



CELTIC ASBESTOS
CONSULTANCY LTD

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

Refurbishment & Demolition
Asbestos Survey
(including Sampling and Analysis)

for
KWETB Kildare Office

at
Blessington FETC,
Blessington,
Co. Wicklow,
W91 HDH9.





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Document Control

Client Name:

KSN Project Management Limited,
ON behalf of
KWETB Kildare Office
Chestnut House
Millennium Park
Osberstown
Naas
Co. Kildare W91 FH6T

Site Full Name:

Blessington FETC,
Blessington,
Co. Wicklow,
W91 HDH9.

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Project N° and Revision N°	Report Status	Surveyor	Report Author	Approved by	Issue Date
A-04399 (Revision 1)	Issued	Daragh Gogarty	Jordan Costello	 Daragh Gogarty	28/08/2026
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Celtic Asbestos Consultancy	Project Number:	A-04399
	Survey Date:	12/08/26
	Report Revision Date:	28/08/2026
	Page:	Page 2 of 24
	QA doc 90c:	Rev 7 20/02/2024



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Tel 01 8323547 Email: info@cacl.ie Website: www.cacl.ie

TABLE OF CONTENTS

CONTENTS		Pages
SECTION 1	Executive Summary	4
SECTION 2	Survey Objectives	9
SECTION 3	Survey Techniques	10
SECTION 4	Survey Caveat	11
SECTION 5	Survey Notes	12
SECTION 6	Excluded Areas	13
SECTION 7	Explanation of Survey Terms	14
SECTION 8	Explanation of Survey Recommendations	15
SECTION 9	Material Assessment (Photo Small)	16
SECTION 10	Non Asbestos Items	20
SECTION 11	Bulk Certificate	21
SECTION 12	Survey Drawings	22
SECTION 13	Asbestos Register	24

Celtic Asbestos Consultancy	Project Number:	A-04399
	Survey Date:	12/08/26
	Report Revision Date:	28/08/2026
	Page:	Page 3 of 24
	QA doc 90c:	Rev 7 20/02/2024



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

Section 1 - Executive Summary

1. General Information:

Celtic Asbestos Consultancy Ltd (CACL) was instructed by KSN Project Management Limited to undertake a Refurbishment Asbestos Survey at ;

Blessington FETC, Blessington, Co. Wicklow, W91 HDH9.

The survey was undertaken to identify, as far as reasonably practicable within the agreed scope of works, asbestos-containing materials (ACMs) which may be disturbed during the proposed refurbishment works.

The proposed works include the replacement of windows and doors and insulation works to the attic/roof void of the existing educational building. A separate post-2005 modular building is also present, for which roof replacement works are proposed.

The survey was undertaken with reference to the principles of HSG264 – Asbestos: The Survey Guide and CACL's documented survey procedures.

2. Site Description

The property comprises a predominantly single-storey educational complex together with a separate post-2005 modular building.

The existing building generally comprises blockwork construction with modern internal finishes, uPVC windows, timber/plastic or ceramic window sills, plasterboard ceilings, modern floor finishes and associated mechanical and electrical services.

The main roof is finished with non-suspect roof tiles. Suspect asbestos-containing cement slate under cloaking was identified beneath the main roof covering and has been presumed to contain asbestos.

An external boiler room contains the existing boiler installation, associated metal pipework/services and rear metal flue.

The separate modular building is of post-2005 construction. The roof to this structure was not included within the survey following instruction from the Principal.

3. Scope of Survey

The Refurbishment Asbestos Survey was undertaken within the areas associated with the proposed works and included:

- proposed window and door replacement areas;
- limited intrusive inspection around window blockwork to investigate for concealed packers/materials;
- areas associated with the proposed attic/roof void insulation works;
- relevant service and boiler-room areas; and
- representative sampling of suspect materials encountered within the survey scope.

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 4 of 24
		QA doc 90c:	Rev 7 20/02/2024



CELTIC ASBESTOS CONSULTANCY LTD

60 Grange Way, Baldoye Industrial Estate, Baldoye, Dublin 13, D13 F8F5
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Section 1 - Executive Summary

The survey involved targeted intrusive inspection within the defined refurbishment scope. It did not comprise unrestricted destructive opening-up of all structural elements throughout the property.

4. Sampling and Analysis

A total of three representative samples of suspect materials were obtained during the survey and submitted for laboratory analysis.

The analytical results were as follows:

S1 – Ground Floor – Room 6, Area 0-005

Vinyl floor covering and associated adhesive

S2 – Ground Floor – IT Room 2, Area 0-011

Bitumen adhesive to floor

S3 – External Boiler Room, Area 99-003

Insulation material to metal pipework/services

Presumed Asbestos-Containing Materials

In addition to the sampled materials, the following materials were presumed to contain asbestos based on their appearance, location and/or limitations to intrusive inspection:

P – External Main Roof, Area 99-001

Cement slate under cloaking – **Presumed asbestos-containing**

P – External Boiler Room, Area 99-003

Insulation internally associated with the live boiler/rear metal flue – **Presumed asbestos-containing**

5. Survey Details

Survey Type: Refurbishment Asbestos Survey

Survey Date: 12/08/2026

Surveyor: Daragh Gogarty

CACL Project Reference: A-04399

6. Report Details

Report Revision Date: 28/08/2026

Report Author: Jordan Costello

Approved/Authorised By: Daragh Gogarty

Report Revision: Rev 1

CACL Project Reference: A-04399

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 5 of 24
		QA doc 90c:	Rev 7 20/02/2024



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Tel 01 8323547 Email: info@cacl.ie Website: www.cacl.ie

Section 1 - Executive Summary

7. Survey Findings

The survey identified two confirmed asbestos-containing materials and two presumed asbestos-containing materials within the areas assessed.

S2 – IT Room 2, Area 0-011: Chrysotile asbestos-containing bitumen adhesive. Material Risk Assessment Score: 4.

S3 – External Boiler Room, Area 99-003: Chrysotile asbestos-containing insulation material to metal pipework/services. The material was recorded as being in **high-damage condition and readily accessible**, with a Material Risk Assessment Score of 8.

Main Roof, Area 99-001: Cement slate under cloaking – **presumed asbestos-containing**.

Boiler/Rear Metal Flue, Area 99-003: Internal insulation – **presumed asbestos-containing**. The boiler was live and the material was not subject to intrusive inspection.

No strongly presumed ACMs were identified.

Full details, photographs, material assessments and recommended actions are provided within the relevant sections of this report.

Asbestos was identified in the following:

Blessington FETC - Blessington, Co. Wicklow, W91 HDH9						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
S2	Ground Floor	IT Room 2, 0-011	Floor – Bitumen Adhesive	Chrysotile	N/A m ²	Label & manage & review every 12 months
S3	External	Boiler Room, 99-003	Pipework Textile - Insulated pipework / services	Chrysotile	N/A m ²	Restrict Access: Label & manage & review every 12 months-

Asbestos was presumed in the following:

Blessington FETC - Blessington, Co. Wicklow, W91 HDH9						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
P	External	Main Roof, 99-001	Roof – Cement Slate	Chrysotile, Amosite, Crocidolite	N/A m ²	Label & manage & review every 12 months
P	External	Boiler Room, 99-003	Boiler – Boiler Insulation	Amosite	1 no	Label & manage & review every 12 months

8. Survey Limitations and Exclusions

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 6 of 24
		QA doc 90c:	Rev 7 20/02/2024



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

Section 1 - Executive Summary

The survey was undertaken within the agreed refurbishment scope and was subject to the access available at the time of inspection.

Store 0-008 could not be accessed as the door was locked and therefore remains outside the fully inspected survey scope.

The roof to the separate modular building was not surveyed following instruction from the Principal.

The internal components of the live boiler and associated rear metal flue were not subject to intrusive inspection due to their operational status/location. Suspect insulation associated with these components therefore remains presumed asbestos-containing.

Intrusive inspection was targeted to the defined refurbishment areas and did not involve unrestricted destructive opening-up of all structural elements throughout the property.

Any inaccessible areas or materials outside the agreed survey scope should be considered as not having been fully assessed for asbestos. Where future works extend into these areas, further inspection and, where appropriate, sampling should be undertaken prior to disturbance.

9. Recommendations

All confirmed and presumed ACMs identified within this report should be incorporated into the site's asbestos information and clearly communicated to the client, designers, contractors and any other persons whose work may foreseeably disturb them.

S2 – Bitumen Adhesive: Where the floor or underlying adhesive will be affected by the proposed refurbishment works, the ACM should be appropriately removed or made safe before those works commence. Where unaffected, the material may remain in situ and should be managed.

S3 – Boiler Room Pipework Insulation: Due to the high-damage condition of the material, access to the isolated boiler room should be restricted to authorised personnel and disturbance prevented. The material may remain managed in situ while unaffected by the proposed works. Its condition should be monitored and, before any future work affecting the pipework or insulation, the ACM should be appropriately addressed by a competent asbestos removal contractor.

Main Roof Under cloaking: The suspect cement slate under cloaking should continue to be treated as asbestos-containing unless representative sampling demonstrates otherwise. Where the proposed works may disturb the material, it should be appropriately addressed prior to commencement.

Boiler/Rear Metal Flue: Suspect internal insulation should remain presumed asbestos-containing. No disturbance should take place until further investigation has been undertaken where works are proposed to the boiler, flue or associated components.

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 7 of 24
		QA doc 90c:	Rev 7 20/02/2024



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Section 1 - Executive Summary

Modular Building Roof: The roof was outside the survey scope following instruction from the Principal. Its asbestos status should be established prior to roof replacement works where there is any uncertainty regarding the materials to be disturbed.

All work involving ACMs should be undertaken by appropriately trained and competent personnel/contractors using suitable asbestos controls and in accordance with applicable asbestos legislation.

Where the nature of the asbestos work requires statutory notification to the Health and Safety Authority (HSA), the appropriate notification must be made prior to commencement of the asbestos works. Appropriate independent analyst clearance and certification should also be undertaken where required by the nature and scope of the asbestos removal works.

Should previously concealed or unidentified suspect materials become exposed during the refurbishment works, work should cease in the immediate area and the material should be assessed by a competent asbestos professional before disturbance continues.

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 8 of 24
		QA doc 90c:	Rev 7 20/02/2024



CELTIC ASBESTOS CONSULTANCY LTD

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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 involved a medium level of intrusive inspection within the defined scope of the proposed refurbishment works, unrestricted destructive inspection was not undertaken. Targeted intrusive inspection and opening-up were undertaken, where reasonably practicable, to investigate materials liable to be disturbed by the proposed works. Any areas where access or the level of intrusion was restricted are identified within this report and should be subject to further investigation prior to disturbance, where required.
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.

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 9 of 24
		QA doc 90c:	Rev 7 20/02/2024



CELTIC ASBESTOS CONSULTANCY LTD

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

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).

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 10 of 24
		QA doc 90c:	Rev 7 20/02/2024



CELTIC ASBESTOS CONSULTANCY LTD

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

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.
3. Where areas or materials could not be sufficiently inspected due to operational, access or structural limitations, these should be considered as not having been fully assessed for asbestos and further investigation should be undertaken prior to any works which may disturb them.

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.

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 11 of 24
		QA doc 90c:	Rev 7 20/02/2024



CELTIC ASBESTOS CONSULTANCY LTD

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

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.

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 12 of 24
		QA doc 90c:	Rev 7 20/02/2024



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

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.

Excluded / Limited Access Areas

Store 0-008 could not be accessed at the time of survey as the door was locked.
The roof to the separate post-2005 modular unit was not surveyed following instruction from the Principal. Intrusive inspection and sampling of the internal insulation within the live boiler and associated rear metal flue in Boiler Room 99-003 were not undertaken; these materials remain presumed asbestos-containing pending further investigation if affected by the proposed works.

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 13 of 24
		QA doc 90c:	Rev 7 20/02/2024



CELTIC ASBESTOS CONSULTANCY LTD

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

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

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 14 of 24
		QA doc 90c:	Rev 7 20/02/2024



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Tel 01 8323547 Email: info@cacl.ie Website: www.cacl.ie

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.

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 15 of 24
		QA doc 90c:	Rev 7 20/02/2024



Celtic Asbestos Consultancy Ltd

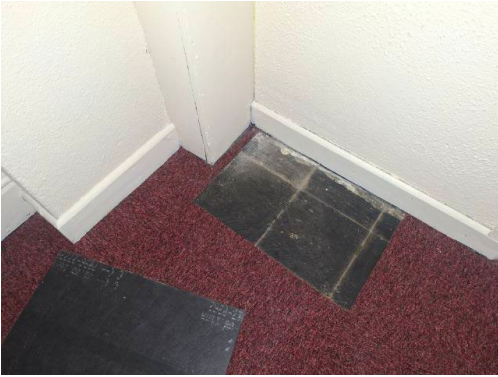
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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Blessington FETC - Blessington, Co. Wicklow, W91 HDH9

Client Name: KSN Project Management Limited,
Project Number: A-04399

FLOOR:	Ground Floor			SURVEY DATES:	12/08/2026		
ROOM NAME / NO.:	0-011			SAMPLE REF NO.:	S2		
							
PRODUCT TYPE:	Bitumen Adhesive			ACCESSIBILITY:	Easy		
FOUND IN:	Floor						
LOCATION:	IT Room 2			EXTENT / QUANTITY:	N/A m²		
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 bitumen adhesive to under carpet(S).							
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Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
		Report Revision Date:	28/08/2026
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Page:	Page 16 of 24
		QA doc 90c:	Rev 7 20/02/2024



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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Blessington FETC - Blessington, Co. Wicklow, W91 HDH9 Client Name: KSN Project Management Limited,
Project Number: A-04399

FLOOR:	External	SURVEY DATES:	12/08/2026				
ROOM NAME / NO.:	99-003	SAMPLE REF NO.:	S3				
							
PRODUCT TYPE:	Insulated pipework / services		ACCESSIBILITY:	Easy			
FOUND IN:	Pipework Textile						
LOCATION:	Boiler Room		EXTENT / QUANTITY:	N/A m²			
ASBESTOS TYPE	NON ASBESTOS	0	EXTENT OF DAMAGE / DETERIORATION	GOOD CONDITION	0		
	CHRYSTOLITE	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:							
Insulation material to metal pipework confirmed ACM							
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Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 17 of 24
		QA doc 90c:	Rev 7 20/02/2024



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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Blessington FETC - Blessington, Co. Wicklow, W91 HDH9 Client Name: KSN Project Management Limited, Project Number: A-04399

FLOOR:	External	SURVEY DATES:	12/08/2026				
ROOM NAME / NO.:	99-001	SAMPLE REF NO.:	Presumed				
							
PRODUCT TYPE:	Cement Slate	ACCESSIBILITY:	Medium				
FOUND IN:	Roof						
LOCATION:	Main Roof	EXTENT / QUANTITY:	N/A m²				
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:							
Suspect asbestos containing cement slate under cloaking to main roof.							
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Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
		Report Revision Date:	28/08/2026
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Page:	Page 18 of 24
		QA doc 90c:	Rev 7 20/02/2024



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Section 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address: Blessington FETC - Blessington, Co. Wicklow, W91 HDH9 Client Name: KSN Project Management Limited, Project Number: A-04399

FLOOR:	External	SURVEY DATES:	12/08/2026			
ROOM NAME / NO.:	99-003	SAMPLE REF NO.:	Presumed			
						
PRODUCT TYPE:	Boiler Insulation		ACCESSIBILITY:	Easy		
FOUND IN:	Boiler					
LOCATION:	Boiler Room		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:						
Suspect asbestos containing materials to internal LIVE Boiler and internal to rear metal flu. Further investigation required if works are planned.						
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. Following removal of the asbestos-containing material, appropriate clearance inspection and certification must be undertaken by a competent independent asbestos analyst, prior to the affected area being returned to normal use or subsequent refurbishment works proceeding.						

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		Survey Date:	12/08/26
		Report Revision Date:	28/08/2026
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Page:	Page 19 of 24
		QA doc 90c:	Rev 7 20/02/2024



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Section 10 - Non Asbestos Items

Sorted by: Location ID

Site Address:

Blessington FETC - Blessington, Co.
Wicklow, W91 HDH9

Client Name:

KSN Project Management Limited,

Project

A-04399

Number:

FLOOR:	Ground Floor	SURVEY DATES:	12/08/2026
ROOM NAME / NO.:	0-005	SAMPLE REF NO.:	S1
			
PRODUCT TYPE:	Vinyl Floor Covering & Adhesive		ACCESSIBILITY: Medium
FOUND IN:	Floor		
LOCATION:	Room 6	EXTENT / QUANTITY:	N/A m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 20 of 24
		QA doc 90c:	Rev 7 20/02/2024

Section 11 - Bulk Certificate



**CELTIC ASBESTOS
CONSULTANCY LTD**

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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-04399
Attention of:	Karen Maguire	Revision No.:	1
Site Address:	Blessington FETC, Blessington, Co. Wicklow, W91 HDH9.	Report Date:	28/08/2026
Date Samples Taken:	12/08/2026	Client Order Number:	N/A
Date Samples Received:	12/08/2026	Client Project Number:	N/A
Date of Analysis:	28/08/2026	No. of Samples Obtained:	3
Analysed by:	Jordan Costello	We participate in the Asbestos In Materials Proficiency Scheme	

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

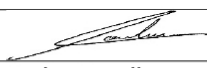
Where samples have been delivered then the site address and actual sample location or sample type is given by the client at the time of delivery. CACL accept no responsibility for the accuracy or competence of the sampling other parties. Under these circumstances CACL cannot be held responsible for the 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 (10417)	#1	Ground Floor Room 6 – 0-005 / Vinyl Floor Covering & Adhesive	NADIS
2	S2 (10418)	#2	Ground Floor IT Room 2 – 0-011 / Bitumen Adhesive	CHRYSTOTILE
3	S3 (10419)	#3	External Boiler Room – 99-003 / Insulated pipework / services	CHRYSTOTILE

- 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	NADIS	= NO ASBESTOS DETECTED IN SAMPLE
	CROCIDOLITE	= Typically known as Blue Asbestos (Amphibole Group)
	AMOSITE	= Typically Known as Brown Asbestos (Amphibole Group)
E	CHRYSTOTILE	= Typically Known as White Asbestos (Serpentine Group)
	ANTHOPHYLLITE	= Asbestos (Amphibole Group)
	ACTINOLITE	= Asbestos (Amphibole Group)
Y	TREMOLITE	= Asbestos (Amphibole Group)

Typed By:	Jordan Costello	Authorised by:	
Position:	Analyst	Print Name:	Jordan Costello
Comments: N/A			

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 21 of 24
		QA doc 90c:	Rev 7 20/02/2024



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Section 12 - Survey Drawings and Documentation

Project Number:

A-04399



Ground Floor – Level 0

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

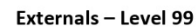
Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 22 of 24
		QA doc 90c:	Rev 7 20/02/2024



Tel 01 8323547 Email: info@cacl.ie Website: www.cacl.ie

Project Number:

A-04399

DO NOT SCALE DRAWING

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 23 of 24
		QA doc 90c:	Rev 7 20/02/2024



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Section 13 - Asbestos Register

Project Number:

A-04399

Refurbishment Survey:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Surveyor(s):	Daragh Gogarty	Survey Date:	12/08/26
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Blessington FETC - Blessington, Co. Wicklow, W91 HDH9

Area Surveyed	Sample Number	Location and Use of Material	Asbestos Type	Condition	Accessibility	Extent	Material Risk Assessment Score	Recommended Action
Ground Floor	S2	IT Room 2 0-011 – Floor (Bitumen Adhesive)	Chrysotile	Medium Damage	Easy	N/A m ²	4	Label & manage & review every 12 months
External	Presumed	Main Roof 99-001 – Roof (Cement Slate)	Chrysotile, Amosite, Crocidolite	Low Damage	Medium	N/A m ²	5	Label & manage & review every 12 months
External	S3	Boiler Room 99-003 – Pipework (Insulated pipework / services)	Chrysotile	High Damage	Easy	N/A m ²	8	Restrict Access Label & manage & review every 12 months
External	Presumed	Boiler Room 99-003 – Boiler (Boiler Insulation)	Amosite	Low Damage	Easy	1 no	4	Label & manage & review every 12 months

MATERIAL RISK SCORES ABOVE 10 HAVE HIGH POTENTIAL TO RELEASE FIBRES

Client Name:	KSN Project Management Limited,	Project Number:	A-04399
		Survey Date:	12/08/26
Site Address:	Blessington FETC - Blessington, Co. Wicklow, W91 HDH9	Report Revision Date:	28/08/2026
		Page:	Page 24 of 24
		QA doc 90c:	Rev 7 20/02/2024