HAYES HIGGINS PARTNERSHIP
CHARTERED ENGINEERS • PROJECT MANAGERS

Outline Waste and Construction Management Plan

For

ORCHARD GATE SHD

Units 64 & 65, Cherry Orchard Industrial Estate

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Contents

DOCUMENT CONTROL SHEET

	Client	AAI Palmerstown Ltd.							
	Project Title	Orchard Gate SHD Units 64 & 65, Cherry Orchard Industrial Estate							
	Project Ref.	20D018							
	Document Title	Outline Waste and Construction Management Plan							
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Revision	Status	Author	Reviewed By	Approved By	Issue Dates
P	Planning	LM	DH	DH	20.04.21
P1	Planning	LM	DH	DH	13.12.21

1. Introduction

Hayes Higgins Partnership has been commissioned to prepare an Outline Waste and Construction Management Plan Report for the proposed development Orchard Gate SHD at Units 64 & 65, Cherry Orchard Industrial Estate.

This report is prepared and submitted for a new development consisting of 144 residential units and associated facilities. Four apartment blocks are proposed on the site, ranging in height between five and nine storeys. The proposal is for 144 apartments and associated facilities with a mix of 72 no. one bedroom apartments and 72 no. two bedroom apartments.

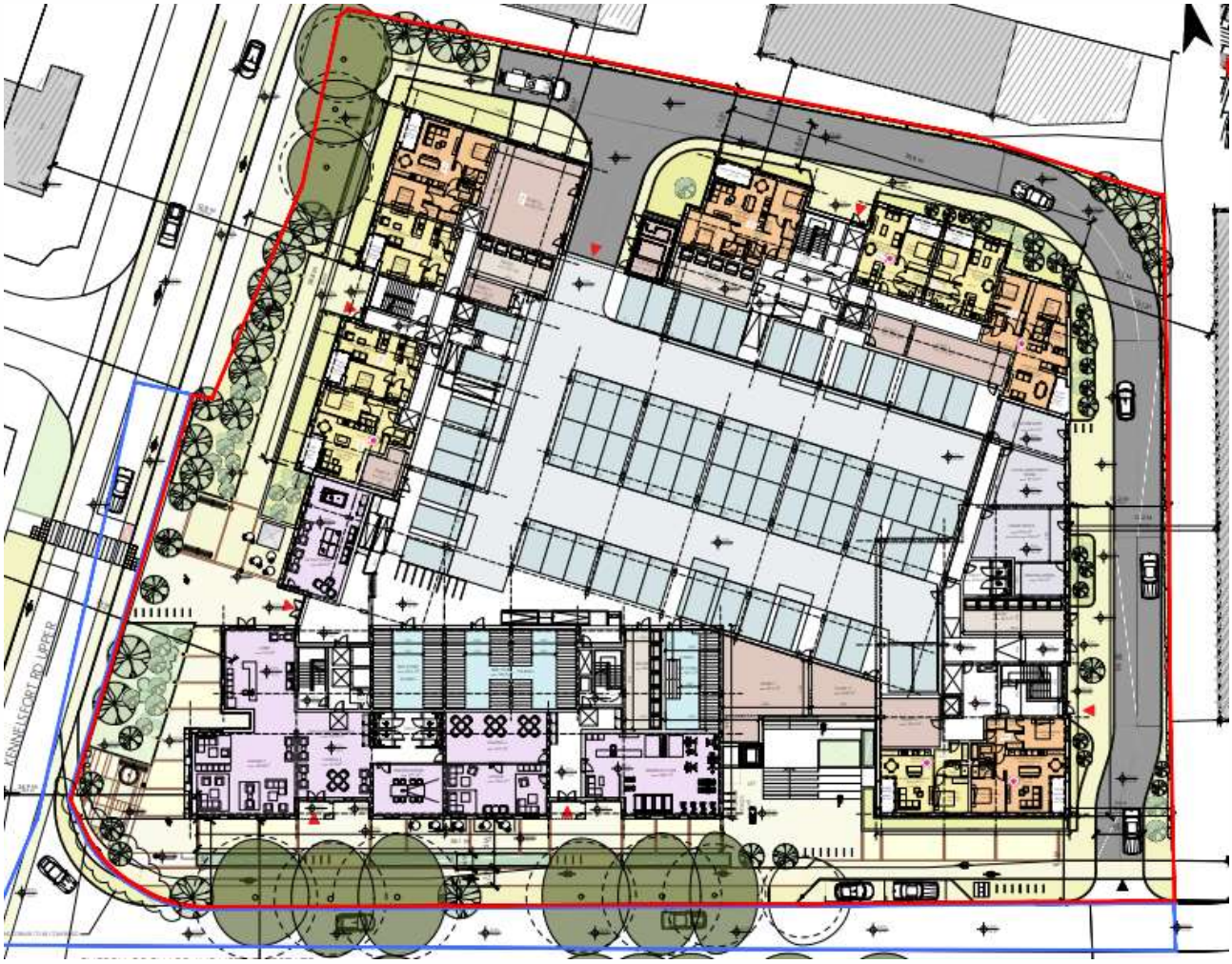
2. Location and Scheme Description

Existing Site Location

The site has a prominent location at the entrance to Cherry Orchard Industrial Estate from Kennelsfort Road Upper. The site is bound by the Kennelsfort Road Upper to the West, Cherry Orchard Industrial Estate Road to the South.

There are retail units to the northern boundary of the site and warehouse units to the east. The topography of the site shows a decrease in level of the surrounding roads falling from South to North along Kennelsfort Road Upper. However, due to its previous development, the site itself remains fairly level and the interfaces between the site and the surrounds are relatively level. The proposed site measures approximately 0.763ha. The site for the proposed development has an existing single storey warehouse building which takes up most of the site. This building is to be demolished.

Proposed Scheme



Proposed on the site are four apartment blocks, ranging in height between five and nine storeys. The proposal is for 144 apartments and associated facilities with a mix of one bedroom apartments and two bedroom apartments. On-site parking is contained within a landscaped podium element with 2 on street go-car spaces provided. Vehicular access to the site will be provided in the south east corner from Cherry

Orchard Industrial Estate road. The podium green space is centrally located, and the four apartment buildings are set out around this, with access to the green space. Two buildings have direct access to the public street to the west and south respectively. The landscaped podium is accessible from both external public roads via steps. The parking area is located below the podium level and is accessed directly from road level along the southern boundary as noted above. All necessary services for the buildings are to be provided and connected into existing services in the area.

3. General Construction Works

Health and Safety

All relevant health and safety procedures will be followed throughout. Prior to works the Project Supervisor Design Process will coordinate the relevant disciplines and provide a preliminary safety and health plan. The Project Supervisor Construction Stage will provide the relevant documentation for construction stage.

Existing Services

The Contractor shall consult with all service providers and record drawings, with a view to identifying services, routes etc. prior to putting any work in hand. However, the Contractor shall not place sole reliance on drawings to confirm the location of concealed services. The Contractor should satisfy himself of the exact location of existing over/underground services, such as water mains, electricity, telecommunications, and sewers which maybe encased in concrete. Hand digging is a requirement when determining existing services that may be located within the vicinity of any proposed works.

The Contractor is responsible for locating all existing services prior to commencing work and to satisfy himself that they have been made safe before works commence in the vicinity of these services. A detailed method statement is required when carrying out work in or around the vicinity of the existing services.

Site compound

The Main Contractor shall ensure that all storage of materials, equipment and substances conform to all relevant statutory requirements including any relevant standards, codes etc. Access to storage facilities should be restricted and the facilities located as not to pose a risk to adjacent properties, or any person utilising them or their amenities. Attention is also drawn to the risks associated with the storage of any flammable or explosive liquid or gas and the statutory requirements pertaining to such storage.

It should be noted that all materials must be stored either within the confines of the works themselves, or within the site compound. The Project Supervisor Construction Stage will need to include in the Safety and Health Plan the arrangements and procedures for storage, and disposal, to ensure compliance with

statutory provisions and to protect adjoining properties and personnel. Loading and unloading should generally take place within the contractor's site compound.

Construction Duration

It is envisaged that all works will be completed within 16 month programme. Construction start date has not been confirmed. The Contractor will be required to submit a detailed Project Programme to the Design Team for approval/comment.

4. Traffic Management During Construction

There is a current access point to the site and it is envisaged this will be maintained. It is proposed the scheme will be accessed via Cherry Orchard Industrial Road to the south of the site. The site access will be detailed in the contractors site management plan. Any road opening licence or associated council permissions pertaining to access points shall be applied for by the contractor.

The Traffic Management Plan is to be developed by the successful contractor prior to commencement of the works and submit to the South Dublin County Council for approval.

The Plan is to be prepared with reference to the following:

Traffic Signs Manual – Chapter 8 Temporary Traffic Measures and Signs for Roadworks

Guidance for the Control and Management of Traffic at Road Works published by Department of Transport

Local Road Network

The site is along Kennelsfort Upper Road at the entrance to Cherry Orchard Industrial Estate. There are footpaths alongside the site. The local roads make up predominantly industrial estate area and the main Kennelsfort Upper Road to the west.

Impact on Roads during the Construction Works

Existing rights-of-way on roads are to be always maintained unless by specific agreement with the Roads Authority and with any relevant private landowners. Any agreements entered by the Contractor with private landowners shall be at the Contractor's expense.

Temporary safety or pedestrian barriers placed around the working area shall be clearly defined by temporary road signage and coning as specified in the Traffic Signs Manual.

The Contractor shall ensure that the public roads and access/egress points in the area of the site are kept free from dirt and debris at all times. Provision must be made for the safe passage of the general public in the vicinity of the works. Many of the risks on the project construction may arise out of working methods which are at the discretion of the Contractor and as such cannot be determined by the PSDP.

The Contractor shall be obliged to carry out their own risk assessments for the construction stage.

The contractor shall submit and have agreed in writing a Construction Management Plan providing details of intended construction practice for the development, including hours of working, noise and traffic management measures and off-site disposal of construction / demolition waste. The plan should have full regard to the relevant environmental reports that have been completed.

5. Working Hours

Working hours intended will be 8.00-20.00 Monday to Friday and 8.00-14.00 Saturdays. These working hours will be agreed as per planning. Working will not be permitted on Bank Holidays or Sundays unless agreed with the Employer's representative.

Working outside of the agreed hours will only be with the written permission of the Employer's representative.

6. Control of noise & vibration

Noise

The contractor is to ensure compliance with the following in relation to sound levels:

a. Equivalent sounds levels arising from all sources within the proposed development, when measured at the boundary of noise sensitive locations (i.e. dwelling houses) shall not exceed levels as scheduled below:

Days	Hours	dB (A)Lar (60 min)	dB (A)Lar (15 min)
Monday to Friday	8.00 - 20.00	55	--
Saturday	8.00 – 14.00	55	--
All other days/times	--	--	45

b. Mechanical machinery systems shall not produce clearly audible tonal noises at night-time (22:00 to 08:00hrs) when assessed from the nearest noise sensitive location.

The contractor shall comply with the following:

- No plant used on site will be permitted to cause an ongoing public nuisance due to noise
- The best means practicable, including proper maintenance of plant, will be employed to minimise the noise produced by onsite operations.
- All vehicles and mechanical plant will be fitted with effective exhaust silencers and maintained in good working order for the duration of the contract.
- Compressors will be attenuated models fitted with properly lined and sealed acoustic covers which will be kept closed whenever the machines are in use and all ancillary pneumatic tools shall be fitted with suitable silencers.
- Machinery that is used intermittently will be shut down or throttled back to a minimum during the periods when not in use.

The Contractor shall furnish any information as may be required by South Dublin County Council in relation to noise levels of equipment and machines that will be used on site.

Vibration

The contractor will be required to carry out vibration monitoring at selected locations throughout the construction period. Works will be required to comply with BS5228 (2009). Thresholds for vibration limits based on the surrounding area usage will be set and a management plan for dealing with situation where vibration limits are exceed should be agreed and form part of the construction management plan.

7. Control of Mud and Dust

The Contractor shall implement a dust management plan for the duration of the project. They should comply with and consider the recommendations from Control of Dust from Construction and Demolition Activities document (BRE/DTI 2003). The dust management plan will be reviewed and adhered to throughout and where dust limits are exceeded, the construction operations reviewed. They will ensure that adequate provision is made to damp down areas where activities are likely to create dust. Measures shall include spraying by pressure hoses to suppress dust and provision of bowers and suction road sweepers where appropriate.

Plant shall be sited and screened where necessary to minimise dust emissions.

All stock piles of demolition or excavations shall be covered to prevent generation of dust.

The Contractor shall take all necessary measures to prevent spillage onto public roads.

The Contractor shall provide a wheel washing equipment or other methods as approved by the Employer's Representative for all plant leaving the site area. Where mud or site material is carried out on to the public pavement the Contractor shall take all necessary steps to ensure the roads are cleaned immediately.

The Contractor shall clean the public gullies in the vicinity of the site before the works commence and at regular intervals during the works to ensure there is no blockages.

The Contractor shall also undertake to replace any road markings in the vicinity of the site as and when the need arises.

8. Waste Management

All waste arising from the construction will be managed and disposed of in accordance with all current legal and industrial standards including

- Waste Management Act 1996 as amended and associated Regulations.
- Litter act 1997
- Packaging regulations 2003
- Waste Management Plan for the Dublin Region 2005 -2010

The following publications are to be referenced during the construction of the works for the disposal of waste:

- Best Practice Guidance on the preparation of waste management plans for construction and demolition projects.
- Construction and Demolition Waste Management hand book.

General construction waste which can be recycled such as timber, plastic and metals will be segregated on site and collected by an approved collection contractor. There will be a general skip for C & D waste not suitable for recycling. This skip will include wet waste including food waste, contaminated cardboard. No burning of waste will be permitted on site.

It is proposed to complete a site investigation on site including environmental testing to confirm the material nature i.e. inert, non-hazardous or hazardous. The disposal suite results for Landfill acceptability testing (WAC) will dictate the waste facility to which existing ground material being removed off site can be brought.

An asbestos survey of the warehouse to be demolished was undertaken by Asbestos Safe, refer to Appendix A for report. Some asbestos containing material was found on the roof and their report notes this should be removed by a competent asbestos contractor. Given the hazardous nature of such material it should be disposed of correctly to a licences waste facility and all standard procedures for same should be followed.

The Contractor will be required to provide records waste management procedures on site and of all waste disposed from the site. These records will contain information on haulage contractor, location of disposal of the material, quantity of material disposed, licences for the reception facility and licences for the haulage contractor.

9. Control of Water pollution

Surface water pollution from construction sites to natural habitats and species can result in potential adverse impacts occurring outside of the site and at some distances from the site. The contractor shall include details for managing surface water run-off from site during the construction works and details of same shall be included as part of their construction management plan.

The contractor should consider sources of water as follows;

- Rainwater – this being the main source of surface water on site. The contractor shall ensure that rainfall levels are considered and strategy for same implemented. Material storage and works on site.
- Surface water – the construction site is not adjacent to nor do any watercourses pass through the site.
- Groundwater – the site investigation will provide details of potential groundwater and recommendations for dealing with same will be implemented. Should there be a high water table sump/pump system will be implemented during construction works to allow foundations and excavations be completed in a safe manner and to ensure no flooding occurs. Outlet locations for the system will be agreed with South Dublin County Council.

The contractor should consider sources of potential water pollutions as follows;

- Suspended solids – the potential for solid pollution from works on site should be considered by the contractor. Sources of such pollution include excavation, earth stockpiles, plant and wheel washing, buildup of mud on roads. All the necessary procedures should be followed to ensure suspended solids do no enter surface water systems.
- Oils and hydrocarbons – such materials are a source of pollutants on site. All necessary procedures to be implemented. These include but are not limited to; storage of oils and diesel in designated spaces, leaking drum removed from site immediately, refueling of machinery to take place in designated areas, double bunded fuel bowsers to be used, care taken when preparing formwork, spillage of fuels immediately contained.
- Use of concrete and cement based products – all necessary storage facilities will be provided for such materials to minimize run-off and dust pollution from same. Where insitu concrete is to be used control measures regarding mixing and pouring to be implemented to ensure run-off and pollutant from same are eliminated. Consideration to be given to precast concrete where appropriate.

Methods for managing surface water runoff from the site during construction works will be required. They shall be required to implement surface water management measures to prevent the release of contaminates water back into the environment and minimize uncontrolled run-oof of potential contaminated surface waters by reducing extents of ground disturbance / excavated material. Agreement where necessary with South Dublin County Councils Environmental and Drainage departments will be sought. Best practice standards and environmental guidelines will form the basis for their methods and should be followed during construction works. The contractor shall comply with the requirements as set out in the Public Health Act. All surface water discharges must be in compliance with the European Communities (surface water) Regulations and the European Communities (groundwater) regulations.

Appendix A – Asbestos Report

Refurbishment Demolition Asbestos Survey

Client:	**AAI Palmerstown C/O Shipseybarry Ltd.** **28 Richmond Hill** **Cork**
Contact:	**Mr. Glen Barry**
Site Address:	**64-65 Cherry Orchard Ind. Est.** **Ballyfermot** **Dublin 10**
Date:	**16th April 2021**
Surveyor:	**Neal Christopher**
Survey No.:	**2104010**
Report Issue:	**Final**

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1. Executive Summary

A Refurbishment Demolition Asbestos Survey has been undertaken to 64-65 Cherry Orchard Ind. Est., Ballyfermot, Dublin 10 by Asbestos Safe. The survey was intrusive and was limited to accessible areas.

The survey was carried out by Neal Christopher and completed on 13th April 2021.

During the survey the following Asbestos Containing Materials (ACMs) were identified:

Sample No.	Relevant Report Section	Location – Description	Result	Material Assessment Algorithm
2104010-02	8	Roof – Asbestos Cement sheeting	**Chrysotile**	5

No other Asbestos Containing Materials (ACMs) were detected during the survey.

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

Please note that Asbestos Safe 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. Asbestos Safe accepts no responsibility for sub-division of this report.

This report is for the sole use of AAI Palmerstown C/O Shipseybarry and can be assigned to any third party, with the expressed written consent of Asbestos Safe.

Signed:  Date: 16th April 2021

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2. Introduction

Asbestos Safe have carried out a Refurbishment Demolition Asbestos Survey to 64-65 Cherry Orchard Ind. Est., Ballyfermot, Dublin 10 on 13th April 2021.

Asbestos Safe have been requested to provide the following services:

- To provide an experienced asbestos survey team to site to carry out a refurbishment demolition asbestos survey, as outlined in HSG 264 Asbestos: The Survey Guide.
- To take representative samples of any materials suspected of containing asbestos and to analyse these in accordance with HSE document HSG 248 – 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.
- To prepare a detailed written report showing the location, extent and condition of all identified asbestos installations along with any remedial recommendations necessary.
- The data from the reports will also be used to assist in the customer's duty to manage asbestos and to provide suitable & sufficient risk assessments for staff & contractors.

NOTE: Material risk assessment scores have been included in this report to assist the customer in future management plans.

This document was written by Neal Christopher on 16th April 2021.

This survey report must be read in conjunction with any other associated asbestos survey reports, and also read in conjunction with Section 1 Executive Summary, 8 Asbestos Data Sheets, 9 Laboratory Analysis Results, 10 Asbestos Register, 11 Specific Exclusions and Caveats, and 13 Conclusions and Recommendations.

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3. Survey Type

Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, ie it will depend on factors such as the type of building, the nature of construction, accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (ie a material assessment).

Refurbishment & Demolition Survey

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of 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 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 refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

In this type of survey, the asbestos is identified so it can be removed (rather than managed). This 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. Where the materials sampled are found to contain asbestos, other similar materials or components have been presumed to contain asbestos. As part of the Refurbishment & Demolition Survey the current condition of any proven or presumed ACMs will be recorded. Any urgent remedial works required to reduce the risk of exposure to airborne asbestos fibres will be highlighted. Any areas which need further investigation will also be highlighted.

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4. Survey Methodology

The external and internal areas were inspected to visually locate those materials suspected of containing asbestos. Where required, representative samples of materials suspected of containing asbestos were taken in a safe and controlled manner as per guidelines set out in HSG 264. Materials of a similar type were representatively sampled on the assumption that surfaces identical to a sampled location were of a similar composition.

5. Sample Analysis

Bulk samples of suspected Asbestos Containing Materials were taken to determine the nature and extent of the material, and the results of the laboratory analysis can be found in section 8. Laboratory Analysis Results. The bulk sampling was carried out in accordance HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Samples were taken in grip seal bags and the sample location has been safely sealed to reduce the risk of airborne asbestos fibre release.

Sample analysis was carried out by UKAS accredited laboratory G&L Consultancy Ltd. The analysis of the bulk samples is conducted using polarised light microscopy.

Photographs were taken of all sample locations unless otherwise stated. Materials of a similar type were only occasionally sampled, as it was assumed that other similar materials visually inspected were of a similar composition.

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6. Asbestos Containing Materials in Buildings (ACMs)

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

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

Asbestos insulating boards usually contain between 16 to 40% amosite, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fibre.

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

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

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

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

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

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

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

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

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

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7. Material Assessment Algorithms

HSG 264 calls for all samples identified as being ACMs to be subject to a Material Assessment Algorithm, in order to assess the potential for fibre release when subject to a standard disturbance. The factors to be considered are;

A	Product Type	Scored 1-3
B	Extent of Damage or Deterioration	Scored 0-3
C	Surface Treatment	Scored 0-3
D	Asbestos Type	Scored 1-3

For each of these factors a score is allocated and the results are added together to give a result between 0 and 12. Scores are interpreted as follows:

<5:	Very Low
5-6:	Low
7-9:	Medium
>9:	High

This material assessment purely assesses the condition of the material. It identifies the materials that present a higher risk of fibre release if disturbed. This algorithm does not automatically mean that those materials with a higher score should be given a higher priority for remedial work. Rather, this score should be considered along with other factors involved, such as the location of the material (for example; outside, inside, in plant areas, by or in ventilation systems), its extent, occupancy and the type of activity likely to affect it. Factors effecting such activity are, for example, that it may be only accessed during major works or alternatively, occupants undertake actions which may easily disturb it during everyday activity.

Priority Assessment Algorithm

The priority assessment involves combining the materials assessment with the human exposure potential for the ACM's based on the likely use and maintenance activities in the locations where ACM's were found. Using these risk algorithms we can assign a priority action for dealing with the risk from the ACM's found.

A	Normal Occupant Activity	Main type of activity in the area	Scored 0-3
		Secondary activities for the area	Scored 0-3
	Average of score from main activity and secondary activity (max score of 3)		
B	Likelihood of Disturbance	Location	Scored 0-3
		Accessibility	Scored 0-3
		Extent/amount	Scored 0-3
	Average score from location, accessibility and extent/amount (max score of 3)		
C	Human Exposure Potential	Number of occupants	Scored 0-3
		Frequency of use of area	Scored 0-3
		Average time area is in use	Scored 0-3
	Average score from no. of occupants, frequency of use and average time (max score of 3)		

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D	Maintenance Activity	Type of maintenance activity	Scored 0-3
		Frequency of maintenance activity	Scored 0-3

Average score from type of maintenance and frequency of maintenance (max score of 3)

TOTAL PRIORITY ASSESSMENT SCORE
(this is the occupant activity score added together with the three average scores) (maximum score of 12)

TOTAL OVERALL SCORE
(this is the Material Assessment Score added to the Priority Assessment Score) (maximum score of 24)

The Total Overall Score can be interpreted as follows:

<11:	Very Low risk
12-17:	Medium risk
>18:	High risk

These are colour coded within our Asbestos Safety Data sheets as above.

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8. Asbestos Data Sheets

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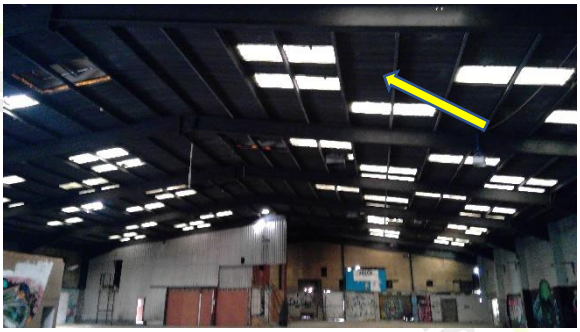
ASBESTOS SAFETY DATA SHEET

Survey No.	2104010
Survey Type	RDAS
Survey Date	13/04/21
Surveyor	Neal Christopher
Client Name	AAI Palmerstown
Site Address	64-65 Cherry Orchard Ind. Est. Ballyfermot Dublin 10
Location	Roof
Sample Range	2104010-02



MATERIAL ASSESSMENT ALGORITHM

Product type	Asbestos Cement sheeting (twin skin)	Score	1
Extent of damage/deterioration	Medium damage	Score	2
Surface treatment	AC products	Score	1
Asbestos type	Chrysotile	Score	1
		Total	**5**

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	3500m2 approx.	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
Total Material Assessment & Priority Assessment Score			**5**

RECOMMENDATIONS

The Asbestos Cement sheeting (twin skin), located on the roof, contain Chrysotile asbestos. The AC sheeting has a medium level of damage and pose a low risk. The AC sheeting should be removed by a competent asbestos contractor. The resulting waste should be disposed of as 'Asbestos Waste' at a licensed facility. On completion of the works a Certificate of Reoccupation should be issued by an independent asbestos analyst.

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9. Laboratory Analysis Results

G&L Consultancy Ltd
Specialists in Asbestos Management

BULK MATERIAL SAMPLE REPORT

Reference No:	J643631	Client Order No:	N/A
Date Received:	14 Apr 2021		
Client Name and Address:	Asbestos Safe (IE), 66 Hollystown Park, Hollystown, Dublin D15 N8X0		
Site Address:	64/65 Cherry Orchard Ind. Est. Dublin 10		
Sampling Officer:	Asbestos Safe (IE)		
Date of Analysis:	14 Apr 2021		
Analyst:	Anthony Bourquin		
Approving Officer:	Colin Webb	Signed:	
Issue Date:	14 Apr 2021		

ANALYSIS RESULTS

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

Site Ref	Lab Ref	Description	Analysis Result	Classification
2104010-01	BS184118	Room 6 - Bitumen	No Asbestos Detected	Not Applicable
2104010-02	BS184119	Roof - AC Sheeting	Chrysotile	Asbestos Cement

BS184118 - Dark glue type adhesive only - no bitumen present.

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10. Asbestos Register

Sample No.	Relevant Report Section	Location – Description	Qty	Result	Condition	Risk	Material Assessment Algorithm	Recommended Action
2104010-02	8	Roof – Asbestos Cement sheeting (twin skin)	3500m2 approx.	Chrysotile	Medium damage	Low	5	Remove

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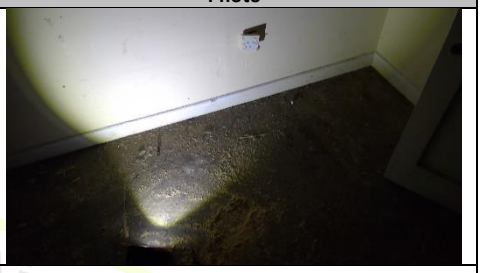
11. No Asbestos Detected Register

Sample No.	Location – Description	Photo
2104010-01	Room 6 – Bitumen adhesive	
-	Offices - NAD	-
-	Interior wall panels - NAD	
	Flat roof - NAD	

12. Specific Exclusions and Caveats

- No inspection was carried out on live internal electrical or mechanical plant
- No inspection was carried out of any areas outside the agreed scope of works

All reasonable steps have been taken to ensure that the contents and findings of this report are accurate and true. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the likelihood that undiscovered asbestos containing materials may be present. If the building is to undergo major refurbishment/demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of themselves or their employees and any other parties who may be affected by the works.

13. Legislation and Code of Practice

The Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 amended 2010, apply to work where there is or maybe asbestos fibres present. These regulations apply to any person or employer working with or removing asbestos.

In addition, The Safety, Health and Welfare at Work (Construction) Regulations 2013 also apply to any building, installation, repair, demolition and asbestos removal works.

14. Conclusions and Recommendations

The ACMs, identified in Section 8, should be removed by a competent asbestos contractor. The resulting waste should be disposed of as 'Asbestos Waste' at a licensed facility. On completion of the works a Certificate of Reoccupation should be issued by an independent asbestos analyst.

No other Asbestos Containing Materials (ACMs) were detected during survey.

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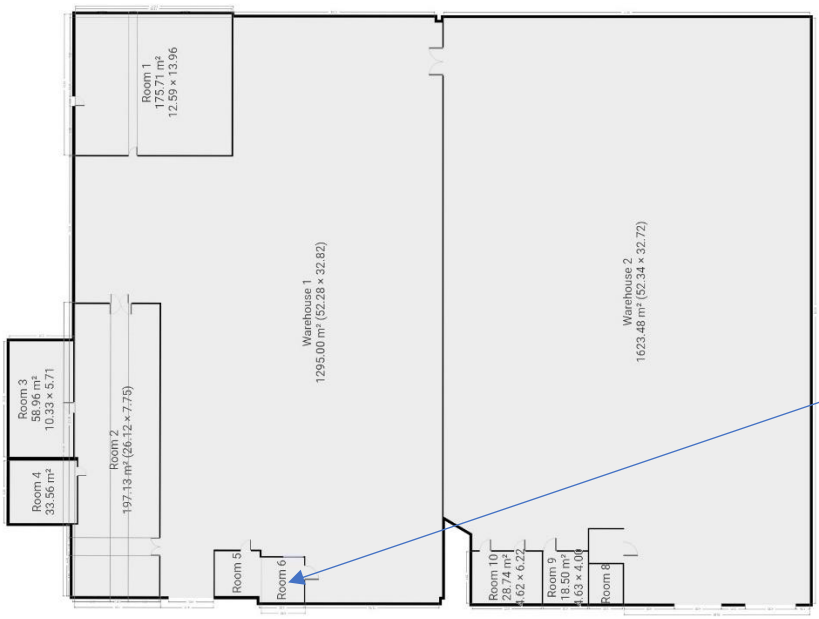
15. Drawings



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