MDK Analytical

Asbestos & Environmental Services

Carrigtwohill Business Centre, Carrigtwohill, Co. Cork

Tel: Pearse: 086 8535035 Niall :085 1228444 Email: MDK1@asbestosconsultancy.ie Web: www.asbestosconsultancy.ie

SURVEY, SAMPLING AND ASSESSMENT FOR ASBESTOS CONTAINING MATERIALS

At

St Olivers Post Primary

2 Cavan Street

Kells

Co. Meath

A82N9X2

On behalf of

LMETB

Report Date: October 2025



TABLE OF CONTENTS

1.0 Introduction 3

2.0 Executive Summary of Findings 5

3.0 Description of site 5

4.0 Extent of Survey and Survey Limitations 6

5.0 Sampling & Analytical Methodology 7

6.0 Conclusions and Recommendations 8

Appendix 1 - Asbestos Register 9

Appendix 2 - Non-Asbestos Containing Materials Data Sheets 10

1.0 Introduction

MDK Analytical Ltd were instructed by LMETB to undertake a Refurbishment and Demolition survey of the school building.

1.1 Scope of Survey

- To undertake a Refurbishment and Demolition survey.
- To sample any materials suspected of containing asbestos and to analyse these for Asbestos type.
- To provide a written report detailing the locations of any asbestos found during the survey, its condition and any recommendations for further action.
- To include within the report representative photographs of asbestos containing materials.

1.2 Survey Aim

The purpose of the survey is to identify asbestos containing materials in the building where works are planned. The identification of the asbestos materials is to assist the designers and project supervisor design process to take account of the materials. The design team must eliminate the risk or prevent exposure during the construction phase. Asbestos is a "particular risk" as defined in the Safety, Health and welfare at Work (Construction) Regulations and must be accounted for in the design risk assessments accompanying the Preliminary Safety and Health Plan.

1.3 Glossary of Terms

Glossary of Terms and/or abbreviations that may appear in this report	
MDK	MDK Analytical Ltd
HSG264	Asbestos: The Survey Guide
HSG248	Asbestos: The analysts guide for sampling, analysis and clearance procedures.
ACM's/presumed ACM's	Asbestos containing materials/presumed asbestos containing materials. Materials are allowed to be presumed to contain asbestos under the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations.
Manage	Where asbestos materials are in good condition and pose minimal risk to building occupants (or those who may carry out maintenance work) and are to be left in-situ, should be monitored on a regular basis to determine their condition for actioning.

Encapsulation	Asbestos containing materials that are damaged but are to remain in-situ should be repaired by a competent trained asbestos contractor with a suitable protective coating and labelled as to the presence of asbestos.
Labelling	Fixing of 'a' labels to identified asbestos.
Register	A register of details including nature/ location/ extent/ condition of material which should be brought to the attention of all persons who might plan or undertake works in the building/site.

1.4 1.5 The following lists the 6 commercial asbestos types

Serpentines	
Chrysotile	White Asbestos
Amphiboles	
Amosite	Brown Asbestos
Crocidolite	Blue Asbestos
Fibrous Tremolite	
Fibrous Anthophyllite	
Fibrous Actinolite	



2.0 Executive Summary of Findings

No asbestos containing materials discovered.

3.0 Description of site

Site Address:	St Olivers Post Primary, 2 Cavan Street, Kells, Co. Meath A82N9X2
Client:	LMETB
Lead Surveyor:	Niall Keating
Type of Survey:	Refurbishment and Demolition survey.

3.1 General Building Description

Two storey masonry structure with a timber pitched roof

4.0 Extent of Survey and Survey Limitations

4.1 Extent of Survey

- School building.

4.2 Physical Scope and Limitation of the Survey

All accessible areas within the scope of works areas were visually examined for asbestos in accordance with the brief for this investigation. There was no intrusive opening up carried out as the building is still functional.Whilst great care has been taken to ensure that all asbestos materials have been identified and located, no survey can guarantee that all asbestos materials within the scope of works areas have been discovered. if any suspect materials are discovered during works, the work should cease until the material has been assessed for asbestos fibres. Electrical/mechanical equipment were not accessed as part of the survey. No subfloor covering investigation took place. No access to wall, floor or ceiling cavities. No access to offices. No access beneath floor coverings. Occupied rooms were not accessed.

5.0 Sampling & Analytical Methodology

5.1 Sampling

Sampling was carried out in accordance with UK Guidance documents HSG 264 & 248 procedures.

The areas within the scope of the survey were visually assessed for the presence of suspect materials that could potentially contain asbestos fibres.

Representative samples of suspect materials identified were taken and returned to our laboratory for analysis by the Polarised Light and Dispersion Staining Technique method as detailed in Appendix 2 of the Health & Safety Executive's guidance document HSG 248.

5.2 Surveyor(s) equipment

Surveyors were equipped with standard domestic tools, e.g. torches, screwdrivers, chisels, etc.

No provision was made for the supply of specialist access or lifting equipment etc.

5.3 Health and Safety

Surveys were carried out in a safe and unobtrusive manner.

All necessary personal protective equipment (PPE) and respiratory protective equipment (RPE) was supplied and used appropriately by the surveyor(s) in execution of the survey.

5.4 Laboratory analysis

Samples of suspect materials were analysed using laboratory analysis techniques, based on stereo microscopy, polarised light, dispersion staining techniques and Appendix 2 of HSG 248: 'Asbestos: The Analysts' guide for sampling and clearance procedures.

6.0 Conclusions and Recommendations

No asbestos containing materials discovered.

Client:	LMETB	Date Surveyed: October 2025
Site:	St Olivers Post Primary, 2 Cavan Street, Kells, Co. Meath A82N9X2	Report Date: October 2025 Revision: 0

Appendix 1 - Asbestos Register

Location and Use of Material	Quantity (Approx.)	Asbestos Type	Condition	Material Assessment	Recommended Action	Priority Assessment	Next Assessment
No asbestos containing materials found							

Reference Samples	Analysis	Sample Reference
No asbestos containing materials found		

Glossary	
NAD	No asbestos detected
MMMF	Man-made mineral fibre

*Asbestos fibre type	Commonly known as
Chrysotile	White asbestos
Amosite	Brown asbestos
Crocidolite	Blue asbestos

We wish to state that the analysis of the material(s) is limited to the sample(s) tested or examined. This does not guarantee that the balance of the material(s) from which the sample was taken is of equal proportion or contains the same constituents as those in the sample(s) tested. Analytical technique: Stereo and polarised light microscopy together with dispersion staining techniques based on The Analyst Guide HSG 248.

Appendix 2 - Non-Asbestos Containing Materials Data Sheets

Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor Common areas 001
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary Ground Floor Common areas 001
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary Ground Floor Common areas 001
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Boiler units
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Burner pads
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Glass fibre insulation
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Pipe insulation
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Wilo pump gaskets
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	
Sample No.	S001



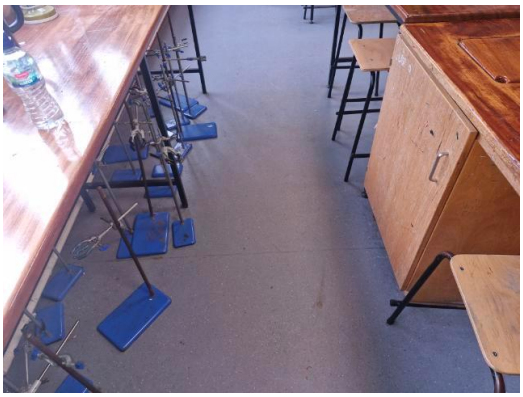
Type	NAD
Material	Water tank gaskets Gaskets (compressed)
Location	St Olivers Post Primary Ground Floor Boiler room 002
Quantity	2 no
Sample No.	S002



Type	NAD
Material	Sink heat pads Bituminous Product
Location	St Olivers Post Primary Ground Floor Science labs 006
Quantity	
Sample No.	S002



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor Science labs 007
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary Ground Floor Science labs 007
Quantity	
Sample No.	No Asbestos Suspected



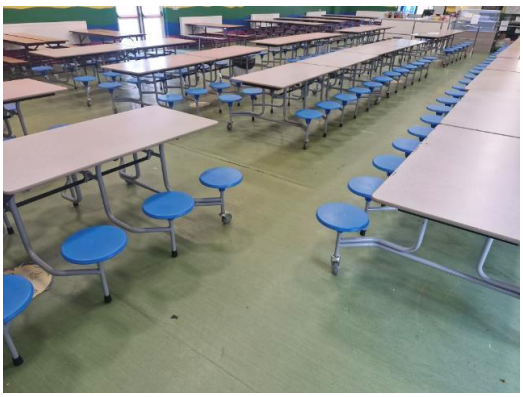
Type	NAD
Material	Mass concrete ceiling
Location	St Olivers Post Primary Ground Floor Ceiling void 008
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary Ground Floor Canteen 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor Canteen 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plasterboard walls
Location	St Olivers Post Primary Ground Floor Canteen 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement plaster walls
Location	St Olivers Post Primary Ground Floor Canteen 009
Quantity	
Sample No.	No Asbestos Suspected



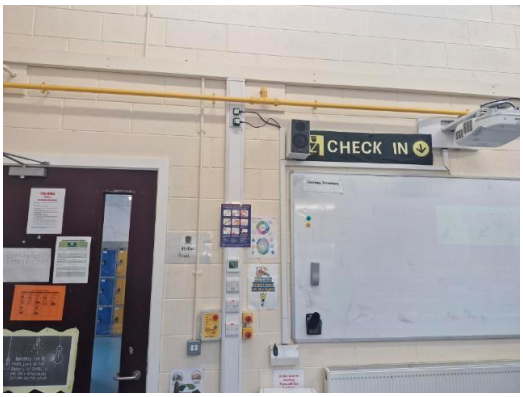
Type	NAD
Material	Plasterboard ceiling
Location	St Olivers Post Primary Ground Floor Classrooms 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor Classrooms 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary Ground Floor Classrooms 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor SEN Area 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plasterboard ceiling
Location	St Olivers Post Primary Ground Floor SEN Area 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plaster on cement block walls
Location	St Olivers Post Primary Ground Floor SEN Area 009
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Timber flooring
Location	St Olivers Post Primary Ground Floor GP Hall 010
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary Ground Floor GP Hall 010
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary Ground Floor GP Hall stores 011
Quantity	
Sample No.	No Asbestos Suspected



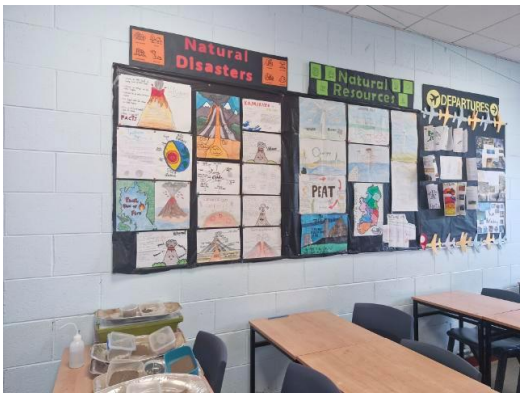
Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary 1st Floor Classrooms 003
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary 1st Floor Classrooms 003
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary 1st Floor Classrooms 003
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Glass fibre insulation
Location	St Olivers Post Primary 1st Floor Classrooms 003
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary 1st Floor Corridors 004
Quantity	
Sample No.	No Asbestos Suspected



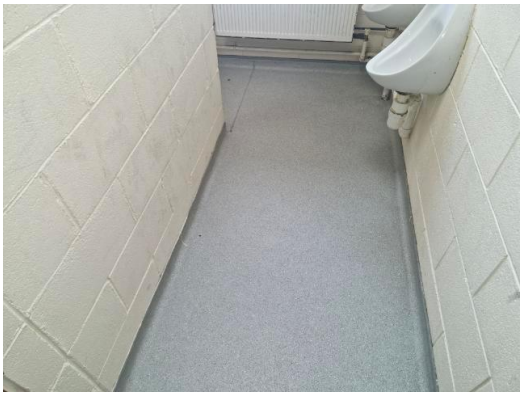
Type	NAD
Material	Cement block walls
Location	St Olivers Post Primary 1st Floor Corridors 004
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Plasterboard ceilings
Location	St Olivers Post Primary 1st Floor Corridors 004
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Lino
Location	St Olivers Post Primary 1st Floor Toilets 005
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Ceiling tiles
Location	St Olivers Post Primary 1st Floor Toilets 005
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD
Material	Rubber membrane
Location	St Olivers Post Primary External Roof 012
Quantity	
Sample No.	No Asbestos Suspected



Type	NAD	
Material	Cement dash	
Location	St Olivers Post Primary External Walls 013	
Quantity		
Sample No.	No Asbestos Suspected	