

ASBESTOS REFURBISHMENT SURVEY REPORT

Of

Tipperary FET College Roscrea

Old Dublin Road,

Roscrea,

Co. Tipperary

On behalf of

Tipperary ETB,

5c Fingal Bay Business Park,
Harry Reynolds Road,
Balbriggan, Co. Dublin
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Project Number

46108

DOCUMENT CONTROL

Client	Tipperary ETB,
Project Title	46108 Tipperary FET College Roscrea RDAS
Document Title	Asbestos Refurbishment Report
Report No.	46108

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D01	Final	 Paul Foran	Initial Release to Client	 David Bollard	30/03/2026

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) before the refurbishment of the area. It should be noted that this survey only includes areas within the scope of the study 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.

- No asbestos-containing materials were found during the survey

The survey undertaken complies with the legal duty to identify the presence of asbestos-containing materials and carry out a risk assessment in respect of these materials at the premises. The risk assessment will form part of the contractor's overall safety management system for any asbestos 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.

Where, following the refurbishment work, asbestos-containing materials remain in situ, it may be necessary to undertake a management survey of the areas.

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 ACMs. 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 WHOLE 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, reflects the product's friability. It indicates the level of risk posed by the product.
AIB	Asbestos Insulating Board.
AC	Asbestos Cement
Chrysotile	is commonly known as white asbestos.
Amosite	is commonly known as brown asbestos.
Crocidolite	is commonly known as blue asbestos.
Amphibole:	Generic name for all asbestos types, excluding Chrysotile.
BOHS	British Occupational Hygiene Society
UKAS	United Kingdom Accreditation Service

2 SCOPE OF WORK

2.1 GENERAL

The scope of the survey included the toilet block of the building where planned refurbishment works are taking place.

The purpose of the survey is to identify and risk assess asbestos-containing materials (ACMs) in the premises or area where planned refurbishment works are to take place. The survey aims to provide sufficient information for designers and the project supervisor to take into account the identified asbestos risks in the design process. The design team must take into account known ACM locations 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 (Construction) Regulations 2013. It 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 was recorded on the accessibility, condition, and surface treatment of any presumed or known ACMs. The asbestos type was determined either by collecting representative samples of suspect materials for laboratory identification or by making a presumptive identification based on the product type and its appearance, or on previous sampling of similar products.

3 GENERAL SITE AND SURVEY INFORMATION

Client Details: Tipperary ETB,

Client Address: Tipperary ETB,
Administrative Offices,
Church Road,
Nenagh,
Co. Tipperary.

Site Address: Tipperary FET College Roscrea
Old Dublin Road,
Roscrea,
Co. Tipperary

Commissioned By: John McCarthy

Surveyor: Paul Foran

Staff consulted during the survey Principal

Date of Survey: 26/3/2026

Date of Report: 30/03/2026

Description of the Areas Surveyed: All accessible areas within the scope of the survey

Excluded Areas: As per the client's requirements, the following areas were not accessed;

None

Survey Methodology:

On-site inspection, bulk sampling and risk assessment were conducted in accordance with OHSS documented in-house work instructions (WI-02 & WI-03). OHSS is certified by NQA and meets the requirements of International Standard BS EN ISO/IEC 9001.

Analysis of asbestos fibres in bulk materials is carried out at the OHSS laboratory and meets the requirements of International Standard BS EN ISO/IEC 17025 for the sampling and 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 was conducted. For similar/repetitive elements, a representative bulk sampling protocol has been adopted following visual examination and evaluation.

Bulk Samples were obtained using fibre suppression techniques 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 of this report.

The Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025 allow 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':

1. **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 (e.g., 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, e.g., 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.

2. **Presumed:** is the 'default' situation where a material is **presumed** to contain asbestos because there is insufficient evidence (e.g., 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 assumed 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 the HSE have related the scores obtained in the Materials

Assessment algorithms in HSG 264 to several 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 decisions can be made about what actions are required to control the risks from asbestos-containing materials during refurbishment.

4 CONCLUSIONS AND ACTIONS

While the survey did not identify asbestos-containing materials in the building, it should be noted that asbestos-containing materials may be concealed or buried on site. Staff undertaking refurbishment work should be trained in asbestos awareness. If any suspect materials are found, this should be brought to the attention of the project supervisor for the construction stage and the designers.

4.1 REFERENCES

Safety, Health, and Welfare at Work Act 2005

Safety Health and Welfare at Work (Exposure to Asbestos) Regulations 2006-2025

Safety, Health, and Welfare at Work (Construction) Regulations 2013

HSG264 The Survey Guide, HSE Books

HSG248 The Analyst's Guide, HSE Books

HSG247 The Contractor's Guide, HSE Books

5 SURVEY RESULTS

Survey Results



Risk Register

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

RA Number	158985	Location	Roscrea ETB, Ground, Entrance, Floor Walls and Ceilings
RA Number	158986	Location	Roscrea ETB, Ground, Office, Floor Walls and Ceilings
RA Number	158987	Location	Roscrea ETB, Ground, Lobby, Floor Walls and Ceilings
RA Number	158988	Location	Roscrea ETB, Ground, Toilets, Floor Walls and Ceilings
RA Number	158989	Location	Roscrea ETB, Ground, Toilets, Floor Walls and Ceilings
RA Number	158990	Location	Roscrea ETB, Ground, Toilets, Floor Walls and Ceilings
RA Number	158991	Location	Roscrea ETB, Ground, Office, Floor
RA Number	158992	Location	Roscrea ETB, Ground, Office, Floor Walls and Ceilings
RA Number	158993	Location	Roscrea ETB, Ground, External Facade, Walls and roof

Materials Risk Assessment Refurbishment in accordance with HSG264

5C Fingal Bay Business Park, Harry Reynolds Road, Balbriggan, Co. Dublin Tel: (01) 6905907 Fax: (01) 8020439 Email: info@ohss.ie Website: www.ohss.ie

Client and Survey Details : 12281

Client : Tipperary ETB,
Site : Tipperary FET College Roscrea
Address : Old Dublin Road,
Roscrea,

Date of Survey : 26-03-2026
Review Date : 26-03-2027
Surveyor : Paul Foran
Method : WI-02 & WI-03

Location Details : 158985 No Asbestos Found

Building/Area : Roscrea ETB
Room/Section : Entrance
Location : Floor Walls and Ceilings
Description : Terazzo Floor Block Walls PB Ceilings
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Access
Recommendations :
Notes :



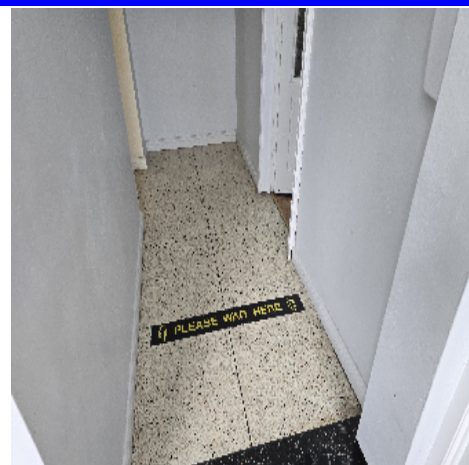
Location Details : 158986 No Asbestos Found

Building/Area : Roscrea ETB
Room/Section : Office
Location : Floor Walls and Ceilings
Description : Lino over Terazzo Floor Block Walls PB Ceilings
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Access
Recommendations :
Notes :



Location Details : 158987 No Asbestos Found

Building/Area : Roscrea ETB
Room/Section : Lobby
Location : Floor Walls and Ceilings
Description : Terazzo Floor Block Walls PB Ceilings
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Access
Recommendations :
Notes :



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Site : Tipperary FET College Roscrea
Address : Old Dublin Road,
Roscrea,

Date of Survey : 26-03-2026
Review Date : 26-03-2027
Surveyor : Paul Foran
Method : WI-02 & WI-03

Location Details : 158988 No Asbestos Found

Building/Area : Roscrea ETB
Room/Section : Toilets
Location : Floor Walls and Ceilings
Description : Terazzo Floor Block Walls PB Ceilings
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Access
Recommendations :
Notes :



Location Details : 158989 No Asbestos Found

Building/Area : Roscrea ETB
Room/Section : Toilets
Location : Floor Walls and Ceilings
Description : Terazzo Floor Block Walls PB Ceilings
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Access
Recommendations :
Notes :



Location Details : 158990 No Asbestos Found

Building/Area : Roscrea ETB
Room/Section : Toilets
Location : Floor Walls and Ceilings
Description : Terazzo Floor Block Walls PB Ceilings
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Access
Recommendations :
Notes :



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Client and Survey Details : 12281

Client : Tipperary ETB,
Site : Tipperary FET College Roscrea
Address : Old Dublin Road,
Roscrea,

Date of Survey : 26-03-2026
Review Date : 26-03-2027
Surveyor : Paul Foran
Method : WI-02 & WI-03

Location Details : 158991 No Asbestos Found

Building/Area : Roscrea ETB
Room/Section : Office
Location : Floor
Description : Lino
Sample No. : PFB20260326013
Confirmation :
Access : Full Access
Normal Use : Access
Recommendations :
Notes :

●PFB20260326013



Location Details : 158992 No Asbestos Found

Building/Area : Roscrea ETB
Room/Section : Office
Location : Floor Walls and Ceilings
Description : Lino over Terazzo Floor Block Walls PB Ceilings
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Access
Recommendations :
Notes :

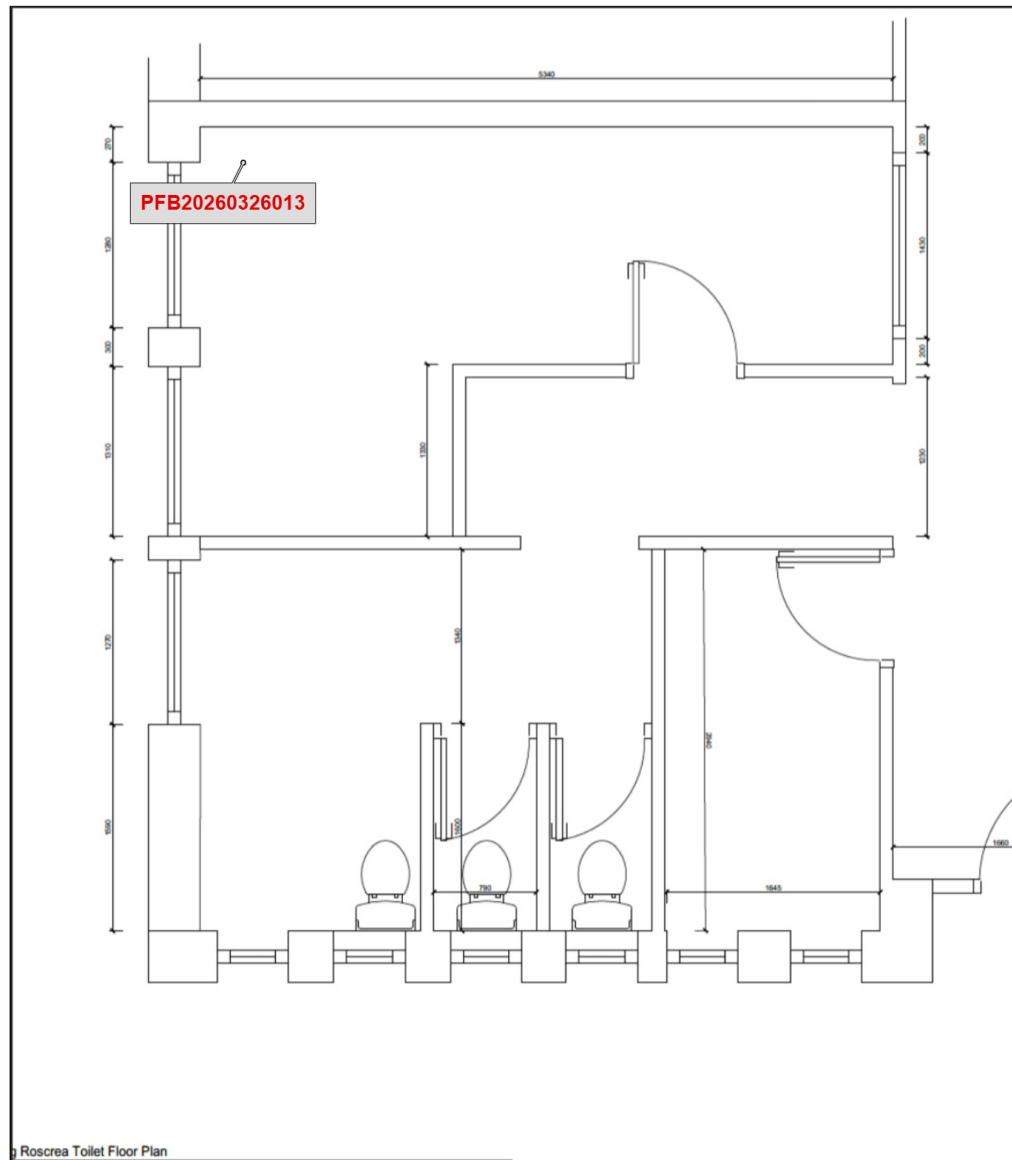


Location Details : 158993 No Asbestos Found

Building/Area : Roscrea ETB
Room/Section : External Facade
Location : Walls and roof
Description : PVC Windows rendered walls
Sample No. :
Confirmation :
Access : Full Access
Normal Use : Access
Recommendations :
Notes :



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Drawing Legend		Drawing Revisions			Date	Scale	Project Number	Tipperary FET College Roscrea	
Contains Asbestos		Not Accessed Presumed To Contain Asbestos		Rev #	Revision Description	Date	30/03/2026		
Sample Point Location	*	No Access Under Fixed Floor Coverings Investigate Prior To Disturbance					Drawing No		
							1 of 1		
							This drawing is for illustration purposes only	46108	
								Drawn By	
								Paul Foran	