

Asbestos Refurbishment Survey

Site Address:	**14/15 Fitzwilliam Quay Dublin 4**
Contact:	**Ross Melbourne**
Client:	**Desiun**
Date:	**31/10/2025**
Surveyor:	**Stephen Cullen**
Survey No.:	**A-00371**
Report Issue:	**Final**

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1. Executive Summary 3
2. Introduction 4
3. Survey Type 5
4. Survey Methodology 7
5. Sample Analysis 7
6. Asbestos Containing Materials in Buildings (ACMs) 7
7. Material Assessment Algorithms 9
8. Asbestos Data Sheets 10
9. Laboratory Analysis Results 20
10. Asbestos Register 21
11. Specific Exclusions and Caveats 23
12. Legislation and Code of Practice 23
13. Conclusions and Recommendations 23

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1. Executive Summary

An Asbestos Refurbishment Survey has been undertaken to a property on 14/15 Fitzwilliam Quay, Dublin 4.

The scope of the survey was confined to all accessible areas of the building and property.

The survey was carried out by Stephen Cullen and completed on 07/11/2025.

During the survey there was 1 sample taken:

14/15 Fitzwilliam Quay				
Sample No.	Relevant Report Section	Location – Description	Result	Condition
Sample 001	8	Ceiling tile - Insulation - Ground Floor, Toilet Area 14 010	No Asbestos Detected	N/A

This report cannot be used for contractual or engineering purposes unless this sheet is signed where indicated by the surveyor. The report must also be designated 'final' on the cover sheet.

Please note that Asbestos Surveys Ireland cannot be held responsible for the way in which a client interprets or acts upon the results.

This report must be read in its entirety including any appendices. Asbestos Surveys Ireland accepts no responsibility for sub-division of this report.

Signed: Stephen Cullen Date: 07 November 2025

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2. Introduction

Background

Asbestos has been used extensively in the building industry for over one hundred years and has proved to be an excellent product for a variety of uses, having many qualities such as insulation, fire, and chemical resistance to name a few. Its suitability across a wide range of uses and its relatively cheap cost made it very popular, with over 3,000 asbestos products having been recorded.

The use of asbestos containing materials (ACM's) was most prevalent between the 1950's and the 1970's when it provided an economic, easy to use versatile material. Unfortunately, given the constitution and makeup of asbestos it can give rise to microscopic airborne fibres being released into the working environment. The fibres have carcinogenic properties caused by inhalation of the fibres which can get lodged in the lining of the lungs causing disease and death.

Asbestos Surveys Ireland have been requested to provide the following:

- To provide an experienced asbestos survey team to site to carry out a refurbishment/demolition survey (targeted), as outlined in HSG 264 Asbestos: The Survey Guide.
- To take representative samples of any materials suspected of containing asbestos and to analyse these in accordance with HSE document HSG 248 – 'Asbestos: The analysts' guide for sampling, analysis, and clearance procedures.
- To prepare a detailed written report showing the location, extent, and condition of all identified asbestos installations along with any remedial recommendations necessary.
- The data from the reports will also be used to assist in the customer's duty to manage asbestos and to provide suitable & sufficient risk assessments for staff & contractors.

NOTE: Material risk assessment scores have been included in this report to assist the customer in future management plans.

This survey report must be read in conjunction with any other associated asbestos survey reports, and read in conjunction with Section 1 Executive Summary, 8 Asbestos Data Sheets, 9 Laboratory Analysis Results, 10 Asbestos Register, 11 Specific Exclusions and Caveats, and 13 Conclusions and Recommendations.

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3. Survey Type

Refurbishment Survey

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. 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. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

In this type of survey, the asbestos is identified so it can be removed (rather than managed). This survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. Where the materials sampled are found to contain asbestos, other similar materials or components have been presumed to contain asbestos. As part of the Refurbishment Survey the current condition of any proven or presumed ACMs will be recorded. Any urgent remedial works required to reduce the risk of exposure to airborne asbestos fibres will be highlighted. Any areas which need further investigation will also be highlighted.

Demolition Survey

A demolition survey is needed before any demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the whole building where demolition is planned. 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. A demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

In this type of survey, the asbestos is identified so it can be removed (rather than managed). This survey does not normally assess the condition of the asbestos, other than to indicate areas of damage or where additional asbestos debris may be present. Where the materials sampled are found to contain asbestos, other similar materials or components have been presumed to contain asbestos. As part of the Demolition Survey the current condition of any proven or presumed ACMs will be recorded. Any urgent remedial works required to reduce the risk of exposure to airborne asbestos fibres will be highlighted. Any areas which need further investigation will also be highlighted.

Management Survey

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.

Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e., it will depend on factors such as the type of building, the nature of construction,

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accessibility etc. A management survey should include an assessment of the condition of the various ACMs and their ability to release fibres into the air if they are disturbed in some way. This 'material assessment' will give a good initial guide to the priority for managing ACMs as it will identify the materials which will most readily release airborne fibres if they are disturbed.

The survey will usually involve sampling and analysis to confirm the presence or absence of ACMs. However, a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling ACMs and presuming ACMs or, indeed, just presuming. Any materials presumed to contain asbestos must also have their condition assessed (i.e., a material assessment).

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4. Survey Methodology

The external and internal areas were inspected to visually locate those materials suspected of containing asbestos. Where required, representative samples of materials suspected of containing asbestos were taken in a safe and controlled manner as per guidelines set out in HSG 264. Materials of a similar type were representatively sampled on the assumption that surfaces identical to a sampled location were of a similar composition.

5. Sample Analysis

Bulk samples of suspected Asbestos Containing Materials were taken to determine the nature and extent of the material, and the results of the laboratory analysis can be found in section 8. Laboratory Analysis Results. The bulk sampling was carried out in accordance HSG 248 Asbestos: The analysts' guide for sampling, analysis and clearance procedures. Samples were taken in grip seal bags and the sample location has been safely sealed to reduce the risk of airborne asbestos fibre release.

Sample analysis was carried out by UKAS accredited laboratory G&L Consultancy Ltd. The analysis of the bulk samples is conducted using polarised light microscopy.

Photographs were taken of all sample locations unless otherwise stated. Materials of a similar type were only occasionally sampled, as it was assumed that other similar materials visually inspected were of a similar composition.

6. Asbestos Containing Materials in Buildings (ACMs)

Sprayed coatings applied in Ireland were typically a mixture of hydrated asbestos cement containing up to 85% asbestos, mainly amosite but crocidolite and mixtures have been used. Primarily used for anti-condensation and acoustic control and fire protection to structural steelwork. It is a friable material but if in a good condition and unlikely to be disturbed presents no immediate danger, however it is likely to release fibres, if disturbed especially during repair and maintenance work. As it ages the binding medium of sprayed asbestos may degrade with the consequent release of more fibres.

Thermal insulation to boilers, vessels, pipe work, valves, pumps etc also known as hand applied lagging. Lagging may have a protective covering of cloth, tape, paper, metal, or a surface coating of cement. All types of asbestos may be found in lagging and the content can vary between 15 and 85% asbestos with the protective papers being up to 100% chrysotile. The likelihood of fibre release depends upon its composition, friability, and state of repair, but it is particularly susceptible to damage and disturbance through maintenance work or the action of water leaks.

Asbestos insulating boards usually contain between 16 to 40% amosite, although boards may be found to contain other types of asbestos and in other quantities. Insulating boards were developed in the 1950s to provide an economical, lightweight, fire resisting insulating material. As insulation board is semi-compressed it is more likely to release fibres as a result of damage or abrasion. Work on asbestos insulation board can give rise to high levels of asbestos fibre.

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Asbestos cement products as in roofing slates, wall cladding, permanent shuttering, flue, rainwater, and vent pipes generally contain 10 to 15% of asbestos fibre bounded in Portland cement, some flexible boards contain a small proportion of cellulose. All three types of asbestos have been used in the manufacture of asbestos cement. The asbestos fibres in asbestos cement are usually firmly bound in the cement matrix and will be released only if the material is mechanically damaged or as it deteriorates with age.

Ropes seals and yarns are usually high in asbestos content, approaching 100% and all three types of asbestos have been used in their manufacture. They were used as in the pipe lagging process and in pipe jointing and for packing materials as in heat/fire resistant boiler, oven and flue sealing or anywhere thermal of fire protection was required. The risk of fibre release depends upon the structure of the material; bonded gasket material is unlikely to release asbestos but an unbonded woven material may give rise to high fibre release especially if when damaged or frayed.

Cloth, thermal insulation, and lagging including fire resistant blankets, mattresses and protective curtains, gloves, aprons, overalls etc. All types of asbestos have been used in the manufacture but since the mid 60's the majority has been chrysotile, the content of which can be up to 100 %.

Millboard, paper, and CAF gaskets usually have an asbestos content approaching 100% with all three types of asbestos being used in their manufacture. They were used for insulation of electrical equipment and for thermal insulation. Asbestos paper has been used as a laminate for fireproofing to various fibre panels. These materials are on some occasions not well bonded and will release asbestos fibres if subject to abrasion and wear.

Bitumen felts, coatings and sink pads may contain asbestos either bound in the bitumen matrix or as an asbestos paper liner. These materials are not likely to present a hazard during normal installation or use but should be removed and disposed of in compliance with any regulation applicable.

Thermoplastic floor tiles can contain up to 25% asbestos usually chrysotile, PVC vinyl floor tiles and unbacked PVC flooring normally 7-10% chrysotile and asbestos paper backed PVC flooring the paper backing may contain up to 100% chrysotile. Fibre release is not normally an issue but may occur when the material is cut or subjected to abrasion.

Decorative coatings on walls and ceilings usually contain 3-5% chrysotile. Fibre release may occur when subjected to abrasion. Textured coatings.

Mastics, sealants, putties, and floor tile adhesives may contain small amounts of asbestos. The only possible risk is from sanding of hardened material when appropriate precautions should be taken.

Reinforced plastic and resin composites, used for toilet cisterns, seats, banisters, window seals, lab bench tops, brakes, and clutches in machines. The plastics usually contain 1-10% chrysotile and were used in for example car batteries to improve the acid resistance. Resins may contain between 20 and 50% amosite, but because of its composition fibre release is likely to be low.

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7. Material Assessment Algorithms

HSG 264 calls for all samples identified as being ACMs to be subject to a Material Assessment Algorithm, in order to assess the potential for fibre release when subject to a standard disturbance. The factors to be considered are:

A	Product Type	Scored 1-3
B	Extent of Damage or Deterioration	Scored 0-3
C	Surface Treatment	Scored 0-3
D	Asbestos Type	Scored 1-3

For each of these factors a score is allocated, and the results are added together to give a result between 0 and 12. Scores are interpreted as follows:

<5:	Very Low
5-6:	Low
7-9:	Medium
>9:	High

This material assessment purely assesses the condition of the material. It identifies the materials that present a higher risk of fibre release if disturbed. This algorithm does not automatically mean that those materials with a higher score should be given a higher priority for remedial work. Rather, this score should be considered along with other factors involved, such as the location of the material (for example, outside, inside, in plant areas, by or in ventilation systems), its extent, occupancy and the type of activity likely to affect it. Factors effecting such activity are, for example, that it may be only accessed during major works or alternatively, occupants undertake actions which may easily disturb it during everyday activity.

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8. Asbestos Data Sheets

ASBESTOS SAFETY DATA SHEET

Survey No.	A-00371
Survey Type	Refurbishment Survey
Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Area - No asbestos suspected - 14/15 Fitzwilliam Quay, Ground Floor, Office Area 15 007
Sample Range	Area Inspected





MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	No Asbestos Suspected	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

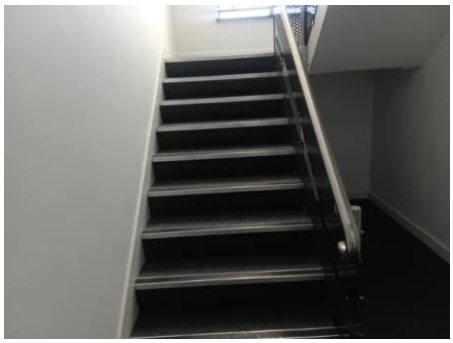
Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

RECOMMENDATIONS
No further action required

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ASBESTOS SAFETY DATA SHEET

Survey No.	A-00371
Survey Type	Refurbishment Survey
Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Area - No asbestos suspected - 14/15 Fitzwilliam Quay, Ground Floor, Stair well 008
Sample Range	Area Inspected



MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	No Asbestos Suspected	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

RECOMMENDATIONS
No further action required

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ASBESTOS SAFETY DATA SHEET

Survey No.	A-00371
Survey Type	Refurbishment Survey
Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Area - No asbestos suspected - 14/15 Fitzwilliam Quay, Ground Floor, Office Area 009
Sample Range	Area Inspected





MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	No Asbestos Suspected	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

RECOMMENDATIONS
No further action required

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ASBESTOS SAFETY DATA SHEET

Survey No.	A-00371
Survey Type	Refurbishment Survey
Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Ceiling tile - Insulation - 14/15 Fitzwilliam Quay, Ground Floor, Toilet Area 14 010
Sample Range	Sample 001





MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	N/A	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

RECOMMENDATIONS
No further action required

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ASBESTOS SAFETY DATA SHEET

Survey No.	A-00371
Survey Type	Refurbishment Survey
Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Area - No asbestos suspected - 14/15 Fitzwilliam Quay, 2nd Floor, Office Area 005
Sample Range	Area Inspected





MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	No Asbestos Suspected	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

RECOMMENDATIONS
No further action required

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ASBESTOS SAFETY DATA SHEET

Survey No.	A-00371
Survey Type	Refurbishment Survey
Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Area - No asbestos suspected - 14/15 Fitzwilliam Quay, 2nd Floor, Canteen 006
Sample Range	Area Inspected





MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	No Asbestos Suspected	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

RECOMMENDATIONS
No further action required

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ASBESTOS SAFETY DATA SHEET

Survey No.	A-00371
Survey Type	Refurbishment Survey
Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Area - No asbestos suspected - 14/15 Fitzwilliam Quay, 3rd Floor, Office area 002
Sample Range	Area Inspected





MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	No Asbestos Suspected	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

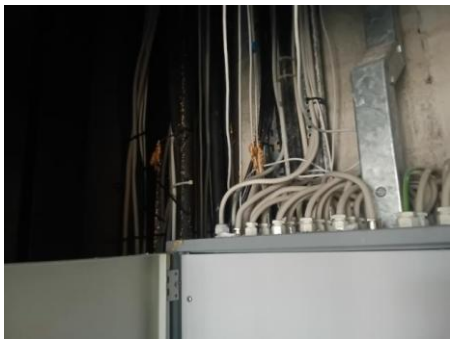
Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

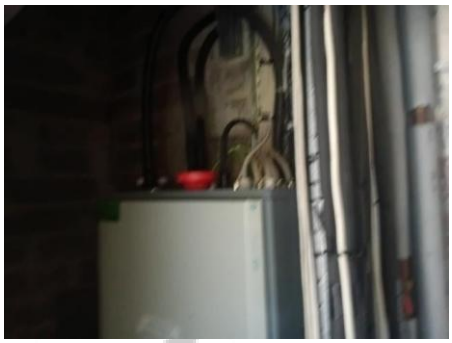
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Survey Type	Refurbishment Survey
Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Area - No asbestos suspected - 14/15 Fitzwilliam Quay, 3rd Floor, Services 003
Sample Range	Area Inspected





MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	No Asbestos Suspected	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

RECOMMENDATIONS
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ASBESTOS SAFETY DATA SHEET

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Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Area - No asbestos suspected - 14/15 Fitzwilliam Quay, 3rd Floor, Toilets 004
Sample Range	Area Inspected





MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	No Asbestos Suspected	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	

Likelihood of disturbance

Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

RECOMMENDATIONS
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Survey Type	Refurbishment Survey
Survey Date	31/10/2025
Surveyor	Stephen Cullen
Client Name	Desiun
Site Address	14/15 Fitzwilliam Quay Dublin 4
Location	Area - No asbestos suspected - 14/15 Fitzwilliam Quay, 4th Floor, Plant/ Tank Room 001
Sample Range	Area Inspected





MATERIAL ASSESSMENT ALGORITHM

Product type	N/A	Score	
Extent of damage/deterioration	N/A	Score	
Surface treatment	N/A	Score	
Asbestos type	No Asbestos Suspected	Score	
		Total	

PRIORITY ASSESSMENT ALGORITHM

Normal Occupancy Activity

Main type of activity in area	N/A	Score	
Secondary activities for area	N/A	Score	
		Average	
Likelihood of disturbance			
Location	N/A	Score	
Accessibility	N/A	Score	
Extent/amount	N/A	Score	
		Average	

Human Exposure Potential

Number of occupants	N/A	Score	
Frequency of use of area	N/A	Score	
Average time area is in use	N/A	Score	
		Average	

Maintenance Activity

Type of maintenance activity	N/A	Score	
Frequency of maintenance activity	N/A	Score	
		Average	
		Total	
	Total Material Assessment & Priority Assessment Score		0

RECOMMENDATIONS
No further action required

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9. Laboratory Analysis Results

G&L Consultancy
Training & Asbestos Management

BULK MATERIAL SAMPLE REPORT

Reference No:	J701153	Client Order No:	N/A
Date Received:	5 Nov 2025		
Client Name and Address:	Asbestos Transport Ltd (IE), 44A Moyle Road, Dublin Industrial Estate, Dublin 11 Ireland D11 CA34		
Site Address:	14/15 Fitzwilliam Quay, Dublin 4		
Sampling Officer:	Asbestos Transport Ltd (IE)		
Date of Analysis:	6 Nov 2025		
Analyst:	Jamie Fearon		
Approving Officer:	Andy Webster	Signed:	
Issue Date:	6 Nov 2025		

ANALYSIS RESULTS

Sampling carried out by our own officers follows the procedures documented in our internal method M3: The Sampling of Bulk Materials, for Analysis to Determine the Presence of Asbestos. These samples have been analysed in accordance with internal method M2: The Identification of Asbestos, within Bulk Materials, by the Use of Optical Microscopy. Both these internal methods are based on the standard method as outlined in the HSE Document HSG248 'Asbestos: The Analysts' Guide. Any deviations from these standard methods will be recorded in this report. No responsibility is taken for sampling that is not carried out by own officers. Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation. Any comments regarding percentage content is outside the scope of our UKAS accreditation. The material classification is the opinion of the analyst, based on the samples' appearance, as received, and may not accurately reflect the source material on site. Where 'Trace Asbestos' has been reported, only 1 or 2 fibres or fibre bundles have been identified and analysed as asbestos following a thorough examination of the sample. All samples are analysed at one of our UKAS accredited laboratories in Somerset or Northern Ireland. This report must not be reproduced, except in full, without the written permission of the laboratory. These samples will be retained within this laboratory for a period of six months prior to disposal at a licensed asbestos disposal site, unless the client makes alternative arrangements. Reports will be retained for a minimum of five years following the date of issue. Please note that for flooring samples G&L Consultancy uses the following convention: Positive Tile, Positive Bitumen = Reinforced Composite + Well Bound Material;Positive Tile, Negative Bitumen = Reinforced Composite; Negative Tile, Positive Bitumen = Well Bound Material; Negative Tile, Negative Bitumen= Not Applicable. For advice concerning these materials, risk assessments, removal procedures or information regarding the current legislation for work with asbestos containing materials, please contact G&L Consultancy Ltd.

Site Ref	Lab Ref	Description	Analysis Result	Classification
Sample 1	BS244550	Ceiling Tile - Bathroom (14) Ground Floor	No Asbestos Detected	Not Applicable

G&L Consultancy Ltd
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Registered Office: Unit 5A, Castle Road, Chelston Business Park, Wellington, Somerset, TA21 9JQ
G&L Consultancy Ltd is a company registered in England and Wales with a Company Number: 3687929

UKAS TESTING
2083

10. Asbestos Register

14/15 Fitzwilliam Quay								
Sample No.	Relevant Report Section	Location – Description	Qty	Result	Condition	Risk	Material Assessment Algorithm	Recommended Action
Area Inspected	8	Area - No asbestos suspected - Ground Floor, Office Area 15 007	N/A	No Asbestos Suspected	N/A	N/A	N/A	No further action required
Area Inspected	8	Area - No asbestos suspected - Ground Floor, Stair well 008	N/A	No Asbestos Suspected	N/A	N/A	N/A	No further action required
Area Inspected	8	Area - No asbestos suspected - Ground Floor, Office Area 009	N/A	No Asbestos Suspected	N/A	N/A	N/A	No further action required
Sample 001	8	Ceiling tile - Insulation - Ground Floor, Toilet Area 14 010	N/A	No Asbestos Detected	N/A	N/A	N/A	No further action required
Area Inspected	8	Area - No asbestos suspected - 2nd Floor, Office Area 005	N/A	No Asbestos Suspected	N/A	N/A	N/A	No further action required

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14/15 Fitzwilliam Quay								
Sample No.	Relevant Report Section	Location – Description	Qty	Result	Condition	Risk	Material Assessment Algorithm	Recommended Action
Area Inspected	8	Area - No asbestos suspected - 2nd Floor, Canteen 006	N/A	No Asbestos Suspected	N/A	N/A	N/A	No further action required
Area Inspected	8	Area - No asbestos suspected - 3rd Floor, Office area 002	N/A	No Asbestos Suspected	N/A	N/A	N/A	No further action required
Area Inspected	8	Area - No asbestos suspected - 3rd Floor, Services 003	N/A	No Asbestos Suspected	N/A	N/A	N/A	No further action required
Area Inspected	8	Area - No asbestos suspected - 3rd Floor, Toilets 004	N/A	No Asbestos Suspected	N/A	N/A	N/A	No further action required
Area Inspected	8	Area - No asbestos suspected - 4th Floor, Plant/ Tank Room 001	N/A	No Asbestos Suspected	N/A	N/A	N/A	No further action required

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11. Specific Exclusions and Caveats

No inspection was carried out of any areas outside the agreed scope of works.

All reasonable steps have been taken to ensure that the contents and findings of this report are accurate and true. Although every effort is made to locate all asbestos containing materials, it is impossible to rule out the likelihood that undiscovered asbestos containing materials may be present. If the building is to undergo major refurbishment/demolition, it is recommended that the persons carrying out the work are made aware of this and take sufficient precautions, as may be appropriate, to ensure the health and safety of themselves or their employees and any other parties who may be affected by the works.

12. Legislation and Code of Practice

The Safety, Health, and Welfare at Work (Exposure to Asbestos) Regulations 2006 amended 2010, apply to work where there is or maybe asbestos fibres present. These regulations apply to any person or employer working with or removing asbestos.

In addition, The Safety, Health, and Welfare at Work (Construction) Regulations 2013 also apply to any building, installation, repair, demolition, and asbestos removal works.

13. Conclusions and Recommendations

No asbestos containing material has been detected in this inspection.

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