



CELTIC ASBESTOS
CONSULTANCY LTD

60 Grange Way, Baldoyle Industrial Estate, Baldoyle, Dublin 13, D13 F8F5
Tel 01 8323547 Email: info@cacl.ie Website: www.cacl.ie

Refurbishment & Demolition

Asbestos Survey

(including Sampling and Analysis)

for

KSN Project Management Limited,

at

**Baltinglass OETC,
Weaver's Square,
Baltinglass East,
Baltinglass,
Co. Wicklow.**





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Document Control

Client Name:

KSN Project Management Limited,
KSN House
4 Clonskeagh Square
Clonskeagh
Dublin 14

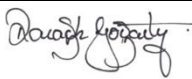
Site Full Name:

Baltinglass OETC,
Weaver's Square,
Baltinglass East,
Baltinglass,
Co. Wicklow.

Contact: Suzanne Kierans

Phone: +353 1 277 6999

Email skierans@ksnpm.ie

Project N° and Revision N°	Report Status	Surveyor	Report Author	Approved by	Issue Date
A-04426 (Revision 1)	Issued	Daragh Gogarty	Jordan Costello	 Daragh Gogarty	08/09/2026
Comments: N/A					
Comments:					
Comments:					

Celtic Asbestos Consultancy	Project Number:	A-04426
	Survey Date:	27/08/26 to 28/08/26
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Section 1 - Executive Summary

1. General Information

Celtic Asbestos Consultancy was instructed by KSN Project Management Limited, to carry out an Refurbishment and Demolition Asbestos Survey to inspect for the presence of asbestos containing materials (ACMs) at the following site:

Baltinglass OETC

The purpose of the survey was to identify, as far as reasonably practicable, asbestos containing materials (ACMs) within the agreed refurbishment scope prior to the proposed works.

2. Site Description

The property comprises a multi-level commercial-style building of predominantly blockwork construction with uPVC windows and doors and plastic, metal and concrete external soffit, fascia and rainwater components.

Internal construction and finishes comprise blockwork walls with plasterboard and timber partitions and panelling, plasterboard and concrete ceilings, timber and concrete floors, timber stairs and modern vinyl and ceramic floor finishes. Services generally comprise modern electrical installations, metal radiators and pipework, together with plastic and metal service pipework. Toilet and shower facilities contain modern sanitary ware and ceramic finishes.

Roof areas comprise a combination of pitched and flat roof construction, including modern insulated roof panels, rooflights/skylights and areas of exposed timber structure with non-suspect internal felt lining. Boiler House areas comprise blockwork construction with exposed concrete floors and associated modern plant and services. An older cast-iron boiler remains within Boiler House 2.

3. Scope of Survey

The scope comprised a Refurbishment and Demolition Asbestos Survey of the accessible areas within the agreed refurbishment scope, undertaken in accordance with HSG264 – *Asbestos: The Survey Guide* and CACL Quality Procedure QA Doc 19a.

The purpose of the survey was to identify ACMs that may be disturbed by the proposed refurbishment works so that appropriate action can be taken prior to disturbance.

4. Sampling & Inspection Summary

The survey was undertaken by Daragh Gogarty on 27 and 28 August 2026.

A total of 3 representative bulk samples were obtained and analysed.

The survey identified:

- 3 confirmed asbestos containing materials
- 0 strongly presumed asbestos containing materials

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Section 1 - Executive Summary

- 2 presumed asbestos containing materials

The presumed materials relate to inaccessible components associated with the old boiler within Boiler House 2.

5. Survey Details

Representative samples of suspect materials were obtained where appropriate. Where materials or components could not be adequately inspected or sampled without further dismantling or access, presumptions were made.

The survey was undertaken using visual and intrusive inspection techniques within the accessible areas, together with representative bulk sampling of suspect materials. Bulk samples were analysed using Polarised Light Microscopy (PLM) with Dispersion Staining.

Survey-specific access restrictions and limitations are detailed within Section 4 – Survey Caveat and Section 6 – Excluded Areas of this report.

6. Report Details

The report was completed on 8 September 2026 by Jordan Costello.

The report was technically reviewed and issued by Sinéad Stafford.

Project Number: A-04426

Revision: 1

Report Status: Issued

7. Survey Findings

Laboratory analysis confirmed chrysotile asbestos within three sampled materials:

Confirmed ACMs

- **Ground Floor – Laundry (0-011):** Bitumen sink pad – Chrysotile.
- **First Floor – Canteen (1-004):** Bitumen adhesive beneath modern vinyl flooring – Chrysotile.
- **External – Boiler House 2 (99-002):** Rope seals to the old boiler – Chrysotile.

Presumed ACMs

- **External – Boiler House 2 (99-002):** Internal board associated with the old boiler.
- **External – Boiler House 2 (99-002):** Additional inaccessible rope/sealing materials associated with the old boiler.

No internal access was obtained to the old boiler and the inaccessible internal suspect components should therefore continue to be treated as asbestos containing unless subsequently proven otherwise.

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Section 1 - Executive Summary

Asbestos was identified in the following:

Baltinglass OETC						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
S3	1st Floor	Canteen, 1-004	Floor – Bitumen Adhesive	Chrysotile	50 approx m ²	Remove if affected by project. Label & manage & review every 12 months
S1	Ground Floor	Laundry, 0-011	Sink – Bitumen Sink Pad	Chrysotile	1 no	Remove if affected by project. Label & manage & review every 12 months
S2	External	Boiler House 2, 99-002	Boiler – Rope	Chrysotile	3 no	Remove if affected by project. Label & manage & review every 12 months

Asbestos was Strongly Presumed in the following:

No strongly presumed items found

Asbestos was presumed in the following:

Baltinglass OETC						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
P	External	Boiler House 2, 99-002	Boiler – Board	Chrysotile	N/A no	Remove if affected by project. Label & manage & review every 12 months
P	External	Boiler House 2, 99-002	Boiler – Rope	Chrysotile	N/A no	Remove if affected by project. Label & manage & review every 12 months

8. Recommendations

The confirmed and presumed asbestos containing materials identified within the refurbishment scope should be removed by a competent asbestos removal contractor prior to refurbishment works where the proposed works will disturb or affect those materials.

The old boiler within Boiler House 2 should be treated as containing asbestos internally. Appropriate asbestos controls should therefore be established before the boiler is dismantled, opened or removed.

All persons undertaking refurbishment works should be informed of the location and extent of identified and presumed ACMs before works commence.

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Section 1 - Executive Summary

All asbestos works shall be undertaken in accordance with the Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006, as amended, together with current guidance issued by the Health and Safety Authority (HSA). Where applicable, notifiable asbestos works shall be notified to the HSA in accordance with current legislative requirements.

Following completion of asbestos removal works, the client should appoint an independent asbestos analyst to undertake the required visual inspection and reassurance and/or clearance air monitoring, and to issue the appropriate clearance certification confirming that the asbestos removal works have been completed satisfactorily before refurbishment works proceed.

No access was obtained to the second floor. The second floor should therefore not be considered surveyed for the purposes of the proposed refurbishment works and should be subject to further appropriate inspection before any refurbishment works affecting this area commence.

Where previously concealed or suspect materials are exposed during refurbishment works which differ from those described within this report, works affecting those materials should cease and the materials should be assessed before disturbance continues.

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Section 2 - Survey Objectives

1. Produce a report, in a database format, indicating areas containing asbestos identified and suspected asbestos based materials, including photographic records of asbestos occurrences where possible.
2. To carry out a Refurbishment Asbestos Survey and subject all areas within the scope and proposed for refurbishment to a survey under the requirements of HSG264 and Celtic Asbestos Consultancy's internal procedures: QA doc 19a.
3. To include a risk assessment for each individual sample.
4. A refurbishment survey is needed before any refurbishment 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.
5. 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.
6. The survey report should be supplied, by the client, to designers and contractors who may be bidding for the work, so that the asbestos risks can be addressed. In a Refurbishment survey, the asbestos is identified for safe removal so no exposure is caused during works. This type of survey does not normally assess the condition of the asbestos as there is no need to manage it once removal has taken place.

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Section 3 - Survey Techniques

1. Materials of a similar type were only occasionally sampled and it was assumed that other surfaces identical to where the sample was taken, was of a similar composition.
2. Photographs were taken at all sample locations (unless otherwise stated).
3. Samples were returned to Celtic Asbestos Consultancy's permanent Laboratory for analysis.
4. All Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particles or fibre is immersed in a liquid having a refractive index near that of the particle or fibre, and is viewed under a microscope using transmitted white light (using Celtic Asbestos Consultancy's internal procedures QA doc 19c based on HSE Publication HSG 248).
5. BOHS qualified surveyors carry out an inspection of the premises in order to identify ACM's. Samples of suspected ACM's are taken using fibre suspension techniques in order to minimise respirable fibre release and were analysed to determine the presence of asbestos.
6. The samples taken were analysed to determine whether the sample contains a certain type of asbestos and do not give out a quantity of asbestos present. Whether a material is determined friable and notifiable to the HSA is a decision made by the surveyor based upon material type and condition, sample result and experience. The surveyor will err on the side of caution where any doubt exists.
7. The risk assessment is carried out by applying the risk algorithms of a Material Assessment algorithm. The risk assessment determines the recommendation of management, removal or encapsulation.
8. There are two levels of presumption which may be noted in the report and these are described below:
 - a. Presumed to contain asbestos – for example where no access was gained to an area, building, piece of plant, equipment or similar because it was locked, inaccessible or unsafe (e.g. floor tiles or textured coating).
 - b. Strongly presumed to contain asbestos – where similar materials continue throughout rooms, corridors, ducts, roof voids etc and have either been sampled and positively identified, or the experience of the surveyor, is obviously an ACM (e.g. cement rainwater pipe, spray coating, insulating board).

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Section 4 - Survey Caveat

1. This report is based upon a destructive inspection of an unfamiliar site. During the course of the survey, all reasonable efforts were made to identify the physical presence of materials containing asbestos within the areas of the building. Whilst every effort was made to locate all Asbestos Containing Material's, some may have been missed due to repairs, alterations etc., where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This is not practical in terms of cost or time. It is known that asbestos materials are frequently concealed within the fabric of buildings or within sealed building voids so that it is not possible to regard the findings of any survey as being definitive. It must always remain a possibility that further asbestos containing materials may be found during refurbishment or demolition activities. For reasons set out in this report, the results cannot give an assurance that all asbestos materials have been found and must not be thought to do so. CACL do not accept responsibility for any omissions or areas of the building not addressed in the report.
2. We recommend that if any suspicious products are uncovered during works that an asbestos consultant should be contacted and further samples should be taken of suspect materials which may be uncovered within the areas of the site which were not uncovered and included in this survey.

Limitations:

- No access was gained behind sampled materials. Doing so could potentially disturb asbestos fibres.
- No access was gained behind solid structural walls, floors & ceilings. Doing so would cause significant damage.
- The survey was undertaken during the summer period; however, the building was required to return to normal school use prior to commencement of the proposed refurbishment works. Consequently, fully intrusive and destructive inspection was not possible in all areas where such investigation would have resulted in unnecessary damage to areas required for continued occupation and use. Intrusive inspection and sampling were therefore undertaken as far as reasonably practicable within the accessible areas and conditions present at the time of the survey. Further targeted intrusive inspection may be required prior to refurbishment works where previously concealed or inaccessible areas are to be disturbed.

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Section 5 - Survey Notes

1. This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.
2. No air monitoring, unless specifically requested and noted, was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.
3. Samples were only taken where deemed necessary, and where a suspected material appeared to be repeatedly used within an area only a representative number of samples were taken, i.e. insulation boards, sprayed insulation, cement products etc.
4. If a product is uncovered that appears different to the majority of areas, a consultant should be contacted a further sampling arranged.
5. Any person undertaking work within the buildings should be informed of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others.
6. The drawings in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.
7. All the recommendation in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions of criteria.
8. Equipment, machinery, ducting etc. was not moved, opened up or examined for the purpose of this investigation except in the occasion where hatches were available.
9. The quantifications stated, within this survey report, are based on our Surveyor's estimates and should not be used for contractual purposes.

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Section 6 - Excluded Areas

The Following rooms / areas could not be accessed during the survey. Asbestos Containing Materials (ACMs) should be deemed as being present in these areas until proven otherwise.

Second Floor not accessed

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Section 7 - Explanation of Survey Terms

1 REFURBISHMENT ASBESTOS SURVEY

A Refurbishment Asbestos Survey is to be carried out within a building or within a defined area of a building that is planned or preparing for the structure and finishing fabric of that area to undergo radical refurbishment works. The recommendation for any Asbestos Containing Material, (ACM) identified is: remove/label and manage/repair/encapsulate/seal, depending on the type, condition, product type or asbestos type, in order to proceed with refurbishment. The subsequent outline of type, condition, product type accessibility and asbestos type is given to provide information for the removal process.

The method of assessment, which has been adopted, is generally based on Health and Safety Executive publication HSG264: "Asbestos-The Survey Guide", following Celtic Asbestos Consultancy's internal procedures QA doc 19a.

2 MATERIAL ASSESSMENT AND ALGORITHM

The material assessment is an assessment of the condition of the ACM, or the presumed ACM, and the likelihood of it releasing fibres in the event of it being disturbed in some way. This material assessment will give a good initial guide to the priority for management, and also friability for removal, as it will identify the materials, which will most readily release airborne fibres if disturbed. However, there are other factors to take into account when prioritising action.

HSG264 recommends the use of an algorithm to carry out the material assessment, and contains an example. The algorithm is a numerical way of taking into account several influencing factors, giving each factor considered a score. These scores can then be totalled to give a material assessment score. The use of algorithms is not infallible, but the assessment process is clear for all to see, so if discrepancies arise, it should be possible to track back through the assessment process to find the root of the error. The algorithm shown in HSG264 considers four parameters that determine the risk from an ACM: that is the ability to release fibres if disturbed. These four parameters are:

- Product type;
- Extent of damage;
- Surface treatment; and
- Asbestos type

Each of the parameters is scored and added to give a total score between 2 and 12:

- Score of 10 or more - high potential to release fibres if disturbed
- Score 7-9 - medium potential to release fibres if disturbed
- Score 5-6 - low potential to release fibres if disturbed
- Less than 4 - very low potential to release fibres if disturbed

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Section 8 – Explanation of Survey Recommendations

- 1 The recommendations detailed are based on each item's potential for releasing fibres as described in HSG264 Asbestos: the survey guide. The positive identification of asbestos bearing materials is detailed in the individual sample data sheet which outlines the risk assessment and recommendations.
- 2 A quantifiable assessment of the risk of fibre release is only made during a management survey, where asbestos can remain in place and managed by using an algorithm which takes into account all factors relevant to the item and the normal activities of the building occupants.
- 3 When refurbishment is planned, any asbestos identified that the refurbishment work will affect, will be removed prior to works starting.
- 4 All asbestos removal work must be carried out in accordance with S.I. No. 386 of 2006 Safety, Health and Welfare at Work (Exposure to Asbestos) Regulations 2006 and amended version 2025 and Guidelines issued by the Health & Safety Authority in Ireland. All contractors must undertake specific training in order to work with any asbestos and must take all steps reasonably practicable to prevent exposure to asbestos. Competent asbestos removal contractors should be able to provide their client their asbestos specific insurance.
- 5 All asbestos waste outlined above must be transported under hazardous waste license to a landfill or hazardous waste facility with a consignment note.
- 6 Notification must be submitted to the HSA 10 days prior to removal of friable asbestos with a certificate of reoccupation given on completion.
- 7 Recommendations for the asbestos products identified in this survey are as described in the executive summary/material assessment and asbestos register at the end of the report.

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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Baltinglass OETC Client Name: KSN Project Management Limited,
Project Number: A-04426

FLOOR:	Ground Floor			SURVEY DATES:	27/08/2026		
ROOM NAME / NO.:	0-011			SAMPLE REF NO.:	S1		
							
PRODUCT TYPE:	Bitumen Sink Pad			ACCESSIBILITY:	Easy		
FOUND IN:	Sink						
LOCATION:	Laundry			EXTENT / QUANTITY:	1 no		
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOTILE	1	✓		LOW DAMAGE	1	
	AMOSITE	2			MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3			HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	✓
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE ✓		
OTHER RELEVANT INFORMATION:							
Confirmed ACM bituminous sink pad.							
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2025 & Guidelines issued by the Health & Safety Authority in Ireland. 10 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.							

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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address:

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Client Name:

KSN Project Management Limited,

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FLOOR:	External	SURVEY DATES:	27/08/2026				
ROOM NAME / NO.:	99-002	SAMPLE REF NO.:	S2				
							
PRODUCT TYPE:	Rope	ACCESSIBILITY:	Medium				
FOUND IN:	Boiler						
LOCATION:	Boiler House 2	EXTENT / QUANTITY:	3 no				
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOLE	1	✓		LOW DAMAGE	1	
	AMOSITE	2			MEDIUM DAMAGE	2	
	CROCIDOLITE	3			HIGH DAMAGE	3	✓
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	✓
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE		✓
OTHER RELEVANT INFORMATION:							
Confirmed ACM containing Rope seals to Boiler doors front & Rear.							
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2025 & Guidelines issued by the Health & Safety Authority in Ireland. 10 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.							

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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Baltinglass OETC Client Name: KSN Project Management Limited,
Project Number: A-04426

FLOOR:	1st Floor	SURVEY DATES:	27/08/2026					
ROOM NAME / NO.:	1-004	SAMPLE REF NO.:	S3					
								
PRODUCT TYPE:	Bitumen Adhesive		ACCESSIBILITY:	Medium				
FOUND IN:	Floor							
LOCATION:	Canteen	EXTENT / QUANTITY:	50 approx m ²					
ASBESTOS TYPE	NON ASBESTOS	0			EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOLE	1	✓			LOW DAMAGE	1	
	AMOSITE	2				MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3				HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2				LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓		FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1				MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2				LOW RISK	5-6	
	UNSEALED LAGGING / SPRAY COATING	3				VERY LOW RISK	1-4	✓
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓		RECOMMENDED ACTION	REMOVE		
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2				REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3				LABEL AND MANAGE		✓
OTHER RELEVANT INFORMATION:								
Confirmed ACM bitumen adhesive to under modern lino.								
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2025 & Guidelines issued by the Health & Safety Authority in Ireland. 10 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.								

Client Name:	KSN Project Management Limited,	Project Number:	A-04426
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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Baltinglass OETC Client Name: KSN Project Management Limited,
Project Number: A-04426

FLOOR:	External	SURVEY DATES:	27/08/2026				
ROOM NAME / NO.:	99-002	SAMPLE REF NO.:	Presumed				
							
PRODUCT TYPE:	Rope	ACCESSIBILITY:	Medium				
FOUND IN:	Boiler						
LOCATION:	Boiler House 2	EXTENT / QUANTITY:	N/A no				
ASBESTOS TYPE	NON ASBESTOS	0		EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0	
	CHRYSTOTILE	1	✓		LOW DAMAGE	1	
	AMOSITE	2			MEDIUM DAMAGE	2	✓
	CROCIDOLITE	3			HIGH DAMAGE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2			LOOSE ASBESTOS	3	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓	FIBRE RELEASE POTENTIAL	HIGH RISK	10-12	
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1			MEDIUM RISK	7-9	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2			LOW RISK	5-6	
	UNSEALED LAGGING / SPRAY COATING	3			VERY LOW RISK	1-4	✓
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓	RECOMMENDED ACTION	REMOVE		
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2			REPAIR / SEAL ENCAPSULATE		
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3			LABEL AND MANAGE		✓
OTHER RELEVANT INFORMATION:							
Suspect asbestos containing materials to old Boiler. No internal access.							
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2025 & Guidelines issued by the Health & Safety Authority in Ireland. 10 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.							

Client Name:	KSN Project Management Limited,	Project Number:	A-04426
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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Baltinglass OETC Client Name: KSN Project Management Limited,
Project Number: A-04426

FLOOR:	External	SURVEY DATES:	27/08/2026
ROOM NAME / NO.:	99-002	SAMPLE REF NO.:	Presumed
			
PRODUCT TYPE:	Board	ACCESSIBILITY:	Medium
FOUND IN:	Boiler		
LOCATION:	Boiler House 2	EXTENT / QUANTITY:	N/A no
ASBESTOS TYPE	NON ASBESTOS	0	
	CHRYSTOTILE	1	✓
	AMOSITE	2	
	CROCIDOLITE	3	
	OTHER (ACTINOLITE/TREMOLITE/ANTHOPHYLLITE)	2	
SURFACE TREATMENT	COMPOSITE MATERIAL	0	✓
	ENCLOSED SPRAY / LAGGING, PAINTED / ENCAPSULATED AIB, ASBESTOS CEMENT SHEETS	1	
	UNSEALED AIB OR ENCAPSULATED LAGGING AND SPRAYS	2	
	UNSEALED LAGGING / SPRAY COATING	3	
PRODUCT TYPE	ASBESTOS REINFORCED COMPOSITES	1	✓
	ASBESTOS INSULATING BOARD, TEXTILES, GASKETS, ROPE, PAPER, FELT	2	
	THERMAL INSULATION, SPRAYED ASBESTOS, LOOSE ASBESTOS	3	
OTHER RELEVANT INFORMATION:			
Suspect asbestos containing materials to old Boiler. No internal access.			
All work with asbestos materials must be carried out in accordance with SI No 386 of the Safety, Health & Welfare at Work (Exposure to Asbestos) Regulations 2006 & amended version 2025 & Guidelines issued by the Health & Safety Authority in Ireland. 10 days notification may be required to the HSA. Ensure valid asbestos insurance & evidence of current training & competency is obtained from your selected approved asbestos removal contractor prior to works commencing.			

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Section 10 - Non Asbestos Items

Sorted by: Location ID

Site Address:

Baltinglass OETC

Client Name:

KSN Project Management Limited,

Project

Number:

A-04426

No non asbestos containing materials were sampled during this survey.

Client Name:	KSN Project Management Limited,	Project Number:	A-04426
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Section 11 - Bulk Certificate



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CERTIFICATE FOR THE IDENTIFICATION OF ASBESTOS FIBRES

Client:	KSN Project Management Limited,	Sampled by:	Daragh Gogarty
Client Address:	KSN House, 4 Clonskeagh Square, Clonskeagh, Dublin 14	Analysis Report No.:	A-04426
Attention of:	Suzanne Kierans	Revision No.:	1
Site Address:	Baltinglass OETC Weaver's Square Baltinglass East Baltinglass Co. Wicklow	Report Date:	08/09/2026
		Client Order Number:	HBf-528
Date Samples Taken:	27/08/2026	Client Project Number:	NA
Date Samples Received:	27/08/2026	No. of Samples Obtained:	3
Date of Analysis:	28/08/2026	We participate in the Asbestos In Materials Proficiency Scheme	
Analysed by:	Sinéad Stafford		

Method Statement

Samples of material, referenced below, have been examined to determine the presence of asbestos fibres, using in-house CACL documented method (QA doc 19c) of transmitted/ polarized light microscopy and dispersion staining, based on the HSG 248 Asbestos: The Analyst Guide.
Calibration of equipment and general quality control procedures are in accordance with our quality control documentation (QA doc 19e and QA doc 19f).
Where sampling was carried out by CACL personnel, sampling methods are in accordance with our documented in-house procedures: QA doc 19a based on guidelines procedures HSG 264. All samples are analysed at our permanent laboratory located at: 60 Grange Way, Baldoye Industrial Estate, Baldoye, Dublin 13, Co. Dublin.

Disclaimer

Where samples have been delivered then the site address and actual sample location or sample type is given by the client at the time of delivery. CACL accept no responsibility for the accuracy or competence of the sampling other parties. Under these circumstances CACL cannot be held responsible for the interpretation of the results shown. CACL takes responsibility of sample location/description, only when our own staff obtains the sample(s).

Item Number	Sample Number	Client Ref	Sample Location (Level-Room No) / Sample Type	Fibre Type Detected
1	S1 (10436)	#1	Ground Floor Laundry - 011 / Bitumen Sink Pad	Chrysotile
2	S2 (10437)	#2	External Boiler House 2 - 002 / Rope	Chrysotile
3	S3 (10438)	#3	1st Floor Canteen - 004 / Bitumen Adhesive	Chrysotile

- Material type is a subjective opinion by the analyst based on asbestos content, appearance and experience. - All samples will be retained in the laboratory for a minimum of 6 months	K E Y	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
		CROCIDOLITE	= Typically known as Blue Asbestos (Amphibole Group)
		AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
		CHRYTOSILE	= Typically Known as White Asbestos (Serpentine Group)
		ANTHOPHYLLITE	= Asbestos (Amphibole Group)
		ACTINOLITE	= Asbestos (Amphibole Group)
Typed By: Sinéad Stafford		TREMOLITE	= Asbestos (Amphibole Group)
Position: Quality Manager		Authorised by: 	
Comments: NA		Print Name: Sinéad Stafford	

QA doc 91a Rev 12 - Bulk Analysis
Issued on 20/02/2024 by Laboratory Manager

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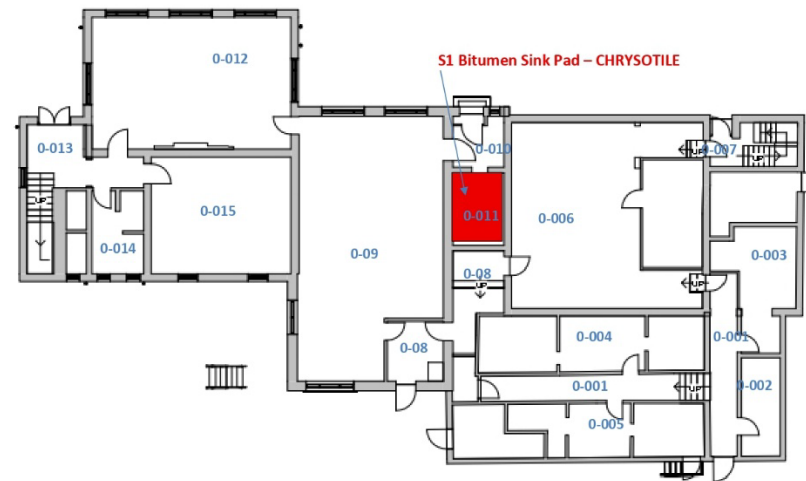
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Section 12 - Survey Drawings and Documentation

Project Number:

A-04426



Ground Floor – Level 0

Key	
NADIS	No Asbestos Detected In Sample
Red	Asbestos Identified in sample
Orange	Strong Presumption of Asbestos to similar sample
Yellow	No Access – Presumed to contain Asbestos

DO NOT SCALE DRAWING

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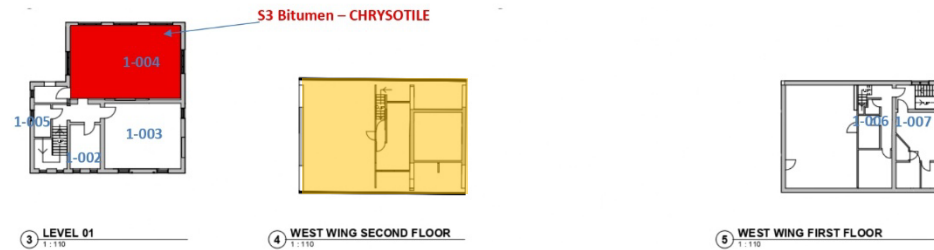
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Section 12 - Survey Drawings and Documentation

Project Number:

A-04426



First Floor – Level 1

Key	
NADIS	No Asbestos Detected In Sample
	Asbestos Identified in sample
	Strong Presumption of Asbestos to similar sample
	No Access – Presumed to contain Asbestos

DO NOT SCALE DRAWING

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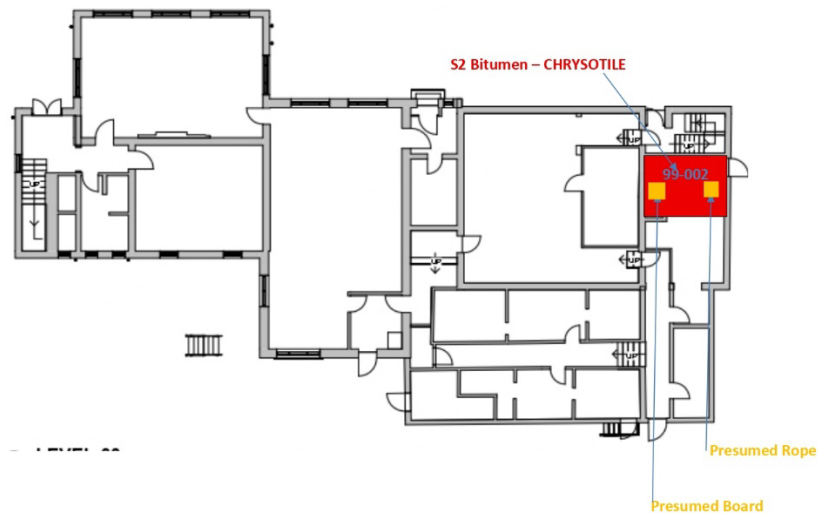
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Section 12 - Survey Drawings and Documentation

Project Number:

A-04426



Externals – Level 99

Key	
NADIS	No Asbestos Detected In Sample
	Asbestos Identified in sample
	Strong Presumption of Asbestos to similar sample
	No Access – Presumed to contain Asbestos

DO NOT SCALE DRAWING

Client Name:	KSN Project Management Limited,	Project Number:	A-04426
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Section 13 - Asbestos Register

Project Number:

A-04426

Refurbishment Survey:		Baltinglass OETC	Surveyor(s):		Daragh Gogarty	Survey Date:		27/08/26 to 28/08/26
Baltinglass OETC								
Area Surveyed	Sample Number	Location and Use of Material	Asbestos Type	Condition	Accessibility	Extent	Material Risk Assessment Score	Recommended Action
1st Floor	S3	Canteen 1-004 – Floor (Bitumen Adhesive)	Chrysotile	Medium Damage	Medium	50 approx m²	4	Remove if affected by refurbishment works. If managed - Label & manage & review every 12 months
Ground Floor	S1	Laundry 0-011 – Sink (Bitumen Sink Pad)	Chrysotile	Medium Damage	Easy	1 no	4	Remove if affected by refurbishment works. If managed - Label & manage & review every 12 months
External	S2	Boiler House 2 99-002 – Boiler (Rope)	Chrysotile	High Damage	Medium	3 no	5	Remove if affected by refurbishment works. If managed - Label & manage & review every 12 months
External	Presumed	Boiler House 2 99-002 – Boiler (Board)	Chrysotile	Medium Damage	Medium	N/A no	4	Remove if affected by refurbishment works. If managed - Label & manage & review every 12 months
External	Presumed	Boiler House 2 99-002 – Boiler (Rope)	Chrysotile	Medium Damage	Medium	N/A no	4	Remove if affected by refurbishment works. If managed - Label & manage & review every 12 months

MATERIAL RISK SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES

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