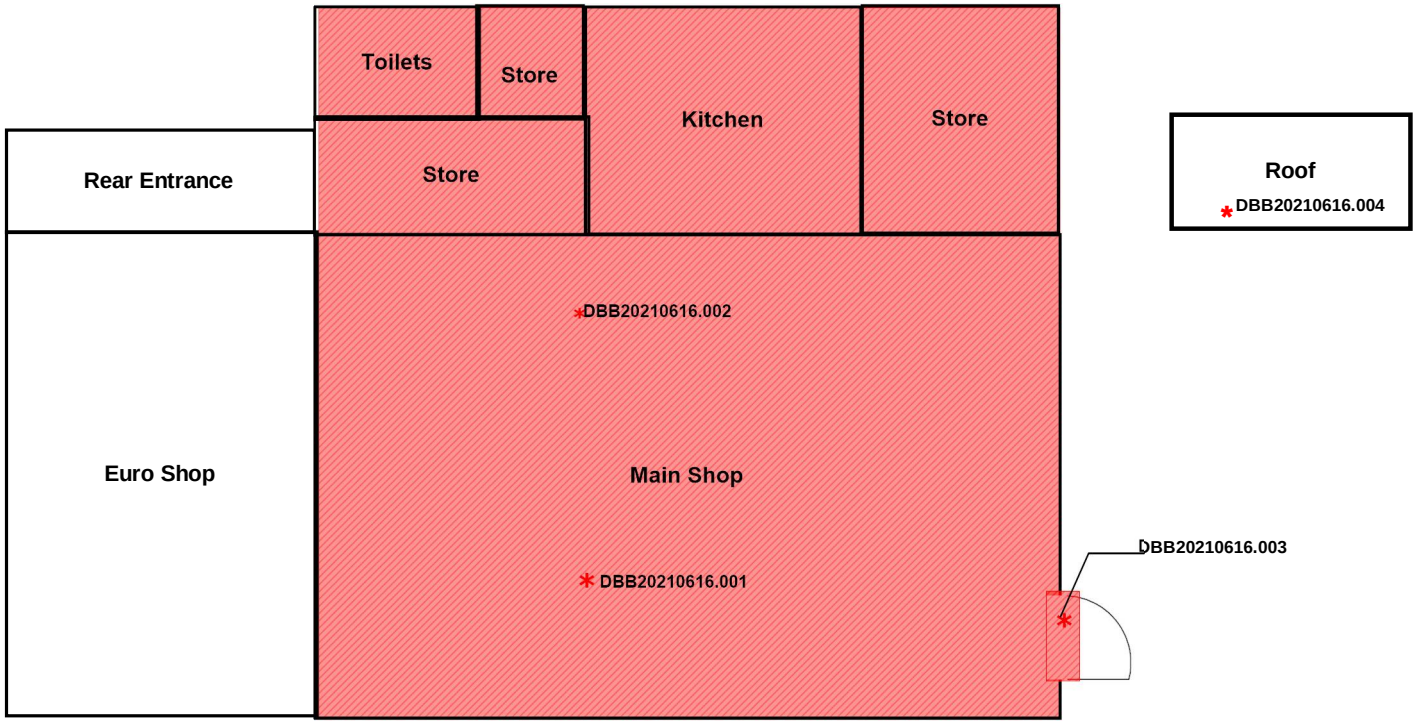
Analyst: Frances Shaw

Signed: Frances Shaw

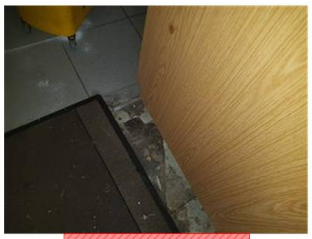
Frances Shaw
For and on authority of OHSS

OHSS, Unit 2 BEaT Centre, Stephenstown Industrial Estate, Balbriggan, Co.Dublin.
Tel: 01 6905907. Fax: 01 8020439 E-mail info@ohss.ie Web: www.ohss.ie

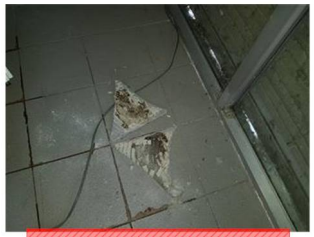
Drawings



asbestos decorative coating



asbestos vinyl tiles and bitumen



asbestos bitumen contaminating ceramics and screed

Drawing Legend			
Contains Asbestos		Not Accessed Presumed To Contain Asbestos	
Sample Point Location	*	No Access Under Fixed Floor Coverings Investigate Prior To Disturbance	

Drawing Revisions		
Rev #	Revision Description	Date

Date	Scale	Project Number
16/06/21	This drawing is for illustration purposes only	31296
Drawing No		Drawn By
1 of 1		David Bollard

50 Sheepmoor Avenue
Sheepmoor
Blanchardstown
D15 WF68

SAFETY CONSULTANTS OHSS

QMF 139 Rev 1