



**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
Kildare FETC
at
Kildare FETC,
Bothar na gCorp,
Kildare Town,
Co. Kildare.**



Project Number: A-04403

Revision 1 Issued on: 14/08/2026



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

Document Control

Client Name:

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

Site Full Name:

Kildare FETC,
Bothar na gCorp,
Kildare Town,
Co. Kildare.

Contact: Karen Maguire

Phone: +353 1 277 6999

Email kmaguire@ksnpm.ie

Project N° and Revision N°	Report Status	Surveyor	Report Author	Approved by	Issue Date
A-04403 (Revision 1)	Issued	Daragh Gogarty	Jordan Costello	 Daragh Gogarty	14/08/2026
Comments: N/A					
Comments:					
Comments:					

Celtic Asbestos Consultancy	Project Number:	A-04403
	Survey Date:	13/08/26
	Report Revision Date:	14/08/2026
	Page:	Page 2 of 26
	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

TABLE OF CONTENTS

CONTENTS		Pages
SECTION 1	Executive Summary	4
SECTION 2	Survey Objectives	8
SECTION 3	Survey Techniques	9
SECTION 4	Survey Caveat	10
SECTION 5	Survey Notes	11
SECTION 6	Excluded Areas	12
SECTION 7	Explanation of Survey Terms	13
SECTION 8	Explanation of Survey Recommendations	14
SECTION 9	Material Assessment (Photo Small)	15
SECTION 10	Non Asbestos Items	18
SECTION 11	Bulk Certificate	22
SECTION 12	Survey Drawings	24
SECTION 13	Asbestos Register	25

Celtic Asbestos Consultancy	Project Number:	A-04403
	Survey Date:	13/08/26
	Report Revision Date:	14/08/2026
	Page:	Page 3 of 26
	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 1 - Executive Summary

1. General Information

Celtic Asbestos Consultancy was instructed by KSNPM to carry out an Asbestos Refurbishment Survey to inspect for the presence of asbestos-containing materials (ACMs) at:

Bothar na gCorp,
Kildare Town,
Co Kildare,
R51AX65.

The survey was undertaken on 13/08/2026 to identify, as far as reasonably practicable within the agreed scope, asbestos-containing materials (ACMs) which may be disturbed during the proposed refurbishment works.

The proposed works principally comprise replacement of windows throughout the property and installation of solar panels to the roof, together with associated refurbishment works.

2. Site Description

The property comprises an educational facility of blockwork and stone external construction with metal rainwater goods, plastic/timber soffits and fascias and a combination of uPVC, timber and metal windows and doors.

Internal finishes generally comprise plasterboard ceilings and partitions, suspended ceilings, timber/strawboard ceiling/roof materials and modern vinyl floor finishes over screed.

The property has undergone modern refurbishment and previous ACMs were reported to have been removed, including asbestos-containing stair nosings.

The main roof was inspected in connection with the proposed solar installation. Representative samples of roof materials were obtained and returned no asbestos detected results. However, suspect asbestos-containing slate underclanking was separately noted during the inspection and requires appropriate consideration prior to works which may disturb it.

The boiler house contains a live modern boiler with an associated metal-encased rear flue and insulated pipework/services. Access and intrusive inspection were limited due to the boiler remaining operational.

3. Scope and Level of Intrusion

The survey comprised a Refurbishment Asbestos Survey within the areas associated with the proposed works, including the proposed replacement windows, roof areas associated with the proposed solar installation and other accessible refurbishment areas.

A medium level of intrusive inspection was undertaken. The building remained occupied and operational during the survey and unrestricted destructive inspection was therefore not possible in all locations.

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 4 of 26
		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 1 - Executive Summary

In particular, access around the window installations was restricted due to occupancy. Intrusive inspection for concealed window packers/materials could not be completed at all window locations. As replacement of the windows forms part of the proposed works, further intrusive inspection is required prior to removal where the concealed construction has not been adequately assessed.

Intrusive inspection was also limited beneath retained modern floor finishes and to the live boiler and associated components.

4. Sampling and Analysis

A total of **eight representative samples** of suspect materials were recorded within the survey report.

The analytical findings comprised **one confirmed asbestos-containing material**, with the remaining sampled materials recorded as having no asbestos detected.

The confirmed ACM was:

S3 – External – High-Level Metal Mesh Windows, Area 99-003

Rope seals – **Chrysotile asbestos detected**

The surveyor recorded similar rope seals to high-level metal mesh windows associated with the **Boiler House, main office block north wing and toilet block west wing**.

Other sampled materials recorded as **No Asbestos Detected** included representative main-roof cement slate materials, flat-roof bitumen felt-lined materials, boiler-house board material and internal board materials.

5. Survey Details

The survey was completed on 14/08/2026 by Daragh Gogarty.

Representative bulk samples were analysed using Polarised Light Microscopy (PLM) with Dispersion Staining in accordance with CACL laboratory procedures based upon HSG248.

6. Report Details

Project Number: A-04403

Survey Date: 13/08/2026

Report Revision Date: 14/08/2026

Report Status: Issued

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 5 of 26
		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 1 - Executive Summary

7. Survey Findings

The survey identified one confirmed asbestos-containing material, together with presumed/suspect materials and specific areas requiring further investigation prior to disturbance.

S3 – Window Rope Seals:

Chrysotile asbestos was confirmed within rope seals associated with high-level metal mesh windows.

Corridor 2 – Bitumen Adhesive:

Residual floor tile markings and bitumen adhesive were identified beneath retained modern floor finishes. Intrusive inspection was limited and further investigation is required where future refurbishment works will affect the floors to quantify.

Boiler House – Gaskets:

Compressed gaskets associated with boiler-house pipework were presumed asbestos-containing. Inspection was limited due to the boiler being live.

Main Roof – Undercloaking:

Suspect asbestos-containing slate undercloaking was noted and requires further assessment or continued presumption prior to disturbance.

Full details of identified materials, sample results and material assessments are provided within the relevant sections of this report.

Asbestos was identified in the following:

Kildare FETC						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
S3	External	High Line Metal Mesh Windows, 99-003	Windows – Rope	Chrysotile	N/A m ²	Remove if affected by refurbishment works or label & manage & review every 12 months if not affected

Asbestos was Strongly Presumed in the following:

No strongly presumed items found

Asbestos was presumed in the following:

Kildare FETC						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
P	Ground Floor	Corridor 2, 0-003	Floor –	Chrysotile	N/A m ²	Label & manage & review every 12 months

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 6 of 26
		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 1 - Executive Summary

Kildare FETC						
Sample	Floor	Location	Description	Asbestos	Extent / Amount	Recommended Action
			Bitumen Adhesive			
P	External	Boiler House, 99-005	Pipework - Gaskets (compressed)	Chrysotile	N/A m ²	Label & manage & review every 12 months
P	External	Main Roof 99-001 – Roof (Slate Undercloaking)	Under Cloaking	Chrysotile	N/A m ²	Label & manage & review every 12 months

10. Recommendations

The confirmed chrysotile-containing S3 rope seals should be appropriately addressed prior to window replacement works which will disturb them. The surveyor recorded similar rope seals at the Boiler House, main office block north wing and toilet block west wing; the extent of the material should therefore be established as part of planning the window replacement works.

Due to occupancy restrictions during the survey, concealed window packers/materials were not fully inspected at all window locations. Further targeted intrusive inspection should be undertaken before the affected windows are removed where the concealed construction has not been adequately assessed.

The suspect slate undercloaking should be further investigated before the proposed solar/roof works where it may be disturbed. Until its asbestos status has been established, it should be treated as presumed asbestos-containing.

The Corridor 2 bitumen adhesive should remain presumed asbestos-containing. If future refurbishment works involve removal or disturbance of the existing floor finishes or screed, further investigation should be undertaken prior to those works to quantify.

The boiler-house gaskets should remain presumed asbestos-containing and should not be disturbed. Further investigation should be undertaken before maintenance or refurbishment works affecting the gaskets or associated pipework.

The live boiler and metal-encased rear flue were not subject to full intrusive investigation. Further investigation is required before any works which may disturb the boiler, flue or associated concealed insulation/materials.

All confirmed and presumed ACMs should be communicated to designers and contractors and incorporated into the asbestos information for the proposed works. ACMs which will be affected by the refurbishment should be appropriately removed or made safe before disturbance.

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

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 7 of 26
		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 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.

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 8 of 26
		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-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 9 of 26
		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 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 building was occupied and operational at the time of the survey and was required to remain operational. As a result, the extent of intrusive inspection was restricted to avoid unreasonable damage to occupied areas, fixtures and finishes.
- Targeted intrusive inspection and representative sampling were undertaken where reasonably practicable within the agreed refurbishment scope. Fixed plasterboard, timber finishes and other retained building elements were not extensively removed where doing so would have caused significant damage or affected the continued operation of the building.
- Access to concealed areas around the existing window installations was restricted due to occupancy. Further intrusive inspection, including inspection for concealed packers and other suspect materials, is required prior to window replacement where these areas could not be adequately assessed during this survey.
- Intrusive inspection beneath retained floor finishes was limited in certain areas. Where future refurbishment works will disturb these floors, further investigation should be undertaken prior to commencement.
- The boiler was live at the time of the survey and intrusive inspection of the boiler, associated metal-encased flue and concealed components was restricted. Further investigation is required prior to any works which may affect these components.

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 10 of 26
		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-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 11 of 26
		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.

- **Window installations:** Intrusive access behind and around existing window frames was restricted due to occupancy. Further inspection for concealed packers and other suspect materials is required prior to window replacement where these areas could not be fully assessed.
- **Boiler House:** The boiler was live at the time of survey. Intrusive inspection of the boiler, metal-encased rear flue and associated concealed components was therefore restricted. Further investigation is required prior to works affecting these components.
- **Floor finishes:** Intrusive inspection beneath retained modern floor finishes was limited in certain areas. Further investigation is required where future refurbishment works will disturb these floors.

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 12 of 26
		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-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 13 of 26
		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 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 2010 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 14 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-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 14 of 26
		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 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address:

Client Name: KSN Project Management Limited,
Project Number: A-04403

FLOOR:	External	SURVEY DATES:	13/08/2026				
ROOM NAME / NO.:	99-003	SAMPLE REF NO.:	S3				
							
PRODUCT TYPE:	Rope	ACCESSIBILITY:	Medium				
FOUND IN:	Windows						
LOCATION:	High Line Metal Mesh Windows	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:							
Rope seals to High line widows to metal mesh windows. To Boiler House, main office block north wing and toilet Block West wing. Confirmed ACM							
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. All ACM waste must be disposed of as hazardous waste via an appropriately authorised waste facility/carrier. Independent analyst clearance and certification must be completed following all ACM removal works.							

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
		Report Revision Date:	14/08/2026
Site Address:		Page:	Page 15 of 26
		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 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address:

Client Name: KSN Project Management Limited,
Project Number: A-04403

FLOOR:		Ground Floor			SURVEY DATES:		13/08/2026		
ROOM NAME / NO.:		0-003			SAMPLE REF NO.:		Presumed		
									
PRODUCT TYPE:		Bitumen Adhesive				ACCESSIBILITY:		Difficult	
FOUND IN:		Floor							
LOCATION:		Corridor 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:

Modern vinyl to screed. Limited intrusion to below. Marks from vinyl floor tiles and bitumen adhesive to under modern vinyl and screed. Further inspection required if refurbishment works are planned to floors encapsulating ACM bitumen below.

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. All ACM waste must be disposed of as hazardous waste via an appropriately authorised waste facility/carrier. Independent analyst clearance and certification must be completed following all ACM removal works.

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 16 of 26
		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 9 - Material Assessment (Photo Small)

Sorted by: Location ID

Site Address:

Client Name: KSN Project Management Limited,
Project Number: A-04403

FLOOR:	External	SURVEY DATES:	13/08/2026				
ROOM NAME / NO.:	99-005	SAMPLE REF NO.:	Presumed				
							
PRODUCT TYPE:	Gaskets (compressed)		ACCESSIBILITY:	Medium			
FOUND IN:	Pipework						
LOCATION:	Boiler House		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:							
Mmmf insulation (no paper) wrapped Presumed asbestos containing Gaskets to boiler house pipework. Limited access. LIVE Boiler.							
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. All ACM waste must be disposed of as hazardous waste via an appropriately authorised waste facility/carrier. Independent analyst clearance and certification must be completed following all ACM removal works.							

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
		Report Revision Date:	14/08/2026
Site Address:		Page:	Page 17 of 26
		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 10 - Non Asbestos Items

Sorted by: Location ID

Site Address:

Client Name: KSN Project Management Limited,
Project Number: A-04403

FLOOR:	Ground Floor	SURVEY DATES:	13/08/2026
ROOM NAME / NO.:	0-002	SAMPLE REF NO.:	S7
			
PRODUCT TYPE:	Board	ACCESSIBILITY:	Medium
FOUND IN:	Ceilings		
LOCATION:	Toilets	EXTENT / QUANTITY:	N/A m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			

FLOOR:	Ground Floor	SURVEY DATES:	13/08/2026
ROOM NAME / NO.:	0-005	SAMPLE REF NO.:	S8
			
PRODUCT TYPE:	Board	ACCESSIBILITY:	Difficult
FOUND IN:	Ceiling/Internal Roof		
LOCATION:	Kitchen 2	EXTENT / QUANTITY:	N/A m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
		Report Revision Date:	14/08/2026
Site Address:		Page:	Page 18 of 26
		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 10 - Non Asbestos Items

Sorted by: Location ID

Site Address:

Client Name: KSN Project Management Limited,
Project
Number: A-04403

FLOOR:	External	SURVEY DATES:	13/08/2026
ROOM NAME / NO.:	99-001	SAMPLE REF NO.:	S1
			
PRODUCT TYPE:	Cement Slate	ACCESSIBILITY:	Difficult
FOUND IN:	Roof		
LOCATION:	Main Roof (toles Pitche(s))	EXTENT / QUANTITY:	N/A m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			
FLOOR:	External	SURVEY DATES:	13/08/2026
ROOM NAME / NO.:	99-001	SAMPLE REF NO.:	S2
			
PRODUCT TYPE:	Cement Slate	ACCESSIBILITY:	Medium
FOUND IN:	Roof		
LOCATION:	Main Roof (toles Pitche(s))	EXTENT / QUANTITY:	N/A m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
		Report Revision Date:	14/08/2026
Site Address:		Page:	Page 19 of 26
		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 10 - Non Asbestos Items

Sorted by: Location ID

Site Address:

Client Name: KSN Project Management Limited,
Project
Number: A-04403

FLOOR:	External	SURVEY DATES:	13/08/2026
ROOM NAME / NO.:	99-004	SAMPLE REF NO.:	S4
			
PRODUCT TYPE:	Flat, bitumen felt lined	ACCESSIBILITY:	Easy
FOUND IN:	Roof		
LOCATION:	Flat Roofs	EXTENT / QUANTITY:	N/A
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			
FLOOR:	External	SURVEY DATES:	13/08/2026
ROOM NAME / NO.:	99-004	SAMPLE REF NO.:	S5
			
PRODUCT TYPE:	Flat, bitumen felt lined	ACCESSIBILITY:	Easy
FOUND IN:	Roof		
LOCATION:	Flat Roofs	EXTENT / QUANTITY:	N/A m ²
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
		Report Revision Date:	14/08/2026
Site Address:		Page:	Page 20 of 26
		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 10 - Non Asbestos Items

Sorted by: Location ID

Site Address:

Client Name: KSN Project Management Limited,
Project
Number: A-04403

FLOOR:	External	SURVEY DATES:	13/08/2026
ROOM NAME / NO.:	99-005	SAMPLE REF NO.:	S6
			
PRODUCT TYPE:	Board	ACCESSIBILITY:	Difficult
FOUND IN:	Ceiling		
LOCATION:	Boiler House	EXTENT / QUANTITY:	N/A no
Comments: NO ASBESTOS DETECTED IN ORIGINAL SAMPLE			

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 21 of 26
		QA doc 90c:	Rev 7 20/02/2024

Section 11 - Bulk Certificate



**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

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-04403
Attention of:	Karen Maguire	Revision No.:	1
Site Address:	Bothar na gCorp, Kildare Town, Co Kildare, R51 AX65.	Report Date:	14/08/2026
Date Samples Taken:	13/08/2026	Client Order Number:	N/A
Date Samples Received:	13/08/2026	Client Project Number:	N/A
Date of Analysis:	14/08/2026	No. of Samples Obtained:	8
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, Baldoyle Industrial Estate, Baldoyle, 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 (10329)	#1	External Main Roof (toles Pitche(s) – 99-001 / Cement Slate	NADIS
2	S2 (10330)	#2	External Main Roof (toles Pitche(s) – 99-001 / Cement Slate	NADIS
3	S3 (10331)	#3	External High Line Metal Mesh Windows – 99-003 / Rope	CHRYSTOTILE
4	S4 (10332)	#4	External Flat Roofs – 99-004 / Flat, bitumen felt lined	NADIS
5	S5 (10333)	#5	External Flat Roofs – 99-004 / Flat, bitumen felt lined	NADIS
6	S6 (10334)	#6	External Boiler House – 99-005 / Board	NADIS
7	S7 (10335)	#7	Ground Floor Toilets – 0-002 / Board	NADIS
8	S8 (10336)	#8	Ground Floor Kitchen 2 – 0-005 / Board	NADIS

- 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)
	Y	ACTINOLITE	= Asbestos (Amphibole Group)
		TREMOLITE	= Asbestos (Amphibole Group)

Typed By: Jordan Costello	Authorised by: 
----------------------------------	--

QA doc 91a Rev 12 - Bulk Analysis

Issued on 20/02/2024 by Laboratory Manager

A-04403 (Rev 1)

Page 1 of 2

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 22 of 26
		QA doc 90c:	Rev 7 20/02/2024

Section 11 - Bulk Certificate



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

Position:	Analyst	Print Name:	Jordan Costello
Comments: N/A			

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 23 of 26
		QA doc 90c:	Rev 7 20/02/2024



CELTIC ASBESTOS CONSULTANCY LTD

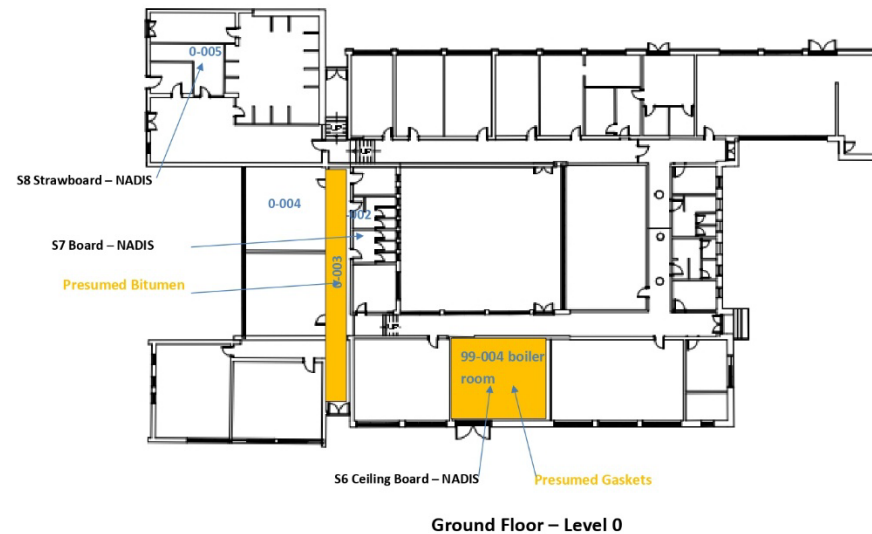
60 Grange Way, Baldoy Industrial Estate, Baldoy, Dublin 13, D13 F8F5

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

Section 12 - Survey Drawings and Documentation

Project Number:

A-04403



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

Client Name:	KSN Project Management Limited,	Project Number:	A-04403
		Survey Date:	13/08/26
		Report Revision Date:	14/08/2026
Site Address:		Page:	Page 24 of 26
		QA doc 90c:	Rev 7 20/02/2024



CELTIC ASBESTOS CONSULTANCY LTD

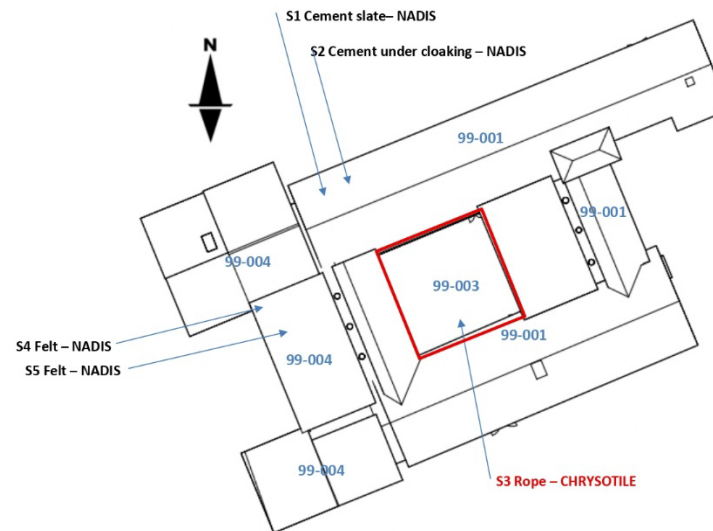
60 Grange Way, Baldoy Industrial Estate, Baldoy, Dublin 13, D13 F8F5

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

Section 12 - Survey Drawings and Documentation

Project Number:

A-04403



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-04403
		Survey Date:	13/08/26
		Report Revision Date:	14/08/2026
Site Address:		Page:	Page 25 of 26
		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 13 - Asbestos Register

Project Number:

A-04403

Refurbishment Survey:		Surveyor(s):	Daragh Gogarty	Survey Date:	13/08/26
-----------------------	--	--------------	----------------	--------------	----------

Kildare FETC

Area Surveyed	Sample Number	Location and Use of Material	Asbestos Type	Condition	Accessibility	Extent	Material Risk Assessment Score	Recommended Action
Ground Floor	Presumed	Corridor 2 0-003 – Floor (Bitumen Adhesive)	Chrysotile	Medium Damage	Difficult	N/A m ²	4	Label & manage & review every 12 months
External	S3	High Line Metal Mesh Windows 99-003 – Windows (Rope)	Chrysotile	Medium Damage	Medium	N/A m ²	5	Remove if affected by refurbishment works or label & manage & review every 12 months if not affected
External	Presumed	Boiler House 99-005 – Pipework (Gaskets (compressed))	Chrysotile	Low Damage	Medium	N/A m ²	3	Label & manage & review every 12 months
External	Presumed	Main Roof 99-001 – Roof (Slate Undercloaking)	Chrysotile	Low Damage	Difficult	N/A m ²	3	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-04403
		Survey Date:	13/08/26
Site Address:		Report Revision Date:	14/08/2026
		Page:	Page 26 of 26
		QA doc 90c:	Rev 7 20/02/2024